

TANGANYIKA

The land Registration Ordinance (Cap. 334 of the Laws)

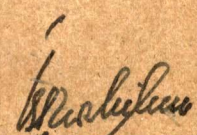


RIGHT OF OCCUPANCY  
**CERTIFICATE OF TITLE TO LEASEHOLD LAND**  
(ISSUED UNDER SECTION 38)

This is to certify that the annexed <sup>Copy of</sup> Certificate of Occupancy dated  
the Twenty Eighth date of SEPT. 19 87  
is registered in the Land Registry under Title No. 33028.

Copies of the subsisting entries in the register are within

Dated the FOURTH day of MAY 19 99

  
(T. S. MWAKILEMA)  
Registrar of Title

Title No. 33028

Description of registered land.

ALL that land known as Plot No. 553 Mikocheni Medium Density Dar es Salaam City containing one thousand six hundred forty two (1,642) Square Metres shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 21403 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.

ENTRIES IN THE REGISTER

TITLE No. 33028.

TRANSFER

No.        Registered 29-9-87 at 11:00am  
To PATRICK CHITAMBO OF P.O. Box 958  
D'SALAAM.  
Registered as Owner.

*[Signature]*

Asst. Registrar of Titles

No. 125888 Registered 19.01.01 at 12:40m.  
To GUPAL DHANJI MAYANI  
of P.O Box 20264 D'Salaam.  
Cons. 1Shs. 120,000,000/=

*[Signature]*

Asst. Registrar of Titles

F.D. No. 91190 Registered 15<sup>th</sup>-10-99 at 12:00/11:00  
To RATILAL JAIRAM RAMJI  
of P.O. Box 948 ZANZIBAR

*[Signature]*

Asst. Registrar of Titles

No. \_\_\_\_\_ Registered \_\_\_\_\_ at \_\_\_\_\_  
To \_\_\_\_\_

Asst. Registrar of Title

CHANGE OF OWNERSHIP

No. 95384 Registered 7.5.03 at 10:34am  
To VASANTI RATILAL RAMJI OF  
P.O. Box 21313 D'SALAAM as a  
legal Personal Representative of  
RATILAL JAIRAM RAMJI Deceased.

*[Signature]*

Asst. Registrar of Titles

No. \_\_\_\_\_ Registered \_\_\_\_\_ at \_\_\_\_\_  
To \_\_\_\_\_

Asst. Registrar of Title

TRANSFER

No. 98457 Registered 12.09.05 at 9:25m  
To BHANY JAIRAM RAMJI OF  
P.O. Box 21313, D'SALAAM.

*[Signature]*

No. \_\_\_\_\_ Registered \_\_\_\_\_ at \_\_\_\_\_  
To \_\_\_\_\_

TITLE No. 33028  
 REGISTERED 29-9-87  
 Land Form 32  
 At 11 00 A.M.  
 P. Galuhia  
 Senior Assistant Registrar of Titles

Certified True Copy  
 Assistant Registrar of Titles  
 Date 04.05.99  
 DSM/ L.D. No. 25360

L.O. No. 101075  
 L.D. No. 25360



THE UNITED REPUBLIC OF TANZANIA

Stamp Duty Shs. 64/- Paid  
 and Revenue Receipt No. 2/204419  
 18-10-85  
 P. Galuhia  
 Assistant Registrar of Titles

**CERTIFICATE OF OCCUPANCY**

(Section 9 of the Land Ordinance)

The 28<sup>th</sup> day of SEPTEMBER One thousand nine hundred and eighty seven  
 TITLE No. 33028

THIS IS TO CERTIFY that PATRICK CHITAMBO OF P.O. BOX 9583  
 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 ninety nine years from the first day of October One thousand nine hundred and eighty five 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 86, shall thereafter pay rent of Shillings one thousand three hundred seventy five (Shs.1,375/=) 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 1995, 2005, 2015, 2025, 2035, 2045, 2055, 2065 and 2075 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 March 19 86, 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 19 88 ;
  - (v) At all times during the term after the thirtieth day of September 1988, 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");

Certified True Copy  
Assistant Registrar of Titles  
Date 04.05.99

(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 building shall be built on the land and 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.

