



# Certificate of Title

Number **186085 / 24**



Certified as true Copy of the Original

**Lucy Vitalis**

Advocate, Notary Public & Commissioner



for Office

Signature *Lucy Vitalis*

Date

*The Certificate of Title is a valuable document and should be kept in a safe place. It must not be mutilated or written upon. It must be produced with any application for the registration of any disposition or transmission of the land.*

*Any person intending to acquire any estate or interest in the land should search the land registry or require an official search to satisfy himself that no caveat, injunction or notice affecting the land has been entered in the land registry since this Certificate of Title was issued.*

*The description of the land appearing in this Certificate of Title is not, nor is the index map or any plan filed in the land registry, conclusive as to the boundaries or extent of the land but indicates the general boundaries only.*

TANZANIA

# CERTIFICATE OF OCCUPANCY

*(Issued under Section 9 of the Land Ordinance)*

Date of Issue:

Title Number: 1860 85/24

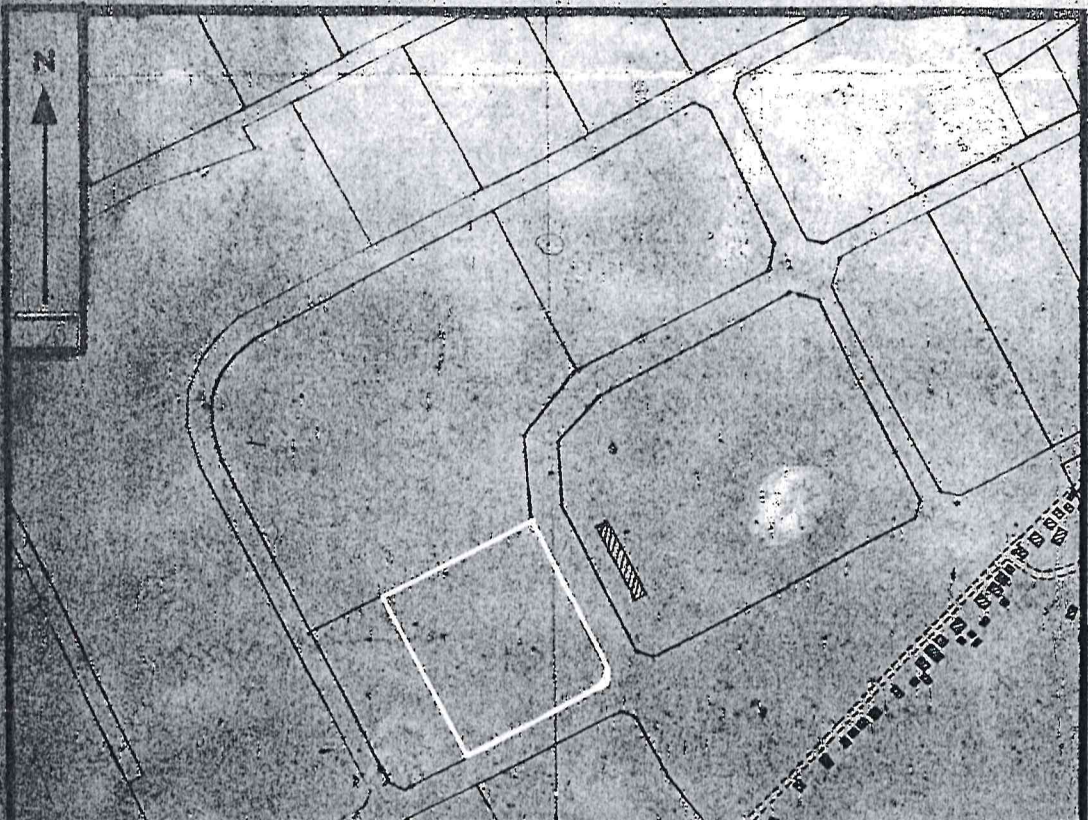
Land Office Number: 28904.

Land: Plot No. 181C Chang'ombe Industrial Area in the City of Dar es Salaam

Term: Ninety Nine Years.

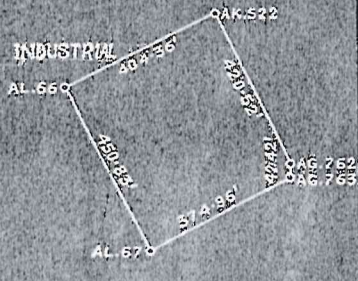
  
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Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: .....

# DAR ES SALAAM CITY



## INSET SHOWING DETAILS OF PLOT

**Locality** CHANG'OMBE INDUSTRIAL AREA  
**Block** .....  
**Plot No.** 181 C .....  
**L.O. No.** 28904 .....  
**Area** 4.177 Acres

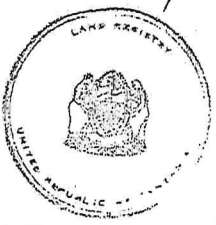


The issue of this plan implies no guarantee or admission of title by the Government.

13th June 1974  
*[Signature]*  
 Director of Lands and Housing

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**Lucy Vitalis**  
 Advocate, Notary Public & Commissioner  
 for Oaths  
 Sign: *[Signature]*  
 Date: .....

