

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date of Issue:

Plot Number:

86666

Plot Office Number: 327553

Plot: PLOT NO 6 & 5 BLOCK "71" KARIAKOO AREA IN ILAJA MUNICIPALITY

Term: THIRTY THREE YEARS.

Certified as a True Copy of the Original

  
BENEDICT ALPHONCE  
Advocate, Notary Public & Commissioner for Oaths

86666

6.4.10

1:00pm

*[Signature]*  
Commissioner of Lands

TANZANIA LAND RENTY ACT  
Stamp Duty No. 1990h  
on original fee No. 3995-8834  
of 22-1-10 Land Form No. 22  
*[Signature]*  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

(No. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Stamp Duty No. 1001  
3995-8834  
22-1-10  
*[Signature]*

Title No. 86666

L.O. NO: 397553

Ref. No: AR/ILA/KAR/1422

The 30th day of March Two thousand and Ten

THIS IS TO CERTIFY that ABDULWAHID ISMAIL OSMAN of P.O. Box 19964, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called ("the Land")) for a term of **thirty three years** from the first day of **January Two thousand and Ten** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to the thirtieth day of **June 2010**, shall thereafter pay rent of shillings **Forty thousand only (Tshs. 40,000/=)** a year in advance on the first day of July in every year of the terms without deduction **PROVIDED** that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall:-
  - (i) Be responsible for the protection of all beacons on the land throughout the terms of the Right. Missing beacons will have to be re-established at any time at the Occupiers expenses as assessed by the Director responsible for Survey and Mapping.

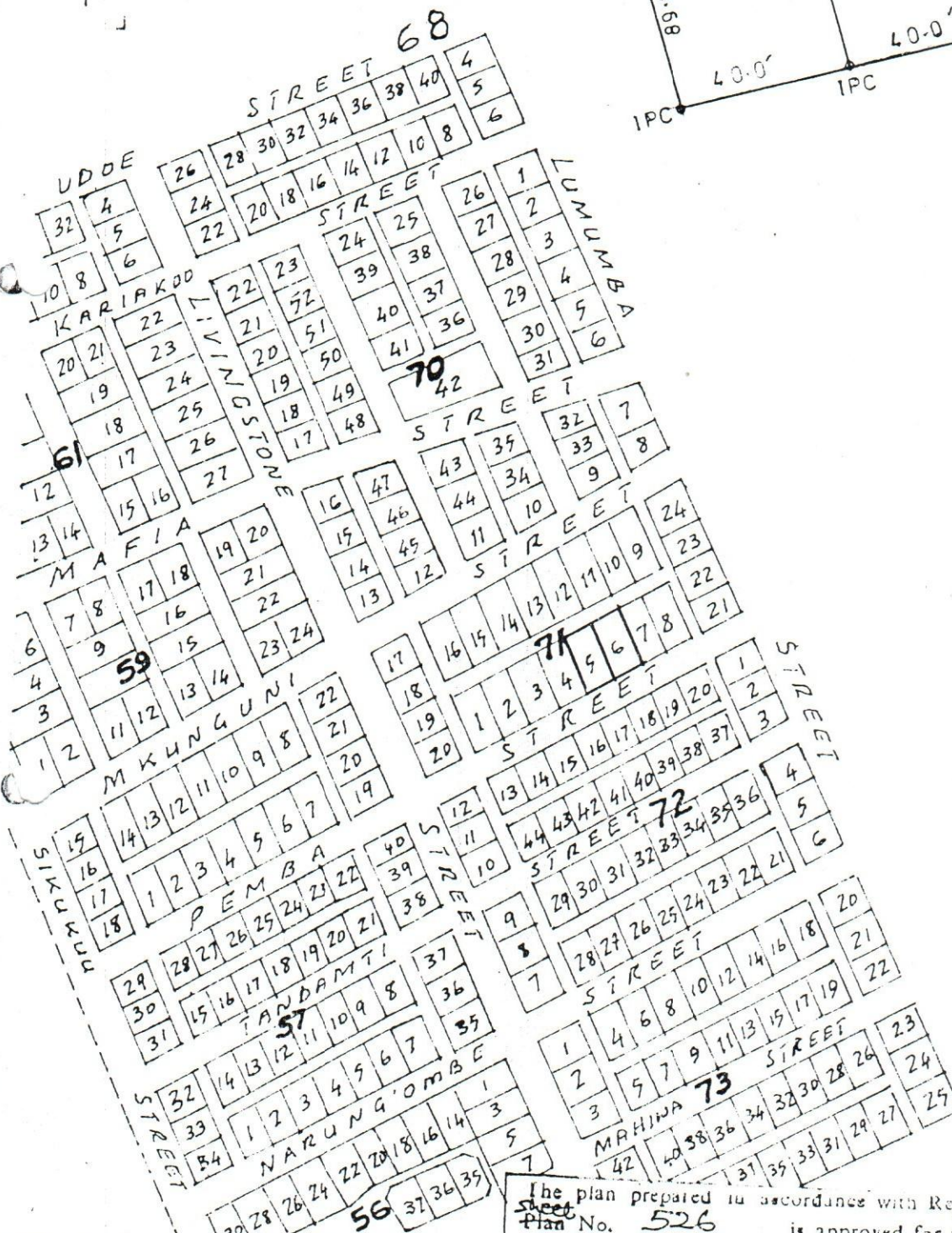
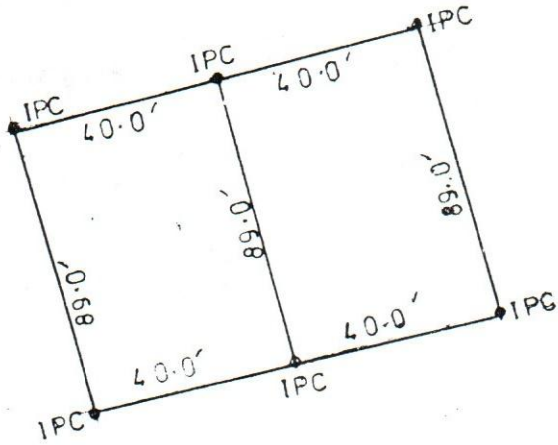
Certified as a True Copy of the Original

