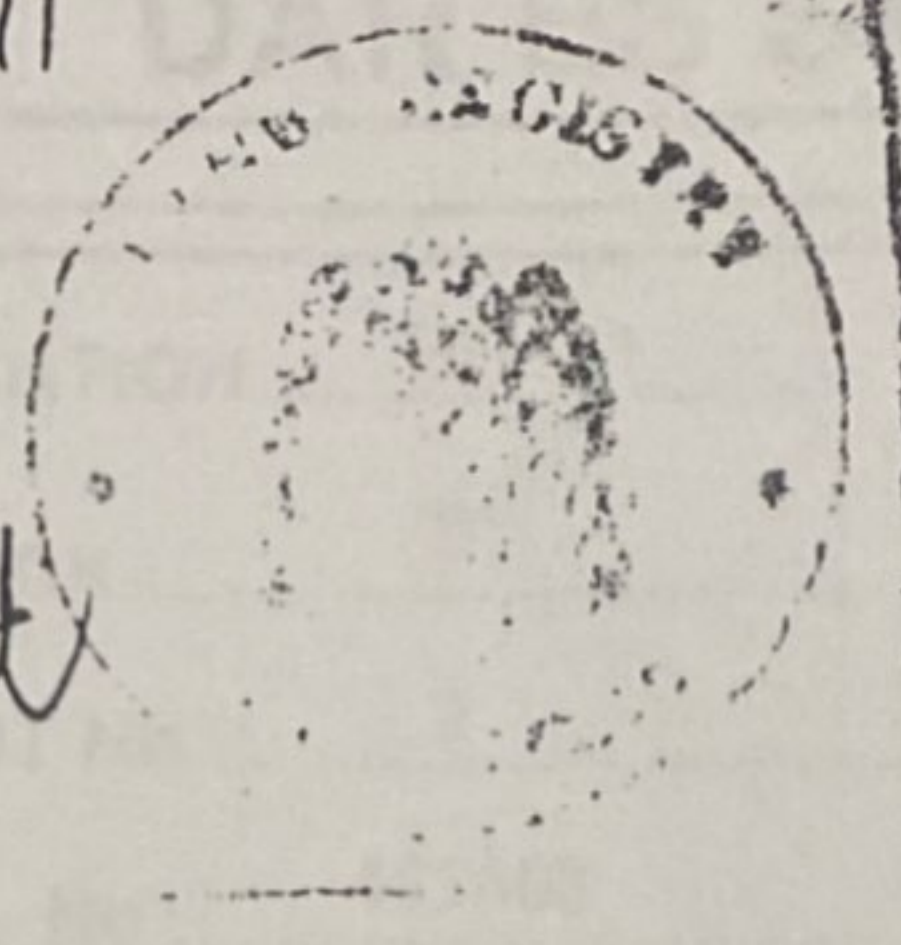


FILE NO. 119216
08-7-2011
1:00 PM



[Signature]
Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. 100/= Paid
Receipt No. 43789477
of 4-06-2011
[Signature]
Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. 2726/= Paid
Receipt No. 43789477
of 4-06-2011
[Signature]
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

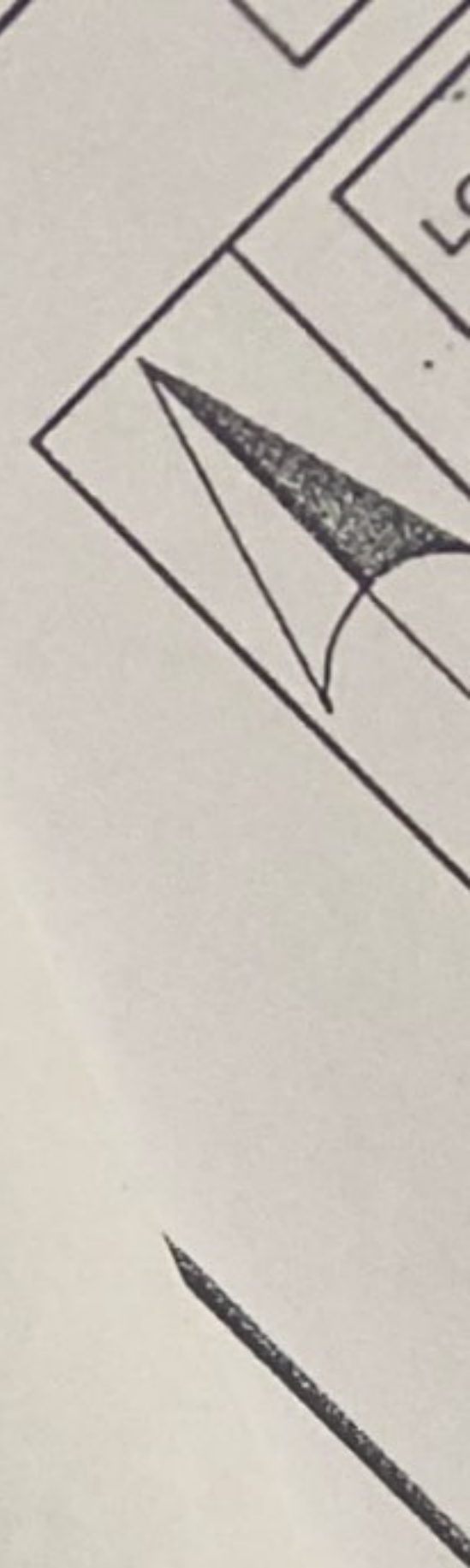
(Under Section 29)