# DAR ES SALAAM CITY

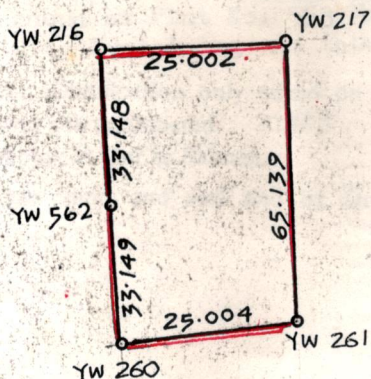
LOCATION MIKOCHENI MEDIUM DENSITY

BLOCK 1

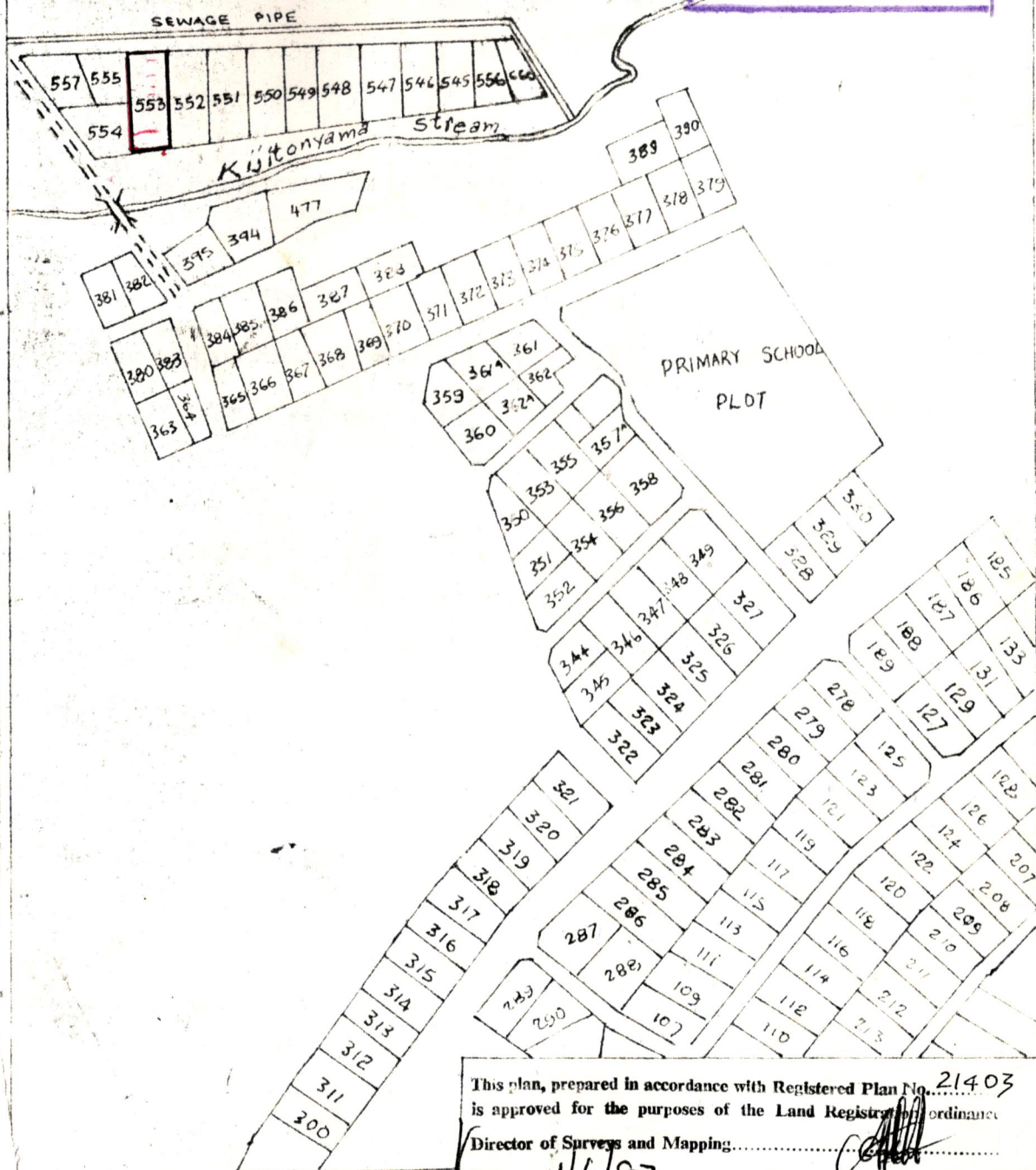
PLOT NO. 553

L.O. NO. 101075

AREA 1642 SQM



CERTIFIED TRUE COPY  
*[Signature]*  
 Assistant Registrar of Plots  
 Date 04.05.99



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

This plan, prepared in accordance with Registered Plan No. 21403 is approved for the purposes of the Land Registration Ordinance  
 Director of Surveys and Mapping *[Signature]*  
 Date 11/6/87 Surveys and Mapping Division  
 Ministry of Lands, Natural Resources and Tourism, Dar es Salaam.

Certified True Copy  
*[Signature]*  
 Assistant Registrar of Titles  
 Date 04.05.99  
 two (1,642)

**SCHEDULE**

All that land known as Plot No. 553 Mikocheni Medium Density Dar es Salaam City Containing one thousand six hundred forty two square metres shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 21403 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.

*[Signature]*  
 Director of Land Development Services  
**COMMISSIONER FOR LANDS**

G.P. Dem 16853/8-84/5m/1u1

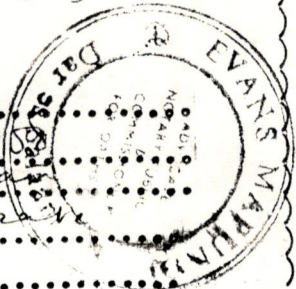
I, the within-named PATRICK CHITAMBO hereby accept the terms and conditions, contained in the foregoing Certificate of Occupancy:

SIGNED and DELIVERED by the said PATRICK CHITAMBO who is known to me personally/identified to me by the latter being known to me personally in my presence this 13<sup>th</sup> day of July 1987

*[Signature]*

(Witness's)

Signature: .....  
 Postal Address: .....  
 Qualification: .....



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