


TITLE NO. 77855
 REGISTERED 06-8-07
 AT 9.00 AM

[Signature]
 Senior Asst. Registrar of Titles



Land Form No. 22

TANZANIA STAMP DUTY ACT
 Stamp Duty No. 100 = Tshs
 and Receipt No. 28835337
 of 19-6-07

[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

TANZANIA STAMP DUTY ACT
 Stamp Duty No. 2,440 = Tshs
 and original Receipt No. 28835337
 of 19-6-07

[Signature]
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No:.....
 L.O. No. 271823.
 L.D. NO. 87576.

The 30th day of July, Two thousand and Seven.

THIS IS TO CERTIFY that ANNA MKAPA of P.O. Box 9120 TELEPHONE, 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 **April, Two thousand and seven** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under 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, 2007, shall thereafter pay rent of shillings **Fifty thousand (Tshs.50,000/=)** 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 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 completes the building within thirty six (36) months from the date of the commencement of the Right.
3. **USER:** The land 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 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 of all premia, taxes and dues prescribed in connection with that disposition.
 6. The President may revoke the right for good cause or in public interest.

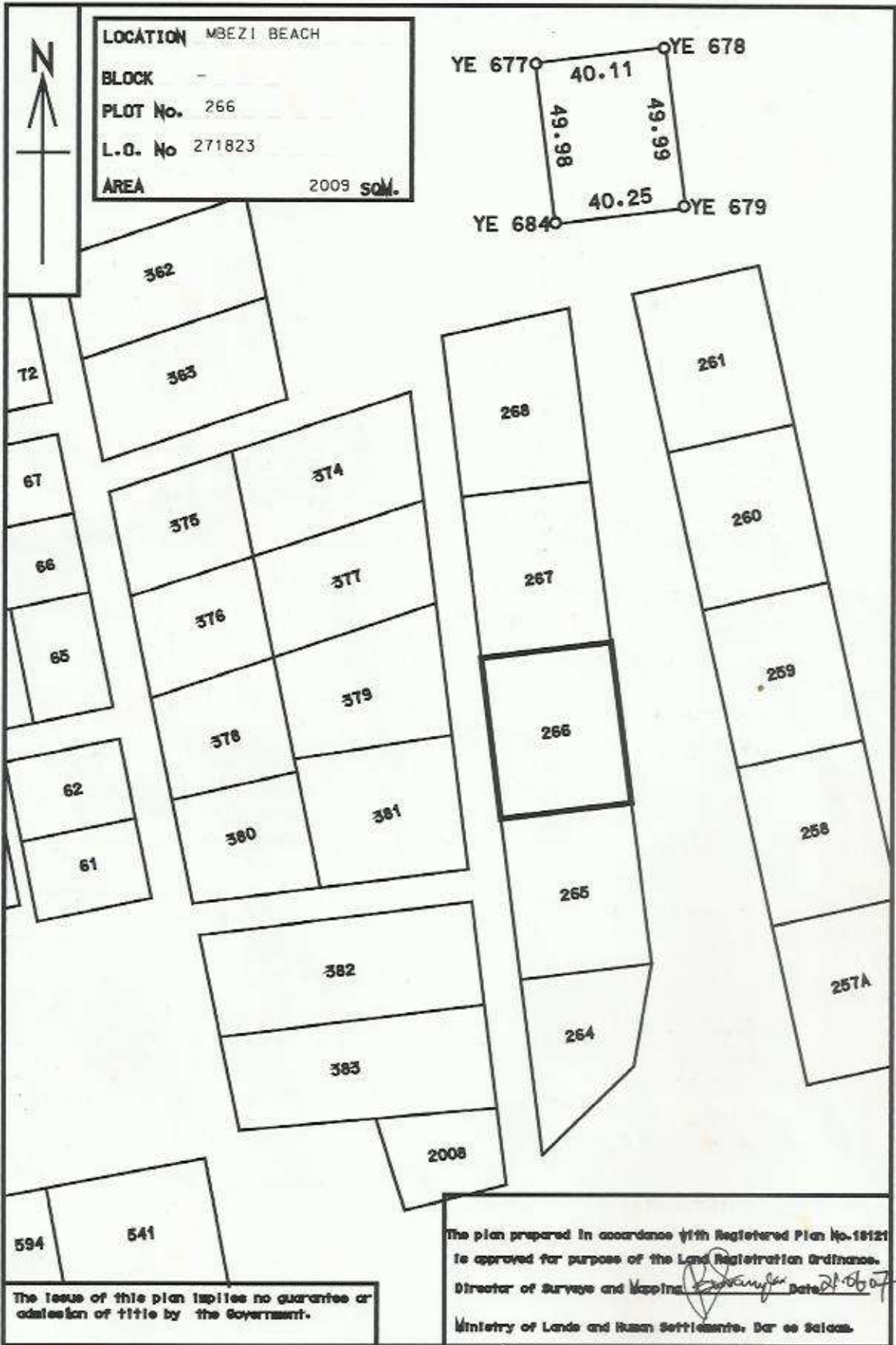
SCHEDULE:

ALL that land known as Plot No. 266 situated at Mbezi Beach in Dar es Salaam City containing **Two thousand and nine (2009) Square meters** shown for identification only edged **black** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **18121** 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.


COMMISSIONER FOR LANDS

DAR ES SALAAM CITY





I, the within named ANNA MKAPA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said ANNA MKAPA who is known to me personally/identified to me by.....

Amkapa

the latter being known to me personally in my presence this 30 day of June 2007.

Witness's Signature: *[Signature]*

Postal Address: *Box 2478*

Qualification: *Advocate*



TANZANIA REGISTER OF DEEDS - IS - DARAJAN

TRANSFER

File Document No. *145113*

Date of Registration *27/7/2012* time *9:30 AM*

SHABELLE GENERAL TRADING

CO. LTD OF P.O. BOX 19146 DSM

Cons: Tzs. 20010001000/=

[Signature]

Act of 2004. Registration of Deeds