Title No: 119216
L.O. No. 455608.
L.D. 299141.

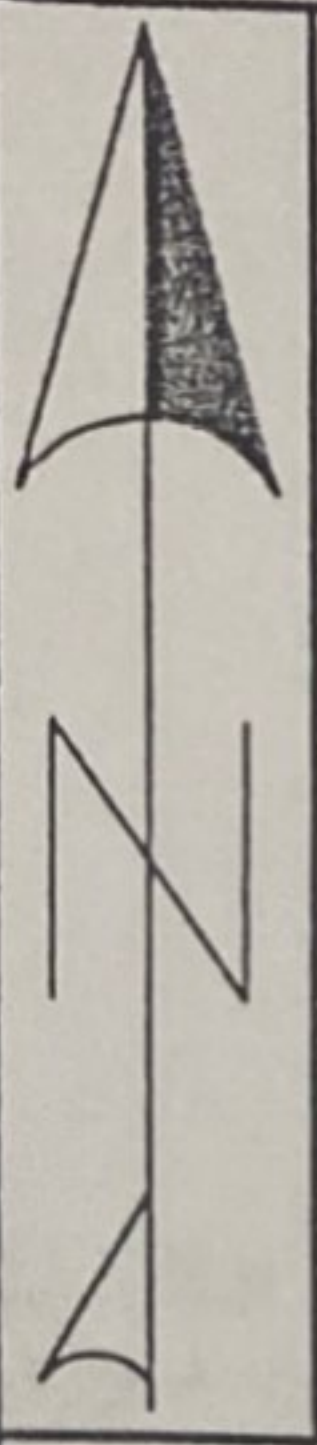
The 6th day of July, Two thousand and Eleven.

THIS IS TO CERTIFY that ATU PATRICK MWAKITWANGE of P.O. Box 71343, 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 Ninety nine years from the first day of January, Two thousand and nine 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 therefore or amendment thereof and to the following special conditions:-