*[Signature]*  
BENEDICT ALPHONCE  
Advocate, Notary Public & Commissioner for Oaths

- (ii) Do everything necessary to preserve the environment and protect the and prevent soil erosion on the land and do all things which may required by the authorities responsible for environment and to achieve such objective.
  - (iii) Building to be in permanent materials.
  - (iv) Submit building plans to the **Ilala Municipal Council** within six months from the date of the commencement of the Right.
  - (v) Building construction to begin within six months after approval of plan
  - (vi) Complete the building within 36 months from the date of the commencement of the Right.
3. **USER:** The existing building erected thereon shall be pulled down thereafter eight storey building shall be built on the land and the same shall be used for **Commercial and Residential** purposes only. Use Group 'B' uses class (b) and (d) as defined in the Town and country planning (use classes) Regulations 1960 as amended in 1993.
4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
5. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premier, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause and in public interest.

# ILALA MUNICIPALITY

Location KARIAKOO  
 Block 71  
 Plot No. 65  
 L.O.No. 397553  
 Area 7120 sqft/sqm



Certified as a True Copy of the Original  
 BENEDICT ALPHONCE  
 Advocate, Notary Public & Commissioner for Oaths

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

The plan prepared in accordance with Registered  
 Plan No. 526 is approved for purpose  
 of the Land Registration Ordinance.  
 For Director of Surveys and Mapping. Rakhu  
 Date 15/04/2010  
 Ministry of Lands & Human Settlements Development. Dsm.

**SCHEDULE**

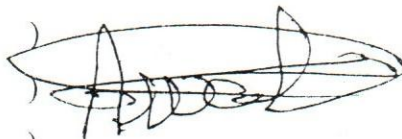
ALL that land known as **Plot No. 5 and 6 Block '71'** situated at **Kariakoo Area in Ilala Municipality containing seven thousand one hundred and twenty (7120) square feet** shown for Identification only edged red on the plan attached to this Certificate and defined on the registered Surveys Sheet Numbered **526** deposited at the office of the Director for Survey and mapping at Dar es salaam

Given under my hand and official seal the day and year first above written.

  
Asst. COMMISSIONER FOR LANDS

I, the within named **ABDULWAHID ISMAIL OSMAN** Hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said  
**ABDULWAHID ISMAIL OSMAN**



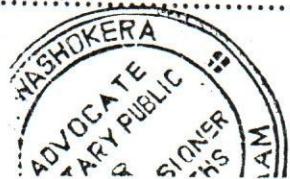
Who is known to me personally/~~identified to~~ )  
~~me by~~ ..... )  
~~The latter being known to me personally~~ )  
In my presence this 17<sup>th</sup> ..... day of )  
February, ..... 2010 )

(Witness)

Signature..... Kwara )

Postal Address P. O. Box 63287, Pungu Salaam

Qualification: Advocate )



LAND REGISTRY DAR-ES-SALAAM

~~DISCHARGED~~

File/Document No. 135132 DISCHARGED

Date of Registration 22.06.2011 11:33A.m  
FD 149300

To NIC BANK TANZANIA LIMITED

on 10-1-2013

at 11:10 am

of P.O. BOX 20268 DAR-ES-SALAAM

for Summe Tshs: 1,949,000,000/=

Sen. Asst. Registrar of Deeds

TRANSFER M

156004

Date of Registration 30-1-2013 12:10A.m

OLAYA DEVELOPERS

LIMITED OF P.O BOX 76335

DAR-ES-SALAAM CONS

Tshs. 959,000,000/=

Sen. Asst. Registrar of Deeds