

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

I, Innocent Mwa, a Notary Public duly registered and licensed to practice in Tanzania Do HEREBY CERTIFY that, this is True & Accurate Copy of the Original.

Signature: 

Date: 19/09/2011

Date of Issue:

Title Number: 119575

Land Office Number: 443495

Land: FLOT NO. 10/2 BLOCK P MBEZI IN DAR ES SALAAM CITY.

Term: NINETY NINE YEARS

FILE NO. 119575
REGISTERED 28-09-2011
AS 1-00 PM



Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. 100/= Paid
Receipt No. 37791600
07-08-2009
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. 33,582/= Paid
on original Receipt No. 37791600
of 07-08-2009
Stamp Duty Officer

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

CERTIFICATE OF OCCUPANCY

I, *[Signature]*, a Notary Public (under Section 29)

registered and licensed to practice in Tanzania DO HEREBY CERTIFY that this is True & Accurate Copy of the Original.

Signature

Date 19/09/2011

Title No. 119575
L.O. No. 443495.
L.D. No. 290240.

The 17th day of June, Two thousand and eleven.

THIS IS TO CERTIFY that **MAY FAIR RESIDENCE LIMITED** a limited liability company registered under the companies Ordinance (Cap.212) and having its registered office in Dar es Salaam of P.O. Box 70027, 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 **July, 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2010, shall hereafter pay rent of shillings **Five hundred thirty thousand four hundred (530,400/=)** 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 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 **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");
- 3 **USER:** The land shall be used for **Commercial** and **Residential** purposes only. Use Group 'B' use classes (c) and (d) 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 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.

I Innocent [unclear] Public duty
registered and licensed to practice in
Tanzania DO HEREBY CERTIFY that,
this is True & Accurate Copy of the
Original.

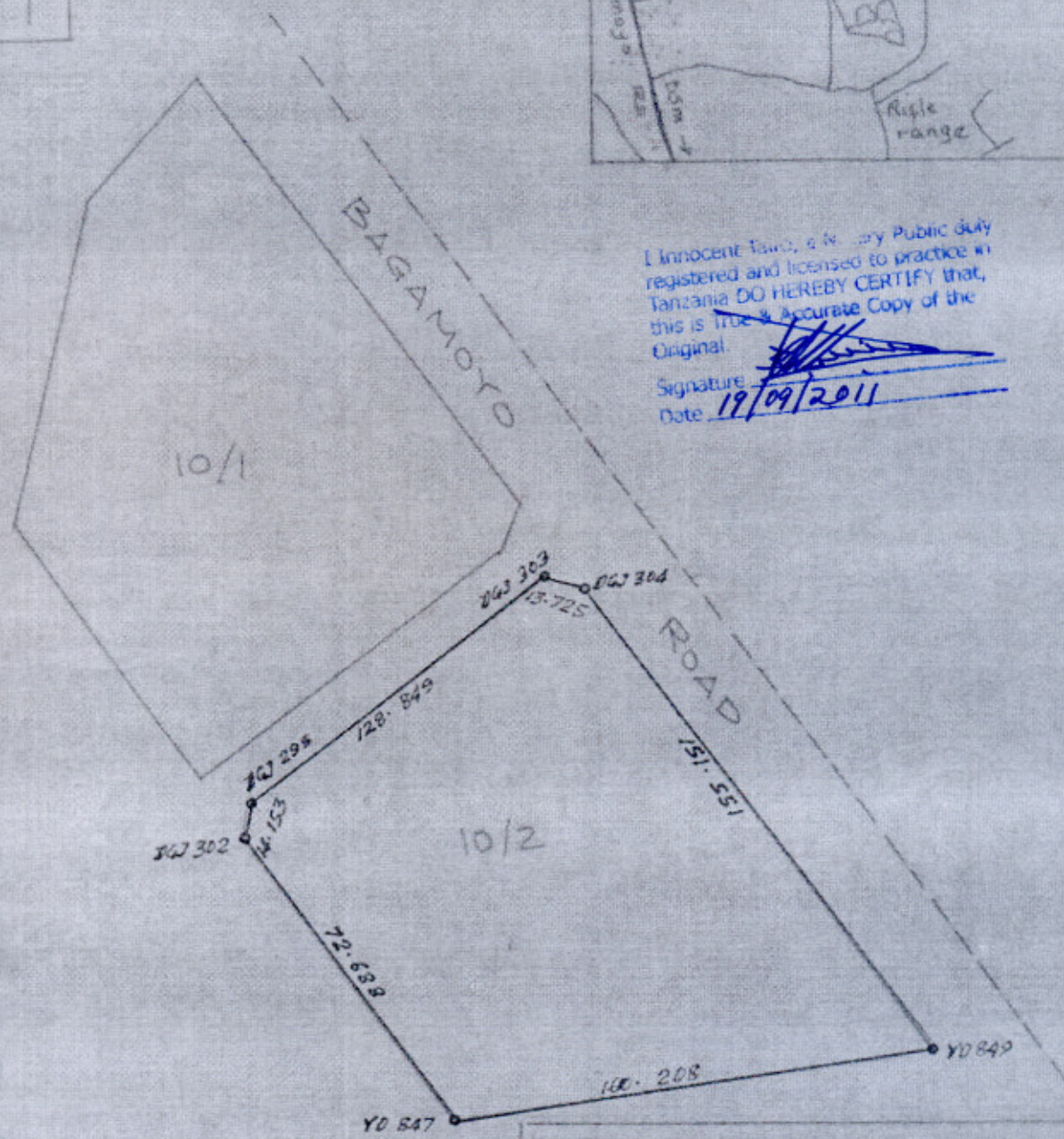
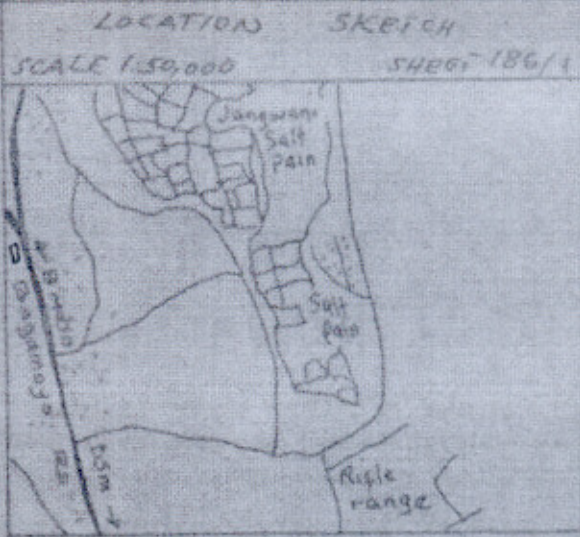
Signature