FILED DOCUMENT No. 186085/24  
 REGISTERED.  
20th May, 75  
 8.45 a.m.  
 Land Form 32  
*Sahuma*  
 Registrar of Titles



Stamp Duty Shs. 20/- Paid  
 and Revenue Receipt No. 261207  
 of 9-4-74 Issued.  
*Sahuma*  
 Revenue Authority  
 L.O. No. 28904



TANZANIA  
 Stamp Duty Shs. 1365/- Paid  
 on Original Receipt No. 261207  
 of 9-4-74  
*Sahuma*  
 Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

**CERTIFICATE OF OCCUPANCY**  
 (Section 9 of the Land Ordinance)

The 8th day of November One thousand nine hundred and Seventy Four

TITLE No. 186085/24

THIS IS TO CERTIFY that COAST REGION TRANSPORT CO-OPERATIVE SOCIETY LIMITED of P.O. Box 5529, D'Salaam.

(hereinafter called "the Occupier") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") as ~~joint tenants/as tenants in common in equal shares~~ for a term of Ninety Nine years from the first day of July One thousand nine hundred and Seventy Two

according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following special conditions:—

1. The Occupier having paid rent up to the thirtieth day of June 19 73 shall thereafter pay rent of Shillings two thousand one hundred and seventy (Shs. 2,170/=) a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 1982, 1992, 2002, 2012, 2022, 2032, 2042, 2052 & 2062 or within three years thereafter in each case.
2. The Occupier shall:—
  - (i) Erect on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the Dar es Salaam Region Development Council (hereinafter called "the Authority").
  - (ii) By the Thirty First day of December 1972 submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevation and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;
  - (iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;
  - (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirtieth day of June 1975;
  - (v) At all times during the term after the thirtieth day of June 1975 have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");

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 Sign: *Lucy Vitalis*  
 Date: .....

- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provided;
- (vii) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier expenses as assessed by the Commissioner for Surveys and Mapping.

Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupier obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

3.—(i) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary—

to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

5. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:—

- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
- (iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

6. The land and buildings erected thereon shall be used for General Industrial purposes only, Use Group "O" Use Class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

7. The President may revoke the Right for good cause and in public interest.

A blue notary seal for Lucy Vitalis, Advocate, Notary Public & Commissioner for Oaths. The seal includes a stylized 'L' logo, the text 'Certified as True Copy of the Original', the name 'Lucy Vitalis', the title 'Advocate, Notary Public & Commissioner for Oaths', a signature line with a handwritten signature, and a date line.

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Date: .....

SCHEDULE

ALL that land known as Plot No. 181C Chang'ombe Industrial Area in the City of Dar es Salaam containing Four Decimal Point One Seven Seven (4.177) Acres -----

*Kob/Lo* square feet shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 13448 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.

GIVEN under my hand and seal and by Order of the Minister the day and year first above written.



*L. Mawyer*  
DIRECTOR OF LAND DEVELOPMENT SERVICES

COMMISSIONER FOR LANDS

The within-named COAST REGION TRANSPORT CO-OPERATIVE SOCIETY LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said COAST REGION TRANSPORT CO-OPERATIVE SOCIETY LIMITED and DELIVERED in the presence of us this 8<sup>th</sup> day of August 1974.

(Signature) *[Signature]*

(Postal Address) *M. S. KIARAU P.O. Box 15529 DAR ES SALAAM.*

(Qualification) *GENERAL MANAGER*

(Signature) *[Signature]*

(Postal Address) *SIRIAMI Z. JORI P.O. Box 15529 DAR ES SALAAM.*

(Qualification) *ACCOUNTANT*

  
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Sign: *[Signature]*  
Date: .....

NOTE

In this document every reference to "Commissioner for Lands" and "Commissioner for Surveys and Mapping" should be read and construed as a reference to the "Director of Land Development Services" and "Director of Surveys and Mapping" respectively.

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF TITLE

PART I: DESCRIPTION OF THE LAND

*Covenants and Conditions, Easements, etc.*

TITLE NUMBER

186085/24

Nature of Estate

RIGHT OF OCCUPANCY

The Estate of the Registered Owner is subject to—

The covenants and conditions contained in the Certificate of Occupancy (Filed Document Number 186085/24.....)

District TEMBEKE

Area 4.177 Acres

Situation Plot No. 181C Changombe

Term Expires 30th June, 2071

Rent Shs. 2170/= per annum

(Subject to Revision)

PART II: OWNERSHIP

PART III: INCUMBRANCES

Date of Registration	Filed Document Number	Name and Postal Address of Registered Owner	Consideration or Declared Value Shs.	Initials of Registrar	Date of Registration	Filed Document Number	Nature of Incumbrance	Further Particulars	Initials of Registrar
20-5-75		F. B. 85184 COAST REGION TRANSPORT CO-OPERATIVE SOCIETY LIMITED P.O. Box 5229, DAR ES SALAAM			19-7-92	811607	DISCHARGED	RURAL DEVELOPMENT BANK	
10-12-93	85184	Commercial Limited P.O. 103062 of P.O. Box 6673, Dar es Salaam			19-7-92	811607	DISCHARGED	TO SECURE SHS. 7,931,440/=	
25-8-98	103062	R. S. D. PROPERTIES LIMITED of P.O. Box 13513, Dar es Salaam	8,120,000/=		19-7-92	811607	DISCHARGED	THE CO-OPERATIVE AND RURAL DEVELOPMENT BANK	
5-2-2001	105514	STEELMASTERS LIMITED P.O. Box 1364, Dar es Salaam	32,000,000/=						

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