

REGISTERED.

14th October 68

at 1.50p.m.

Zomba
Asst. Registrar of Titles

L.O. No. 24090.

L.D. No. 3815.

Stamp Duty Shs. <u>2/-</u> Paid
and Revenue Receipt No. <u>695578</u>
of <u>26-3-68</u> Issued.
<i>Zomba</i> The Registrar of Titles

TANGANYIKA
Stamp Duty Shs. <u>328/-</u> Paid
on Original Receipt No. <u>695578</u>
of <u>26-3-68</u>
<i>Zomba</i> The Registrar of Titles

CERTIFICATE OF OCCUPANCY

The day of October

One thousand nine hundred and sixty-eight.

Title No. 186004/59

THIS IS TO CERTIFY that LIBYA FLATS LIMITED a Limited Company incorporated and registered in Tanzania (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") for a term of Ninety-nine years from the First day of April One thousand nine hundred and sixty-eight 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 1969, shall thereafter pay rent of Two thousand four hundred and fifty-five Shillings (Shs. 2,455/-) 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 1988, 2008, 2028 and 2048 or within five years thereafter in each case.

2. The Occupier shall :-

- (i) Erect on the land buildings (hereinafter called "the buildings") to the value of not less than Shs. 400,000/- designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the City Council of Dar es Salaam (hereinafter called "the Authority");
- (ii) By the thirtieth day of September 1968, 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

TANZANIA

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

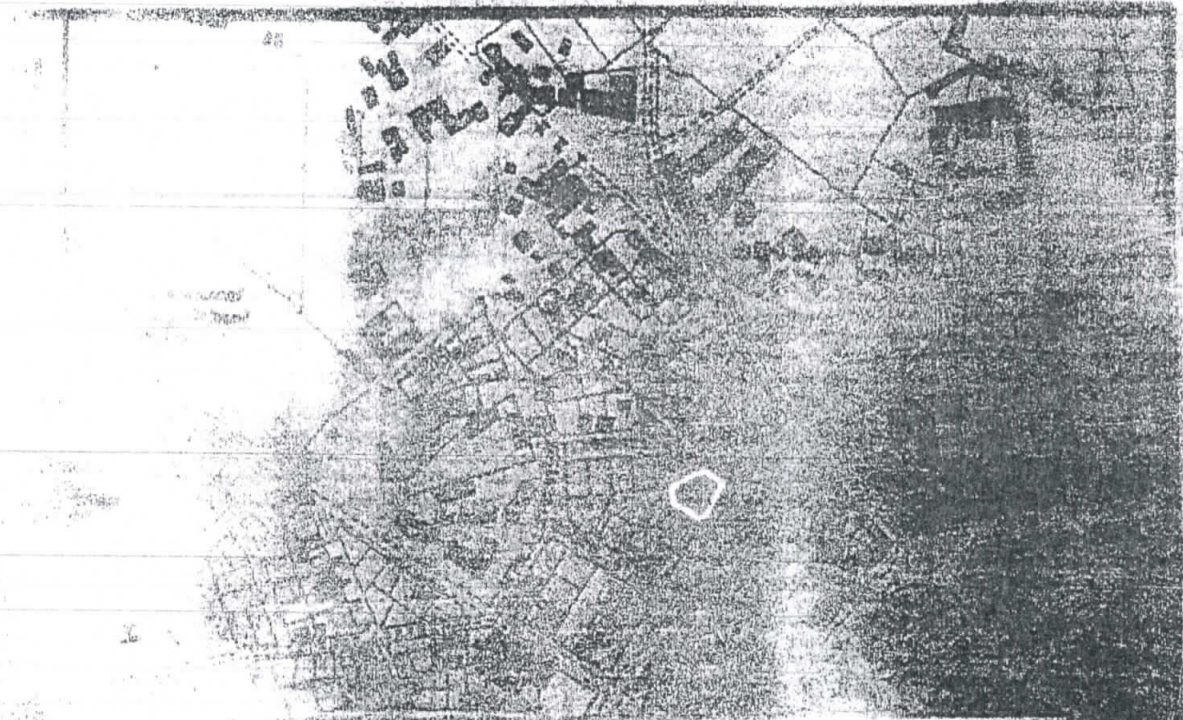
Title Number: 186004/59.

Land Officer Number: 24090.

