

## Appendix 15.6 Loan security documents

Plot No 362, Block B, Kimara, Msewe

102611  
STKRED 9.7.07  
1.00PM

LAND REGISTRY  
TANZANIA

Land Form No. 22

TANZANIA STAMP DUTY ACT  
Stamp Duty Shs. 100/-  
and Revenue Receipt No. 1/24279850  
of 18.11.05

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO. 4 OF 1999)  
CERTIFICATE OF OCCUPANCY  
(Under Section 29)

TANZANIA STAMP DUTY ACT  
Stamp Duty Shs. 940/-  
and Revenue Receipt No. 1/24279850  
of 18.11.05

Title No: 102611  
L.O. No. 280441  
KMC/LD/44075

The 29<sup>th</sup> day of June, Two thousand and seven.

THIS IS TO CERTIFY that **AGAPITI KOBELLO OF** P.O. Box 2939 **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 **thirty three** years from the first day of **April Two thousand and five** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made hereunder 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, 2005 shall thereafter pay rent of shillings **eighteen thousand nine hundred ten (Tshs. 18,910/=)** 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) Maintain on the land buildings (hereinafter called "the building's) 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 Kinondoni Municipal Council (hereinafter called "the Authority").

- (iv) At all times during the term 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 buildings except in accordance with building plans and specifications which shall have been first approved by the Authority;
  - (vi) 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 or modification of any condition in the Right.
3. **User:** The land and the existing 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.
  4. The Occupier(s) 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 the payment of all premia, taxes and dues prescribed in connection with that disposition.
  6. The President may revoke the right for good cause and in public interest.

SCHEDULE

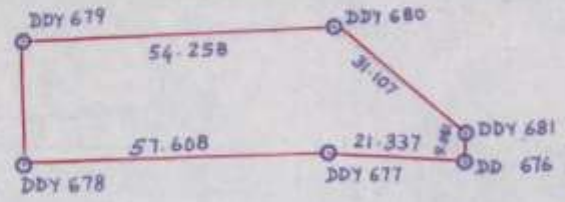
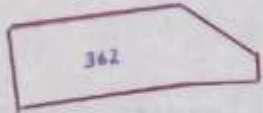
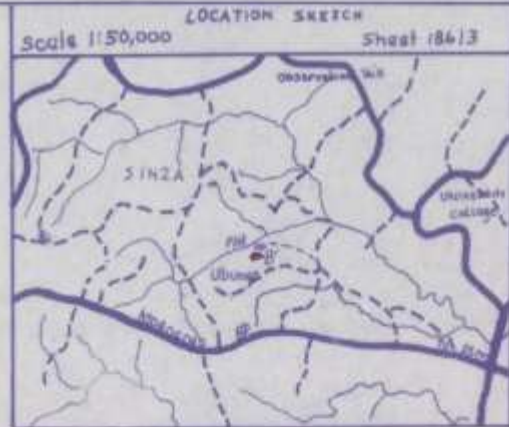
ALL that Land known as Plot No. **362 Block 'B'** situated at <sup>KIARA</sup> Msewe Area in Dar es Salaam City containing **one thousand eight hundred ninety one (1891) square metres** shown for identification only **edged red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **39568** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

ABUJARI

# DAR-ES-SALAAM CITY



LOCATION KIMARA MSEWE  
 BLOCK 'B'  
 PLOT No. 362  
 L.O. No. 280441  
 AREA 1891 SQM



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

This plan prepared in accordance with Registered plan No. 39568  
 approved for purposes of the Land Registration Ordinance  
 Director of Survey and Mapping *Mufanga* Date 5/3/2007  
 Ministry of Lands, Housing and Urban Development, Dar es Salaam

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

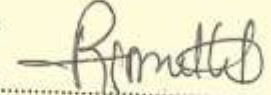
  
**COMMISSIONER FOR LANDS**

I, the within named **AGAPITI KOBELLO** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SIGNED** and **DELIVERED** by the said  
**AGAPITI KOBELLO** who is known  
to me personally/~~identified to me by~~ )

the latter being known to me personally in my  
presence this 6<sup>th</sup> day March, 2007. )

Witness's

Signature:  )

Postal Address: P.O. Box 2939 )

DAR-ES-SALAAM )

Qualification: ADVOCATE / NOTARY PUBLIC )