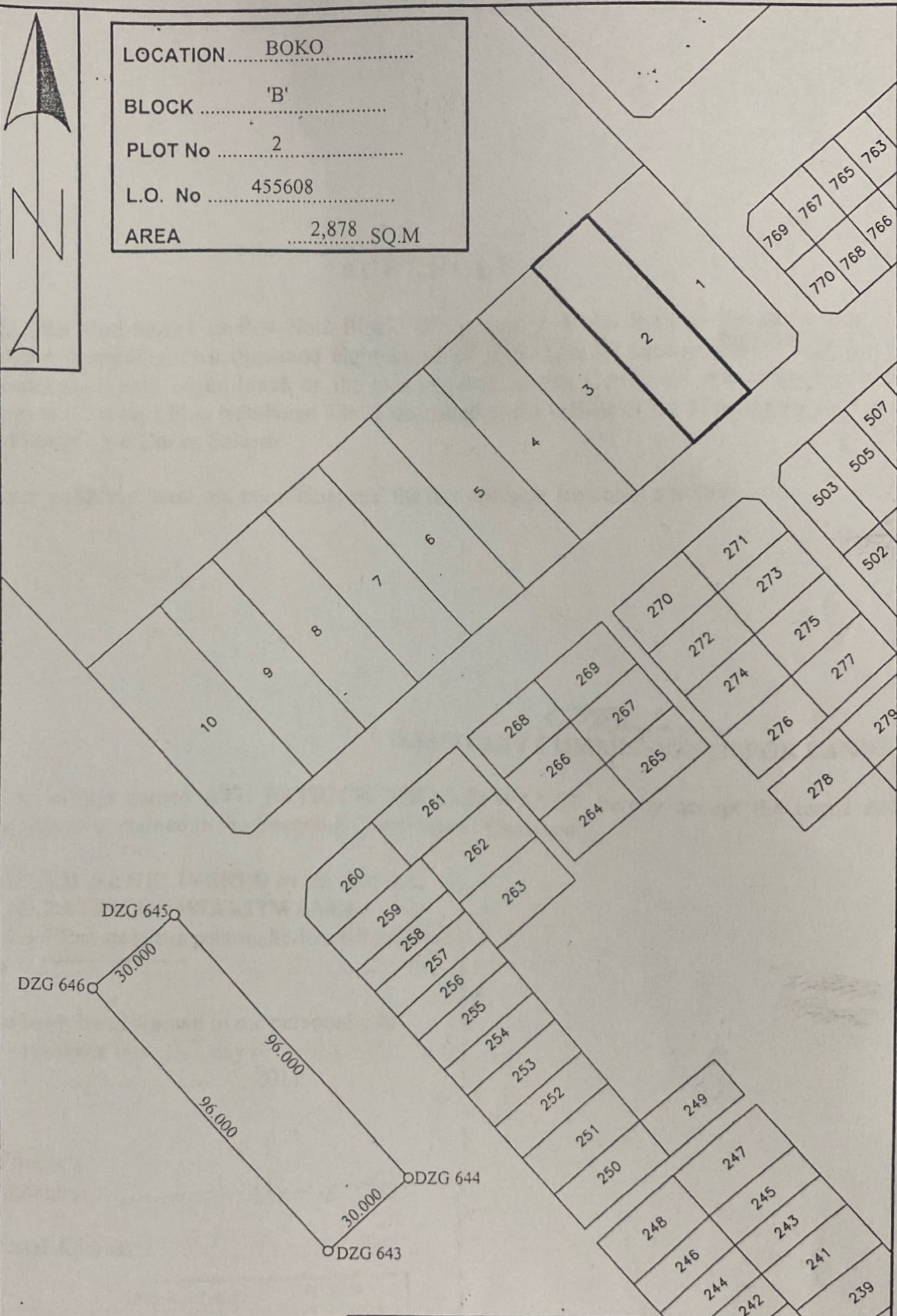
1. The Occupier having paid rent up to the thirtieth day of June, 2010, shall thereafter pay rent of shillings Thirteen thousand six hundred eighty (Tshs 13,680/=) only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupier 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.

- 
- (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) Building to be in permanent materials.
 - (iv) Submit building plans to the **Kinondoni 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 plans.
 - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right
3. **USER:** The land shall be used for **'Light Industry/Service Trade** purposes only, Use Group **'M'** Use Classes (a) and (b) 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 all premia, taxes and dues prescribed in connection with the disposition.
 6. The President may revoke the right for good cause or in public interest.

DAR ES SALAAM CITY



LOCATION..... BOKO.....
 BLOCK..... 'B'.....
 PLOT No..... 2.....
 L.O. No..... 455608.....
 AREA..... 2,878 SQ.M.....



The plan prepared in accordance with Registered Plan No..... 33672.....
 Is approved for purpose of the Land Registration Ordinance.
 Director of Surveys and Mapping..... *[Signature]*..... Date 29/6/11

The issue of this plan implies no guarantee or

SCHEDULE

ALL that land known as Plot No.2 Block 'B' situated at Boko Service Trade in Dar es Salaam containing Two thousand eight hundred ^{eighty} eight (2,878) square ^{metres} meters shown for identification only edged black on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered 33672 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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

J. M. J. J.
ASSISTANT COMMISSIONER FOR LANDS

I, the within named ATU PATRICK MWAKITWANGE hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
ATU PATRICK MWAKITWANGE)
who is known to me personally/identified to me)
by.....)

ATU

the latter being known to me personally in)
my presence this...^{1st}...day of ...^{JULY}...)
....., 2011)

Witness's)
Signature:.....*P. Mwakitwange*.....)

Postal Address:.....^{P.O. Box 32750}.....)

.....)
Qualification:.....^{ADVOCATE}.....)

