

building on it without the previous written consent of the Commissioner. PROVIDED that the consent of the Commissioner shall not be necessary to a single sub-letting of the whole of the land where the sub-letting 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 their agents or contractors or members of the household shall be deemed to be a dealing with the land or buildings.

Except as herebefore provided the Commissioner shall have full discretion to give or withhold consent under condition 3.

g. The Occupier shall further:-

- (i) make and maintain on the Land throughout the term of the Right such arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
- (ii) make and keep all the buildings on the Land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose;
- (iii) provide and maintain on the Land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health;
- (iv) fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.

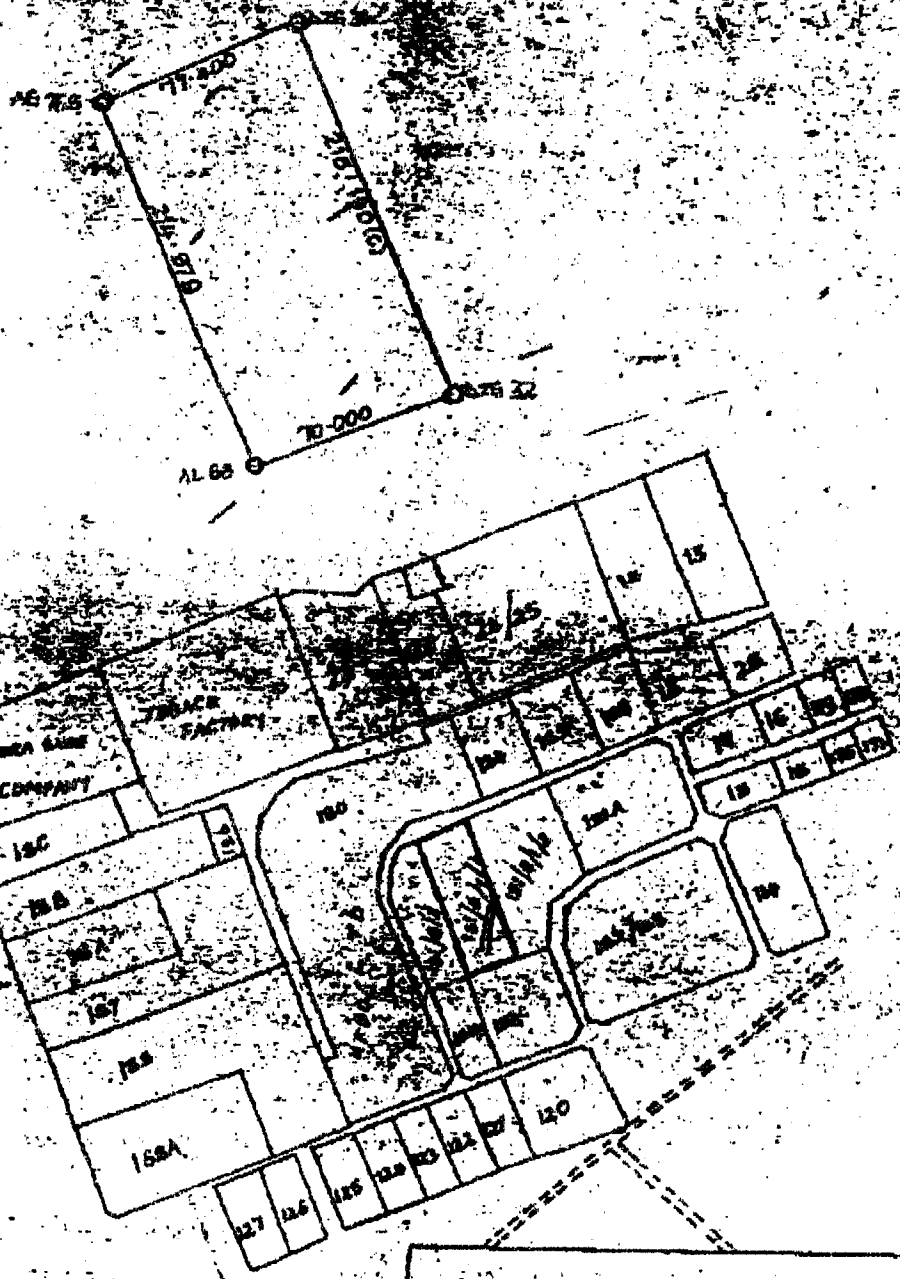
6. The Occupiers shall pay to the Minister on demand made by the Director on his behalf:-

- (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 or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

DAR ES SALAM CITY



LOCATION: *[illegible]*
 ZONE: *[illegible]*
 L.O. No: *[illegible]*
 AREA: *[illegible]*



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This plan, prepared in accordance with Registered plan No. 25658
 is approved for purposes of the Land Registration Ordinance
 Director of Surveys and Mapping, Dar es Salaam, 20/12/06

This plan, prepared in accordance with Registered plan No. 25658
 is approved for purposes of the Land Registration Ordinance
 Director of Surveys and Mapping, Dar es Salaam, 20/12/06

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 49895

Land Office Number: 177281.