Date 19/09/2011

DAR-ES-SALAAM CITY

N
4

MBEZI
 P'
 10/2
 443495
 1-768 Ho



I Innocent Tsimba, a Survey Public duly
 registered and licensed to practice in
 Tanzania DO HEREBY CERTIFY that,
 this is true & Accurate Copy of the
 Original.

Signature: *[Signature]*
 Date: 19/09/2011

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

55947
[Signature]
 24/11/2011

SCHEDULE

ALL that Land known as Plot No.10/2 Block 'P' situated at Mbezi in Dar es Salaam City containing One decimal point seven six eight (1.768) Hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 55849 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.

[Signature]
ASSISTANT COMMISSIONER FOR LANDS

The within named MAY FAIR RESIDENCE LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
MAY FAIR RESIDENCE LIMITED)
and DELIVERED in our presence of us)
this.....12TH....day of...AUGUST...2011.)

(Witness's)

Name..ASHAKALI M. MANJI)

Signature...*[Signature]*)

Postal Address:..Box 9163 DSM)

Qualification:..Managing Director)

Name..NAYROZ KASAM)

Signature...*[Signature]*)

Postal Address:..BOX 9163 DSM)

Qualification:..CO. SECRETARY)

I Innocent Tawo, a Public duly registered and licensed to practice in Tanzania DO HEREBY CERTIFY that, this is True & Accurate Copy of the Original.

Signature *[Signature]*
Date 19/09/2011

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 119575



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 14 Sep, 2011

MAY FAIR RESIDENCE LIMITED
P.O Box 70027
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 119575 LAND OFFICE NO: 443495
PLOT NO. 10/2 BLOCK P AT Mbezi

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

Sen. Asst. M. M. Mbezi
Sen. Asst. REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 290240 refers

I Innocent Tairu, a Notary Public duly registered and licensed to practice in Tanzania DO HEREBY CERTIFY that, this is True & Accurate Copy of the Original.

Signature *[Signature]*

Date 19/09/2011