

TITLE No. 7046
 REGISTERED
20-11-91
 at Land Form 22
S. M. M.
 Asst. Registrar of Titles



Stamp Duty Shs. 98/- Paid
 and Revenue Receipt No. 561135
 of 13-4-91 Issued
S. M. M. L.O. No. 112593.
 Asst. Registrar of Titles



L.D. No. R.L.D./MA/2537.

TANGANYIKA
 STAMP DUTY PAID ON
 ORIGINAL Shs. 56/-
 Receipt No. 561135 of 13-4-91
S. M. M.
 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The Twenty first day of November One thousand
 nine hundred and ninety one.

TITLE No. 7046

THIS IS TO CERTIFY that EDWARD SIMION OCHIENG' of P.O. Box 135,
TARIME.

(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/as tenants in common in equal shares~~ for a term of thirty three years from the first day of

April One thousand nine hundred and ninety one 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 92, shall thereafter pay rent of One Thousand One Hundred and Twenty Five shillings (Shs. 1,125/=) 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 2001, 2011 and 2021 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 Tarime District Council (hereinafter called "the Authority");
 - (ii) By the thirtieth day of September 19 91, 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 thirty first day of March 19 94;
 - (v) At all times during the term after the thirty first day of March 19 94, 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");

25180 240

(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 his 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. Only one main building together with the usual and necessary out-buildings shall be built on the land and the same 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.

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

TARIME URBAN AREA



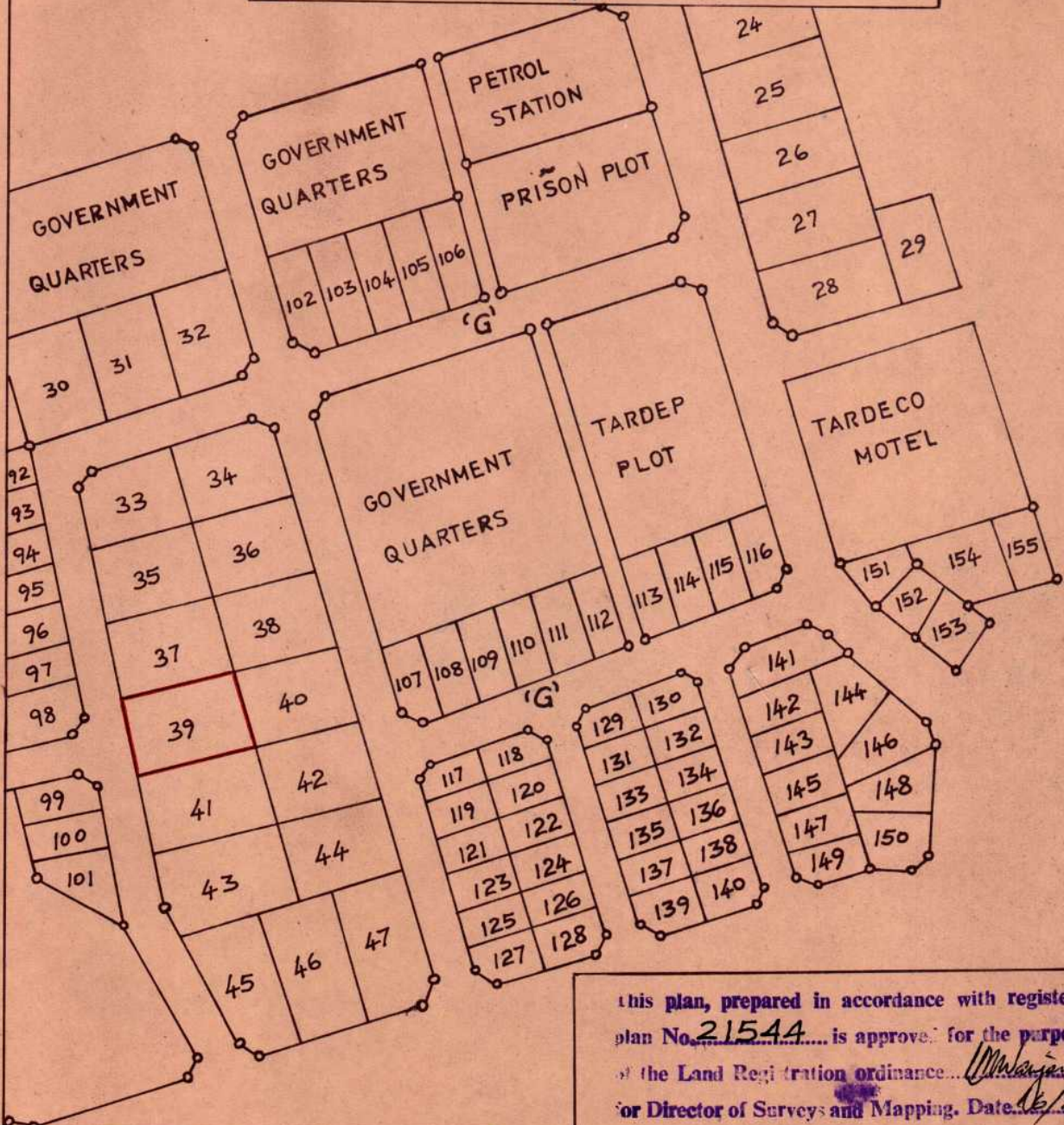
INSET SHOWING DETAILS OF PLOT
LOCATION BOMANI AREA

BLOCK "G" (MEDIUM DENSITY)

PLOT NO. 39... IPC

L.O. NO. 112593

AREA 1329 SQ. M.



