
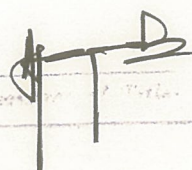
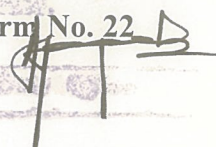


TITLE No. 113061  
 REGISTERED 1-7-09  
 AP 1-00 PM  
  


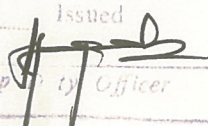
TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs. 100/= Paid  
 Original Receipt No. 31723380  
 of 2-4-08 Issued  
 Land Form No. 22  


THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs 350/= Paid  
 Original Receipt No. 31723380  
 of 2-4-08 Issued  
  
 Stamp Duty Officer

Title No.: 113061  
 L.O. No. 347264  
 L.D. No. 233556

The 30<sup>th</sup> day of June Two thousand and Nine

THIS IS TO CERTIFY that **FRANK FRED NOEL** of P.O. Box 14192, **DAR ES SALAAM** (hereinafter called "the Occupier") are 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 eight** 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:-

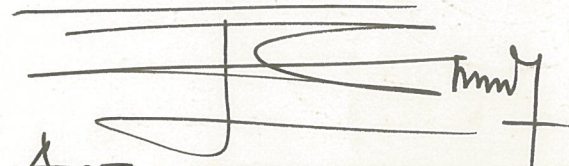
1. The Occupier having paid rent up to the thirtieth day of June, **2008** shall thereafter pay rent of shillings (**Tshs 7,200.00/=**) **only** a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
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: Only one main building together with the usual and necessary outbuildings shall be built on the land and the same shall be used for **RESIDENTIAL** purposes only, Use Group(s) and use classes "A (a) – (c)" 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.

SCHEDULE

ALL that land known as Plot No. 248 Block 4 situated at MIVUMONI in KINONDONI Municipality containing (1,200) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 38384 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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

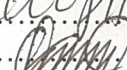
  
ASSI. COMMISSIONER FOR LANDS

I, the within named FRANK FRED NOEL hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said )  
FRANK FRED NOEL who is known )  
to me personally/identified to me by )



..... )  
the latter being known to me personally in my )  
presence this 23 day of 06 2009 )

Witness's: GEORGINA MURINA )  
Signature:  )

Postal Address: D30 )

DAR ES SALAAM )

Qualification: LAND OFFICER )

THE LAND ACT, 1999  
(ACT NO. 4 OF 1999)  
TRANSFER OF A RIGHT OF OCCUPANCY  
(Under Section 62)

Title No. 113061  
LAND OFFICE NO. 347264,  
Plot No. 248, Block '4,  
AT MIVUMONI

IN CONSIDERATION of TShs. 39,000,000/= I, FRANK FRED NOEL, of P. O. Box 14192, DAR ES SALAAM, HEREBY TRANSFER to LOS ANGELES GREENLAND COMPANY LIMITED, of United States, INDIANA, SEDGEWICK PLACE FORT, WAYNE INDIANA 45835, 7928, 99 the Right of Occupancy registered under the above reference.

SIGNED and DELIVERED at Dar es- Salaam  
by the said FRANK FRED NOEL  
..... who is known to me  
personally/identified to me by  
.....  
the latter being known to me personally  
in my presence this 24<sup>th</sup> day of October, 2023

[Signature]  
.....  
TRANSFEROR



BEFORE ME:

Signature: [Signature]  
Name: ISSA MRINDOKO  
Address: FOSO, DAR ES SALAAM  
Qualification: ADVOCATE



SEALED with the common seal of the said  
LOS ANGELES GREENLAND COMPANY LIMITED  
Both of us being present at the same time  
and in the presence of each other  
this 24<sup>th</sup> day of October, 2023

.....  
COMMON SEAL

Signature: [Signature]  
Name: MARUMA JUMA  
Postal Address: United States, INDIANA, SEDGEWICK PLACE FORT, WAYNE INDIANA 45835, 7928, 99  
Qualification: DIRECTOR

Signature: [Signature]  
Name: TRESOR MICHAEL SABATA  
Postal Address: United States, INDIANA, SEDGEWICK PLACE FORT, WAYNE INDIANA 45835, 7928, 99  
Qualification: DIRECTOR

BEFORE ME:

Signature: [Signature]  
Name: ISSA MRINDOKO  
Address: FOSO, DAR ES SALAAM  
Qualification: ADVOCATE



JAMHURI YA MUUNGANO WA TANZANIA



OFISI YA RAIS,  
TAWALA ZA MIKOA NA SERIKALI ZA MITAA  
HALMASHAURI YA MANISPAA YA KINONDONI



Unapojibu tafadhali taja:

Kumb. Na. KMC/LD/87923/40/ES

05 Januari, 2024

LOS ANGELEA GREENLAND  
COMPANY LIMITED  
S.L.P 21029,  
DAR ES SALAAM.

**YAH: KIWANJA NA. 248 KITALU '4' ENEO LA MIVUMONI  
MANISPAA YA KINONDONI**

Somo la habari husika.

2. Rejea barua yako ya tarehe ya tarehe 14/12/2023 ambayo uliandika kwetu ukiomba kuelezwa juu ya milki ya kiwanja hiki.
3. Kwa mujibu wa kumbukumu zetu ni kiwanja kilimilikihiwa kwa ndugu Frank Fred Noel wa S.L.P 14192 Dar es salam kwa umiliki wa muda mrefu (miaka 99) kwa barua ya toleo yenye kumb Na. LD/233556 ya tarehe 02/04/2008 na baadae kutayarishwa hati Na. 113061 yenye matumizi ya makazi ya kujenga nyumba moja ya mfuto na nyumba ndogo ya nyuma.
4. Nakutakia kazi njema.

Ramla A. Mwash  
Kny: **MKURUGENZI WA MANISPAA  
YA KINONDONI**