Plot KNB/mbr/mwz19/16, Korogwe road, Ubungo External

TANGANYIKA  
STAMP DUTY ACT

Stamp Duty No. 500/- Paid

Original Receipt Number 36999721

21/4/2009

Paid via Receipt No. 36999721

Stamp Duty Officer

TANGANYIKA  
STAMP DUTY ACT

Stamp Duty No. 100/- Paid

Original Receipt Number 36999721

21/4/2009

Paid via Receipt No. 36999721

Stamp Duty Officer

LAND FORM NO. 74

**HALMASHAURI YA MANISPAA YA KINONDONI**  
**SHERIA YA ARDHI YA 1999**  
**(NA 4 YA 1999)**

**LESENI YA MAKAZI NA. KND025665**  
*Chini ya fungu la 23 & 179*

**Ardhi Na. KND/MBR/MWZ19/16**  
**Kata MAKUBURI**  
**Mtaa MWONGOZO**  
**Makisio ya Ukubwa wa Ardhi 360 (sqm)**

Halmashauri ya Manispaa ya KINONDONI kwa leseni hii inatoa kibali cha  
**MAKAZI** kwa: **AGAPITI KOBELLO**

juu ya ardhi kama inavyofafanuliwa kwenye leseni hii

Kibali hiki kinatolewa kwa masharti yafuatayo:

1. Muda wa leseni ni miaka miwili (2)  
Kuanzia tarehe 10 Mwezi Mei Mwaka 2009  
Hadi tarehe 9 Mwezi Mei Mwaka 2011
2. Kodi ya Ardhi ya shilingi 2,880.00 italipwa kila mwaka, chini ya kifungu  
cha 23(3) (c). Kiwango hiki kinaweza kubadilishwa na Kamishna wa Ardhi  
kwa mujibu wa Sheria.
3. Matumizi ni Makazi na shughuli nyingine zozote ambazo zinaendana na  
makazi na hazitaathiri majirani kimazingira.
4. Ujenzi wowote juu ya ardhi hii au umegaji wa ardhi lazima upate kibali  
cha Manispaa kupitia Kamati ya Mtaa ambayo ndiyo itasimamia kwa  
karibu utekelezaji wa masharti haya na maendeleo ya ardhi ya eneo hili.
5. Mmiliki/wamiliki wataheshimu na kuhifadhi haki za njia zilizopo.
6. Muda wa leseni hii unaweza kuongezwa.

Imetolewa leo tarehe 10 Mwezi Mei Mwaka 2009 na Halmashauri Manispaa ya KINONDONI.

Jina MAGESA MAGESA

Saini..... *Magesa*

Cheo..... AUTHORIZED OFFICER

Tarehe..... 18<sup>TH</sup> MAY 2009

Muhuri



Mmiliki /Wamiliki:-

Jina Kamili

Saini au Dole gumba

(1) AGAPITI KOBELLO

*Agapiti Kobello*



(2)

.....

(3)

.....

IMESAJILIWA TAREHE 18<sup>TH</sup> MAY 2009 SAA 4:30 ASUBI

MUHURI

Kuongeza muda (Renewal) hadi tarehe :-

(1) 9/5/2016 *Agapiti Kobello*

(2) 9/5/2021 *Agapiti Kobello*

(3) 9/5/2026 *Agapiti Kobello*



NAMBA YA ENEO LA ARDHI: KND/MBR/MWZ19/16

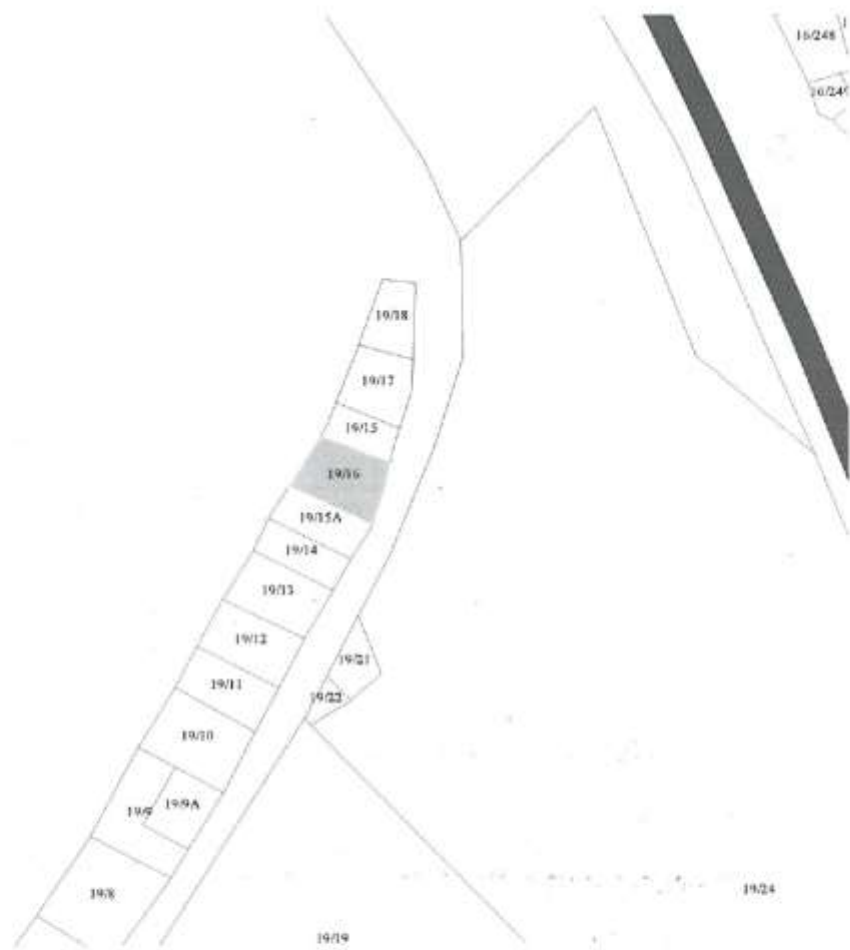
KITALU:

MTAA: MWONGOZO

KATA: MAKUBURI

MANISPAA: KINONDONI

ENEEO (MITA MRABA): 360



Plot No 12, Block E, Morogoro, Municipal

TITLE No. 46398  
REGISTERED 17.2.97  
At 100 P.M.  
Form 32.  
Registrar of Titles

and Revenue Receipt No. A.1209952  
423-5-96  
Stamp Duty Officer  
L.O.No.157110.

MG/LD/No.6885.

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs. 590/= Paid  
original Receipt No. A.1209952  
of 23.5.96  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA  
CERTIFICATE OF OCCUPANCY  
(Section 9 of the Land Ordinance)

The 8th day of February One thousand  
nine hundred and ninety seven. TITLED NO. 46398

THIS IS TO CERTIFY that AGAPIT EDWARD BIGO KOREMBO of  
P.O.Box 2939, 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 for a term of thirty  
three years from the first day of April One thousand  
nine hundred and ninety six 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 thereof or amendment  
thereof and to the following special conditions:-

1. The Occupier having paid rent up to the  
thirtieth day of June 1996, shall thereafter pay  
rent of shillings eleven thousand five hundred fifty  
(Shs.11,550/=) 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 years 2006, 2016 and 2026 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 Morogoro Municipal Council  
(hereinafter called "the Authority");

- (ii) By the thirtieth day of September, 1996, 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 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 above begin 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 1999;
- (v) At all times during the term after that the thirty first day of March, 1999 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 condition of the Right and shall not imply waiver or 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.

- (ii) By the thirtieth day of September, 1996, 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 above which said plans and specifications shall be submitted in triplicate;
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- (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 1999;
- (v) At all times during the term after that the thirty first day of March, 1999 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 condition of the Right and shall not imply waiver or 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.


7. The Land and the buildings to be erected thereon and the same shall be used for SERVICE INDUSTRIAL purposes only; Use Group "M" use class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

8. The President may revoke the Right for good cause and in Public interest.

#### SCHEDULE

ALL that Land known as Plot No.12 Block "E" Kihonda Morogoro Municipality containing four thousand seven hundred seventy (4770) square metres shown for identification only edged red on the plan attached to this Certificate as defined on the registered survey plan number 20337 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 FOR LANDS

I, the within-named AGAPIT EDWARD BIGO KOBELLO hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the  
said AGAPIT EDWARD BIGO KOBELLO  
who is known to me personally/  
identified to me by \_\_\_\_\_

x 

the latter being known to me  
personally in my presence  
this 24<sup>th</sup> day of December 1996.


7. The Land and the buildings to be erected thereon and the same shall be used for SERVICE INDUSTRIAL purposes only; Use Group "M" use class (s) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

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SIGNED and DELIVERED by the  
said AGAPIT EDWARD BIGO KOBELLO  
who is known to me personally/  
identified to me by \_\_\_\_\_

\_\_\_\_\_ the letter being known to me  
personally in my presence  
this 24<sup>th</sup> day of December 1996.

x 


7. The Land and the buildings to be erected thereon and the same shall be used for SERVICE INDUSTRIAL purpose only; Use Group "M" use class (s) as defined in the Town Country Planning (Use Classes) Regulations, 1960.

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who is known to me personally/  
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personally in my presence  
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GIVEN under my hand and seal and by Order of the Minister the day and year first above written.

  
COMMISSIONER FOR LANDS

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SIGNED and DELIVERED by the  
said AGAPIT EDWARD BIGO KOBELLO  
who is known to me personally/  
identified to me by \_\_\_\_\_

x 

the latter being known to me  
personally in my presence  
this 24<sup>th</sup> day of December 1996.