Land: PLOT NO. 107/2 MSASANI BEACH DAR ES SALAAM CITY.

Term: SIXTY SIX YEARS.

TITLE No. 49895
REGISTERED 24-1-2000

L.O. No. 177281

At 1.00 PM



Wardley
Senior Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACE

Stamp Duty Shs. 100/-

09878655

original Receipt No. 10822948

3-11-99

of 29-2-2000

Wardley
Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The

2nd day of March

100
One thousand Shillings

one hundred and ninety nine.

TITLE No. 49895

THIS IS TO CERTIFY that MANJI HOLDINGS LIMITED a limited liability company incorporated under the companies Ordinance (Cap.212) and having its registered Offices in Dar es Salaam of P.O. BOX 9163, DAR ES SALAAM.

(hereinafter called "the Occupier") is 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/tenants in common in equal shares for a term of Sixty six years from the first day of

October One thousand nine hundred and ninety nine 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, 2000 shall thereafter pay rent of Shillings Sixty three thousands five hundreds and fifty (Shs.63,550/-) 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 2009, 2019, 2029, 2039, 2049 and 2059 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 City Council
 - (ii) By the thirty first day of March hereinafter called "the Authority"; 2000 submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations 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 September 2002
 - (v) At all times during the term after the thirtieth day of September 2002 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")

TANGANYIKA STAMP DUTY ACE

Stamp Duty Shs. 2190/-

09878655

original Receipt No. 10822948

3-11-99

of 29-2-2000

- (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's 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's obligation under the conditions of the Right and shall not imply waiver of 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 of buildings on it by any person other than the Occupier or her 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.

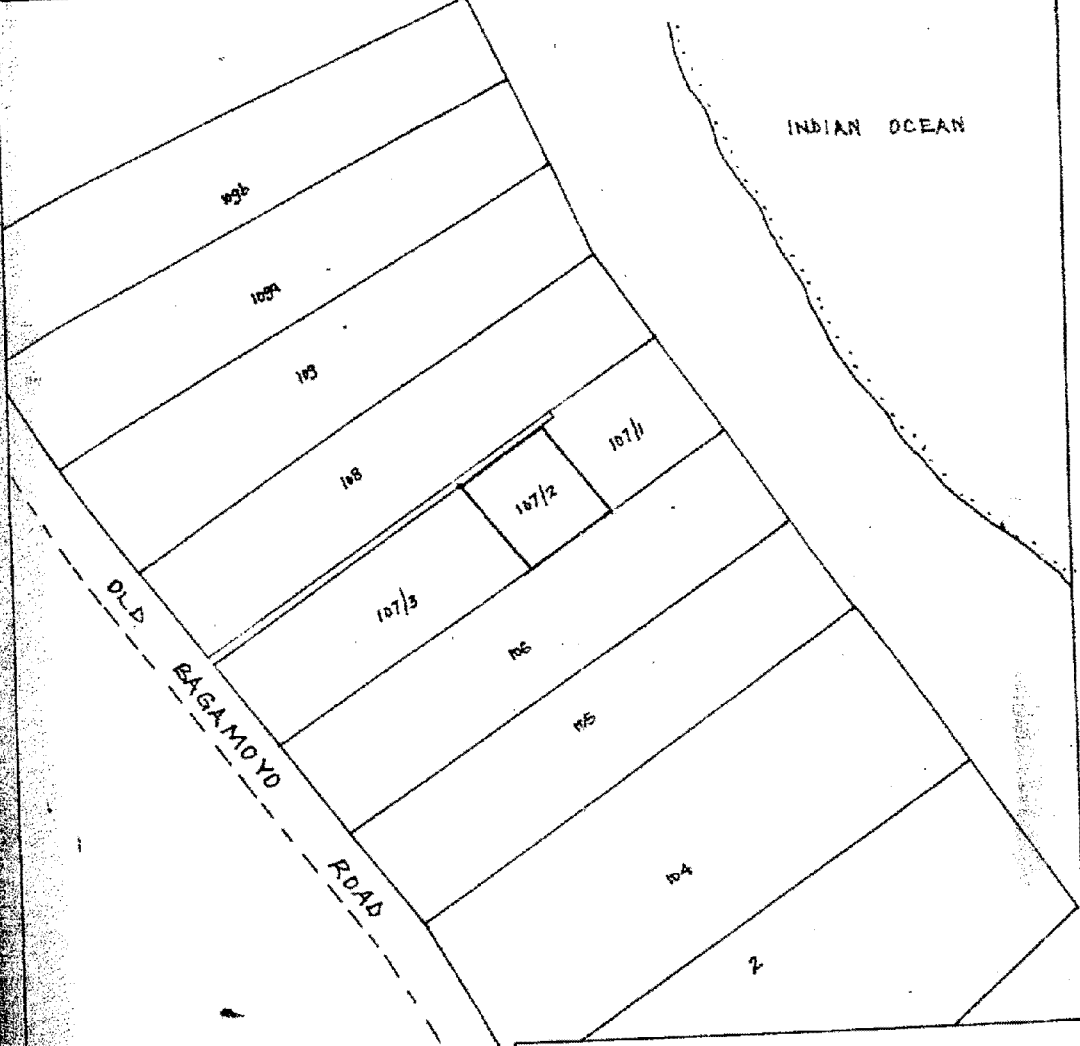
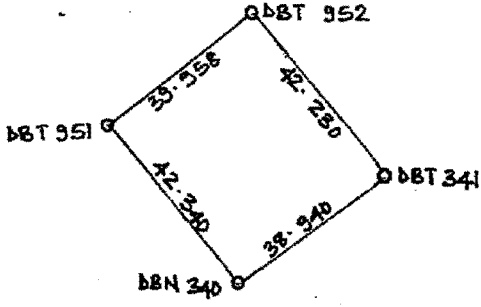
6. USER: The land and buildings erected thereon shall be used for Residential purposes only. Use Group 'A' use classes (a) and (c) as defined in the Town and Country planning use classes Regulations, 1960 as amended in 1993.