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

This plan, prepared in accordance with registered plan No. 21544 is approved for the purposes of the Land Registration ordinance...
 for Director of Surveys and Mapping. Date: 16/1/20

M. M. M. M.
 Ministry of Lands, Water, Housing and Urban Development, Dar es Salaam

SCHEDULE

ALL that piece or parcel of land known as Plot No. 39 BLOCK "G" Medium Density Bomani Area Tarime Urban Area containing One Thousand Three Hundred and Twenty Nine (1329) square metres square feet shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 21544 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.



COMMISSIONER
LAND DEVELOPMENT SERVICES
COMMISSIONER FOR LANDS

G P Dem 1855/8-84/5m/1u1

I, the within-named EDWARD SIMION OCHIENG' hereby accept the terms and conditions contained in the foregoing certificate of occupancy.

SIGNED and DELIVERED by the said EDWARD SIMION OCHIENG' who is known to me personally/
~~identified to me by~~

Edward Simion

~~the latter being known to me personally~~ in my presence this 17th day of SEPT. 1991

Witness's Signature: *[Signature]*

Postal Address: Box 72

TARIME

qualification: MAGISTRATE

MAHAKAMA YA MWANZO
TARIME MJINI

MWANZA LAND REGISTRY

TRANSFER

Filed Document No. 16361

Date of Registration 27-4-09 Title 8.000

To ANTHONY MASERO

MABOTO of P.O. Box 290
PARIMU - MARA (Cons. S. 600,000)

M. Mwiray
Asst. Registrar of Titles



TITLE No. 37026
 REGISTERED 24-9-90
 Land Form 32 11.50 A.M
 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 20/- + 50/- Penalty
 and Revenue Receipt No. X/003604
 of 18-8-83 A2/989880
 30-8-90 L.O. No. 126759
 Stamp Duty Officer
 DCC/ L.D. No. 20478



THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

TANZANIA STAMP DUTY ACT
 Stamp Duty Shs. 20/- + 50/- Penalty
 on original Receipt No. X/003604
 of 18-8-83 A2/989880
 30-8-90
 Stamp Duty Officer

The 21st day of September One thousand

nine hundred and ninety.

TITLE No. 37026

THIS IS TO CERTIFY that CLEOPHAS RUGALABAMU OF P.O. BOX 915
 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/as tenants in common in equal shares for a term of thirty three years from the first day of July, One thousand nine hundred and eighty three 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, 1984, shall thereafter pay rent of Shillings two hundred and seventy (Shs. 270/=) 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 1993, 2003 and 2013 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 (hereinafter called "the Authority");
 - (ii) By the thirty first day of December, 1983, 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 June, 1986;
 - (v) At all times during the term after the thirtieth day of June, 1986, 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");

- (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 his 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.

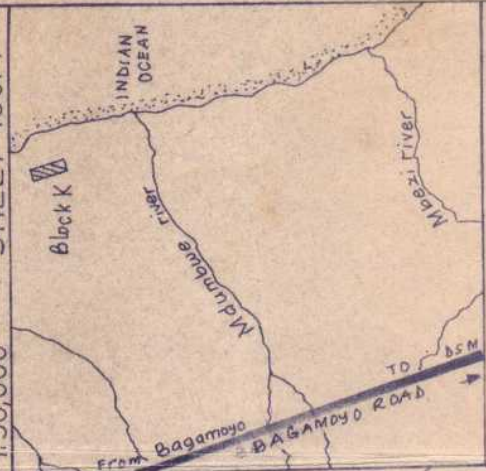
5. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:—

- (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:** Only one main building together with the usual and necessary out-buildings shall be built on the land and the same 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. =====

