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Stamp Duty No. 48341 = 260075287
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THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. 102295

L.O. NO. 260483

LD/TM/MBG/13806

The 19th day of May

2007
2006 *[Signature]*

THIS IS TO CERTIFY that JOSEPHINA KABABAYE GAHUZA of P.O. BOX 40925, DARES SALAAM (hereinafter called "the Occupiers") 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") for a term of **thirty three** years from the first day of **January** Two thousand **and six** according to the true intent and meaning of the Land Act 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 2006, shall thereafter pay rent of ~~shillings~~ **ninety six thousand eight hundred eighty five (TShs. 96,885/-)** only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupiers shall:-
 - (i) 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 Director responsible for Surveys and Mapping.

FD/189106
W/S/2006

- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things, which may be required by the authorities responsible for environment and to achieve such objective.
- (iii) Maintain 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 **Temeke Municipal Council** (hereinafter called "the Authority").
- (iv) At all times during the terms of the Right 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")
- (v) 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.

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3. **USER:** The land and the existing building erected thereon shall be maintained and the same shall be used for ~~Residential~~ ^{Hotel, Station and Service industry} purposes only. Use Group ~~A~~ ^M Use Classes (a) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993

4. The Occupiers shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.

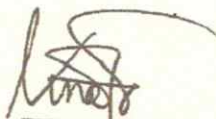
5. The Occupiers shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.

6. The President may revoke the Right for good cause or in Public interest.

SCHEDULE

ALL that land known as Plot No. 828 & 829 Block 'AA' situated at Mbagala Area in Dar es Salaam City containing six thousand four hundred fifty nine (6459) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 41623 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

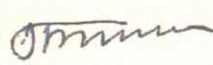
GIVEN under my hand and official seal the day and year first above written.



COMMISSIONER FOR LANDS

I, the within named JOSEPHINA KABABAYE GAHUZA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

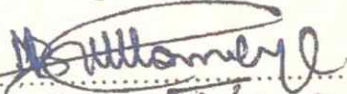
SIGNED and DELIVERED by the said JOSEPHINA KABABAYE GAHUZA who is known to me personally ~~identified~~ to me by



~~the latter being known to me personally~~ in my presence this ~~10th~~ day of

November 2006.

(Witness's) Signature:

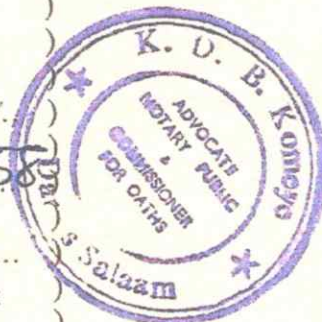


Postal address:

P.O. Box 21958
DAR ES SALAAM

Qualification:

ADVOCATE



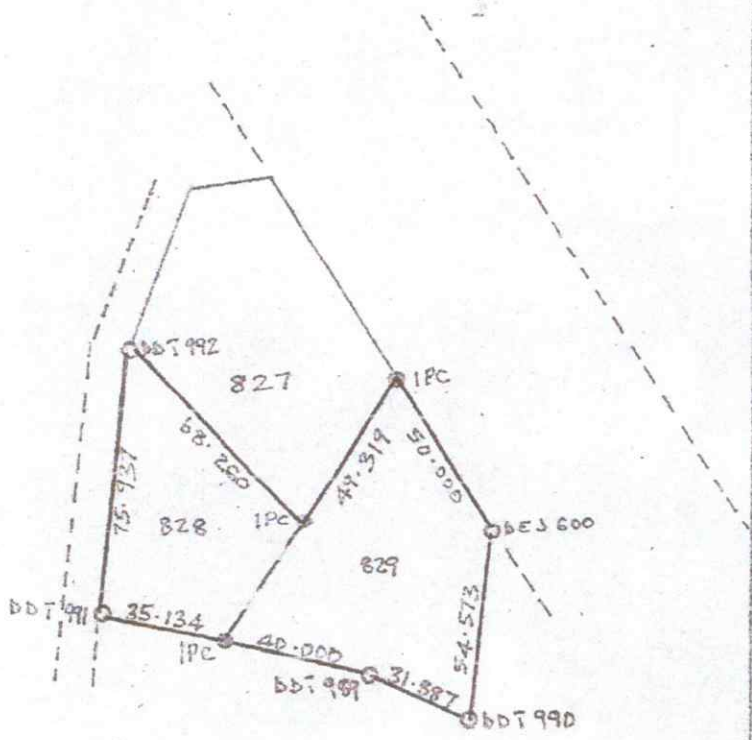
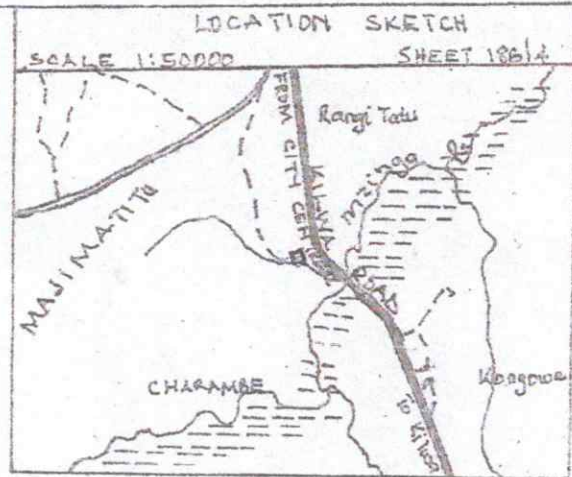
LAND REGISTRY DAR - ES - SALAAM
TRANSMISSION BY OPERATION OF LAW
174122
12.11.2015 11:20A
FARHIYA HERSI WARSAME
OF P.O. BOX 4878, DAR - ES - SALAAM.
[Signature]
for Asst. Reg. of Titles

LAND REGISTRY DAR - ES - SALAAM
VARIATION
189106
Filed Document No.
Date of Registration 25.5.17 time 1:00P
To TERMS AND CONDITION OF
RIGHT OF OCCUPANCY VARIED
[Signature]
for Asst. Reg. of Titles

DAR ES SALAAM CITY



E.L.D.	MBAGALA
Plot No.	AA
Plot No.	828 & 829
Plot No.	260483
Area	6459 — SQM.



No. 41623
Refanga
 27/7/2006

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
(NO. 4 OF 1999)

APPROVAL OF CHANGE/VARIATION OF CONDITIONS
OF A RIGHT OF OCCUPANCY
(Under Section 35(4))

C.T. No. 102295

I, **NATHANIEL NHONGE MATHEW**, Assistant Commissioner for Lands of P.O. Box 9230 Dar es Salaam **HEREBY APPROVE** to the following variation of the conditions of the right of occupancy registered under the above reference.

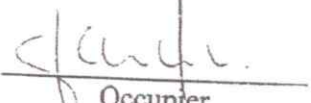
1. THAT words "shall be used for **residential** purposes, Use Group 'A' Use Classes (a) and (c) appearing on condition '3' of the said Certificate of occupancy be deleted and replaced by words "shall be used for **Petrol Station and Service Industry only**. Use Group 'M' Use Classes (a), (b) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

2. THAT words and figures 'shillings **ninety six thousand eight hundred and eighty five** (Tshs.96,885/=) appearing on condition one (1) of the Certificate of Occupancy be deleted and replaced thereon by the words and figures '**One million one hundred thirty six thousand seven hundred eighty four** shillings (Tshs. 1,136,784/=)'

Dated at Dar es Salaam this 18th day of May, 2017


ASSISTANT COMMISSIONER FOR LANDS

Served upon me:


Occupier

Date 18/05/2017

The following payments have been paid:

Approval fee	Tshs: 50,000/=	ERV No. <u>1577904</u> dated <u>12/5/17</u>
Stamp duty	Tshs: 1,000/=	ERV No. <u>1577909</u> dated <u>12/5/17</u>
Registration Fee	Tshs: 80,000/=	ERV No. <u>1577909</u> dated <u>12/5/17</u>