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

DAR ES SALAAM CITY



LOCATION	MSASANI BEACH
	107/2
	177261
	1669 — FT. SQM



31856
Bifanga 2/12/99


The issue of this plan implies no guarantee of the Government.


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THE LAND REGISTRATION ORDINANCE (CAP. 334)
TRANSFER OF RIGHT OF OCCUPANCY
C.T. NO. 49895

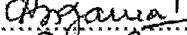
In consideration of the sum of Shillings Four Million (4,000,000/=) only,
MANJI HOLDINGS LIMITED of P. O. Box 9163, Dar es Salaam, a limited liability
Company incorporated in Tanzania under the companies Ordinance (Cap. 212) and
having their registered Office in Dar es Salaam, DO HEREBY transfer to
JAMAL HOLDINGS LIMITED of P. O. Box 21207 Dar es Salaam, the Right of
Occupancy Registered under the above reference.

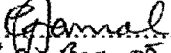
SEALED with the COMMON SEAL of the said)
MANJI HOLDINGS LIMITED) x
and DELIVERED in our presence this ..25th..)
day of ..October.. 2002.

Signature 
Postal Address ..Box 9163 Dar es Salaam..
Qualification ..Director..

Signature 
Postal Address ..Box 9163 Dar es Salaam..
Qualification ..Director..

SEALED with the COMMON SEAL of the said)
JAMAL HOLDINGS LIMITED)
and DELIVERED in our presence this 13th.....)
day of ...NOVEMBER 2002.

Signature 
Postal Address ..P.O. Box No. 21207. Dsm..
Qualification ..Director..

Signature 
Postal Address ..P.O. Box No. 21207, Dsm..
Qualification ..Director..

DRAWN BY:
MANJI HOLDINGS LIMITED,
P. O. BOX 9163,
DAR ES SALAAM.

Value: Shs 4,000,000 (four million only)

REG. NO.	160,200
OFFICE	2000
REGISTRATION	10/200
C.P. No.	— of —
Director of Land Development Services	

REV # 13777751 dt 27/12/2002
 # 13763485 dt 23/12/2002
 # 13778231 dt 27/12/2002

... of the power to that
 ... in terms of
 Government Notice No. 412 of 1963
 NEENA NDEMU
 Senior Land Officer

Consent granted min. 17/12/1999

[Signature]
 16/12/2002

FILED DOCUMENT No. 95336
 REGISTERED 23-4-2003
 at 1:00 P. M.
[Signature]
 Asst. Registrar of Titles

TANGANYIKA STAMP DUTY AGY,
 Stamp Duty Shs. 200/= Paid
 on Revenue Receipt No. 13777751
 of 27-2-2002
[Signature]
 Stamp Duty Officer

TANGANYIKA STAMP DUTY AGY,
 Stamp Duty Shs. 160,000/= Paid
 on original Receipt No. 13777751
 of 27-12-2002
[Signature]
 Stamp Duty Officer

SCHEDULE

ALL that land known as Plot No. 107/2 Msasani Beach Dar es Salaam City measuring One thousand six hundred and sixty nine (1669) Sqaure

~~Meters~~ for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 31856 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.



Indangry
COMMISSIONER FOR LANDS

G P Dar

The within-named MANJI HOLDINGS LIMITED hereby accept All the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said MANJI HOLDINGS LIMITED and DELIVERED in the presence of us this 27th day of December 1999.

Signature: *Jamal*

Postal Address: P.O. Box 9163
DAR ES SALAAM

Qualification: DIRECTOR

Signature: *Ahmed*

Postal Address: P.O. Box 9163
DAR ES SALAAM

Qualification: DIRECTOR

LAND REGISTRY DAR-ES-SALAAM	
TRANSIFER	
Filed Document no	95336
Date of Registration	23-4-03 time 1:00 P. m
to	JAMAL HOLDINGS LIMITED
	OF P.O. Box 21207 D'SALAAM.
CONSIDERATION	TSHS 4,000,000/=)
	<i>JRM</i>
	Senior Asst Registrar of Titles