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

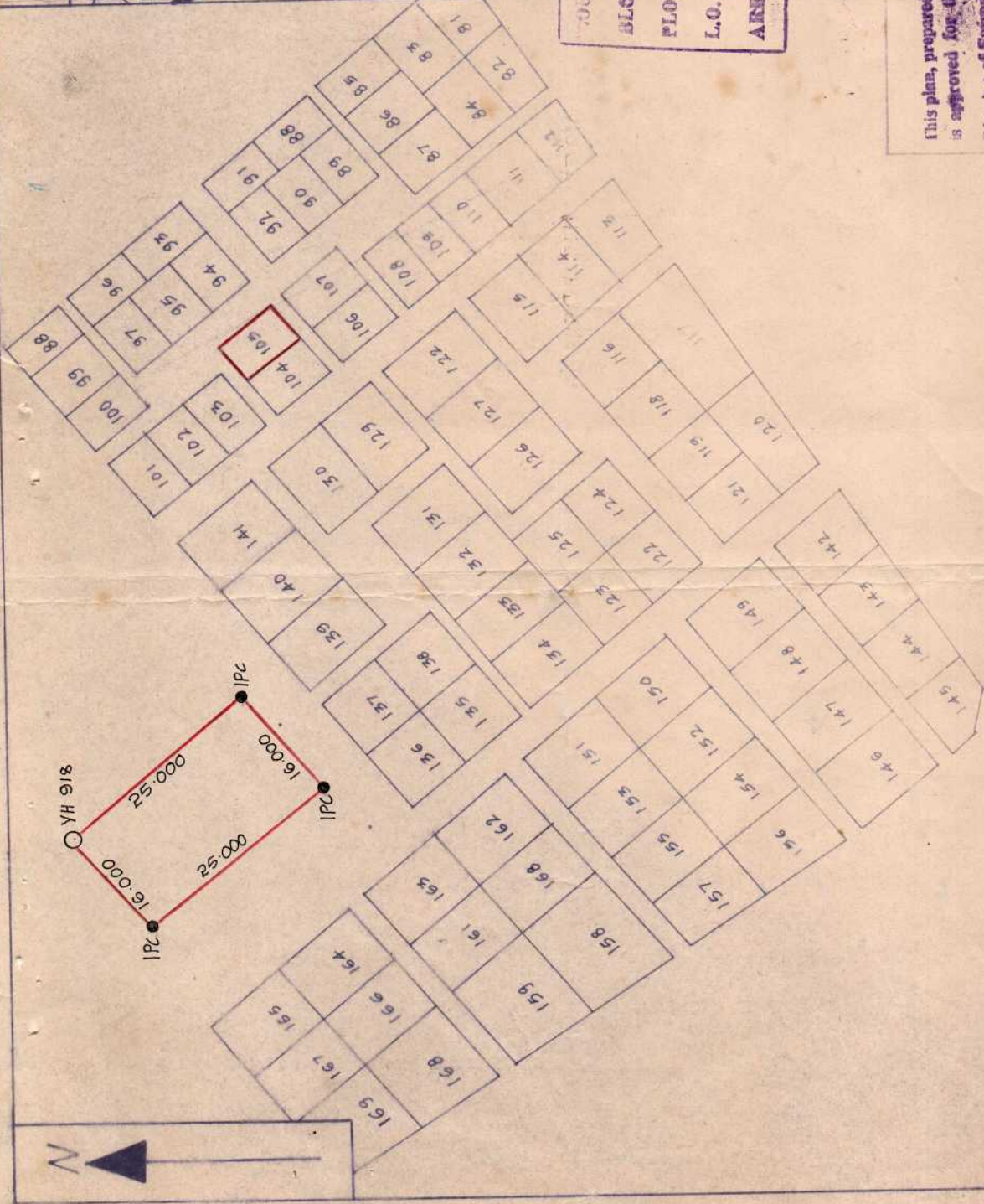
LOCATION SKETCH
SHEET 186/1



LOCATION MBEZI HIGH DENSITY
"K"
BLOCK 105
PLOT NO. 126759
L.O. NO. 400
AREA 500 SQ. FT. SQM

This plan, prepared in accordance with Registered Plan No. 19367 is approved for the purposes of the Land Registration Ordinance
Director of Surveys and Mapping *C. S. S. S.*
21.6.1990
Survey and Mapping Division
Ministry of Lands, Natural Resources and Townships, Dar es Salaam

D-341 AMM CITY



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

SCHEDULE

ALL, that land known as Plot No. 105 Block 'K' Mbezi High Density Dar es Salaam City containing four hundred (400) square metres ==

square-feet shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 19367 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.



Cef

COMMISSIONER FOR LANDS

G P Dem 10859/8-84/5m/1u1

I, the within-named CLEOPHAS RUGALABAMU hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said CLEOPHAS RUGALABAMU who is known to me personally/identified to me by C. F. KAGWI

C. Rugalabamu

the latter being known to me personally in my presence this 16th day of August, 1990

(Witness's) *R. Dala*
Signature:.....

Postal Address: P.O. Box 9230
DAR-ES-SALAAM
.....

Qualification: LAND OFFICER
.....

LAND REGISTRY DAR-ES-SALAAM
MORTGAGE

DISCHARGED ON
93433
29.10.01 1.00 P.M.
NATIONAL BUREAU DE CHANGE
LIMITED (to secure 79,000,000/-)

Byes
Sen. Ass. Registrar of Titles

LAND REGISTRAR, DAR-ES-SALAAM

CINAME.

DISCHARGED ON

115421

Filed Document no. 2008/0707
Date of Registration 07.08.07 time 11:30A m

to TWIGA BANKCORP LIMITED
OF BOX 10119 DAR-ES-SALAAM

[Signature]
Senior Asst. Registrar of Titles

LAND REGISTRAR, DAR-ES-SALAAM

TRANSFER

131072

Filed Document no. 2008/10
Date of Registration 20.08.10 time 10:45 m

To ANTHONY MASERO MABSID
P.O. BOX 6496, DAR-ES-SALAAM

(Cons of Kshs. 120,000,000/=)

[Signature]

Senior Asst. Registrar of Titles