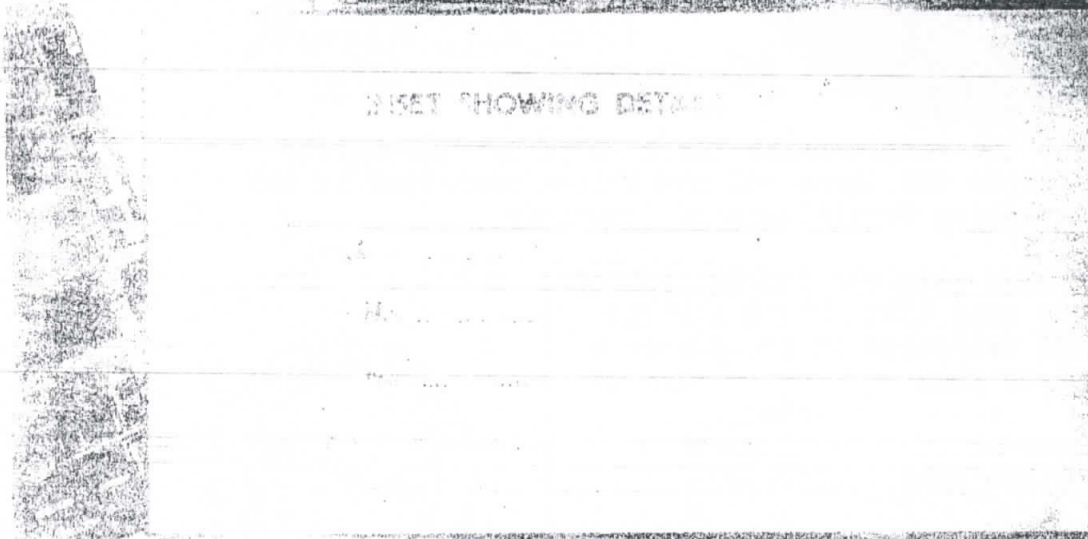
Land: Plots Nos.1 and 2, Libya Street, Dar es Salaam.

Term: Ninety-nine years.

DAR ES SALAAM CITY



PLAN SHOWING DETAILS



School

Government

This plan, prepared in accordance with Registered Plan No. 10618
is approved by the Registrar of Deeds, Registration Ordinance
Commissioner of Lands, Buildings and Survey, Dar es Salaam
Survey Division, Ministry of Lands, Buildings and Water, Dar es Salaam
Date:

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 him 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 with the usual and necessary outbuildings shall be built on the land and it shall be used for Commerce and Residence as defined in the Group B, Use Classes (b) and (d), Use Group D, Use Classes (a) to (f), Use Group E, Use Classes (a) and (b) Use Group G, Use Class (a) in the Town and Country Planning (Use Classes) Regulations, 1960. Residential use shall be confined to upper floor(s).

7. A 10 feet wide colonnade on the ground floor shall be provided along Libya Street.

8. The President may revoke the Right for good cause.

SCHEDULE

ALL that land known as Plots Nos.1 and 2, KB.9 Libya Street in the City of Dar es Salaam containing in the aggregate Eight thousand one hundred and ninety (8,190) square feet shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbered 10618 deposited at the Office of the Commissioner for Surveys at Dar es Salaam.

GIVEN under my hand and seal and by Order of the

The Land Registration Ordinance (Cap. 334)



Certificate of Title

Number **186 004/59**

This Certificate of Title is a valuable document and should be kept in a safe place. It must not be mutilated or written upon. It must be produced with any application for the registration of any disposition or transmission of the land.

Any person intending to acquire any estate or interest in the land should search the land registry or require an official search to satisfy himself that no caveat, injunction, order or notice affecting the land has been entered in the land register since this Certificate of Title was issued.

The description of the land appearing in this Certificate of Title is not, nor is the index map or any plan filed in the land registry, conclusive as to the boundaries or extent of the land but indicates the general boundaries only.

Scale 1:1000

ZANAKI

STREET

Block
180001

WATER

18

[Handwritten signature]

TANGANYIKA

LAND REGISTRY INDEX MAP

DAR ES SALAAM

BLOCK 186004

Section 1



STATE OF TITLE

DESCRIPTION OF THE LAND

Terms and Conditions, Easements, etc.

Right of Occupancy (Filed Document Number 186004/59)

TITLE NUMBER

186004/59.

Nature of Estate

RIGHT OF OCCUPANCY

PART III: INCUMBRANCES

Initials of Registrar	Date of Registration	Filed Document Number	Nature of Incumbrance	Further Particulars	Initials of Registrar
	29-6-70	56112	LEASE	TITLE 186004/59/1	
	29-6-70	56113	LEASE	TITLE 186004/59/2	
	29-6-70	56114	LEASE	TITLE 186004/59/3	
	29-6-70	56115	LEASE	TITLE 186004/59/4	
	29-6-70	56116	LEASE	TITLE 186004/59/5	
	29-6-70	56117	LEASE	TITLE 186004/59/6	
	29-6-70	56118	LEASE	TITLE 186004/59/7	
	29-6-70	56119	LEASE	TITLE 186004/59/8	
	29-6-70	56120	LEASE	TITLE 186004/59/9	
	29-6-70	56121	LEASE	TITLE 186004/59/10	
	29-6-70	56122	LEASE	TITLE 186004/59/11	
	29-6-70	56123	LEASE	TITLE 186004/59/12	
	29-6-70	56124	LEASE	TITLE 186004/59/13	