

Ref: KMC/ND/418945/8/BCK  
Kame off. P. J. J. J.  
9/11/08

No 00181062

THE UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS AND HUMAN SETTLEMENTS DEVELOPMENT

The Land Act No. 4 of 1999

LETTER OF OFFER OF RIGHT OF OCCUPANCY

(Under section 27)

Telegrams: 'VIWANJA'  
Telephone: 2121241-9

P. O. Box 9230,  
Dar es Salaam

Ref: No. KMC/ND/418945/8/BCK  
To: KENNETH HERMAN X10180  
P.O. Box 6689  
DAR ES SALAAM

Date 10/11/2008

Sir/Gentlemen/Madam,

RE: PLOT NO. 2042 & 2043 BLOCK E

LOCATION: KUNDUCHI RD

AREA OF THE PLOT: 17385m<sup>2</sup> SURVEY REG. PLAN NO. 48568

Your application for a long term Right of Occupancy (later in this letter called "the Right") over this plot has been approved. The terms and conditions of the Right are as follows:-

- 1. (i) Term: 99 years from 1/1/08
- (ii) Rent: 1,303,875/- Per year which is revisable
- (iii) User: The land shall be used for SERVICE TRADE PURPOSES USE GROUP 'M' USE CLASS (b)

as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993. Only one main building/dwelling house together with the usual and necessary outbuildings shall be built. Commercial use shall not include the sale of vehicle fuels.

- (iv) (a) Buildings to be in permanent materials
- (b) Building plans to be submitted to the K.M.C. within six months from the commencement of the Right.
- (c) Building construction to begin within six months after approval of the plans.
- (d) Buildings to be completed within 36 months from the commencement of the Right.
- (v) Further, you must pay fees, charges etc and refund any contribution in lieu of rates which may be paid by the government.
- (vi) You shall 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 your expenses as assessed by the Director for Surveys and Mapping.

LD 229359

LD 271339

2. The following information is required by me:-

- (a) Your full name (s) in block letters. Requests to have the Certificate of Occupancy issued in the name of a person(s) other than the offeree shall not be entertained.
- (b) Name of spouse (s).
- (c) Your full residential address, giving the house number, name of street and your post office box number, telephone, fax (if any) and your business address.
- (d) Whether you wish to hold the Right individually or as joint occupiers or as occupiers in common. If it is occupancy in common, indicate the share to be taken by each of you.

3. The amount payable on acceptance of the offer is:-

Premium.....		
Fees for Certificate of Occupancy.....		3000/-
Registration Fees.....		260,775/-
Survey fees.....		
Deed Plans fees.....		6000/-
Stamp Duty on Certificate and Duplicate.....		65290/-
Land Rent from 1/1/08 to 30/6/8.....		651937/-
<b>TOTAL</b>		<b>987002/-</b>

4. The amount shown above should be paid to the Commissioner for Lands or Authorised officers. The original exchequer receipts so obtained should then be sent to me with the information requested above.

5. This offer shall remain open for a period of thirty (30) days from the date of its receipt by you. Unless payments are made and receipts are returned to me within thirty (30) days this offer shall lapse.

Yours faithfully,

COMMISSIONER FOR LANDS/AUTHORIZED OFFICER

Date: 11/01/08

Copy to: The ..... Land Officer/Commissioner for Lands.

ACCEPTANCE

I/We KENNETH HERMAN WOISO hereby accept

the Offer of Right of Occupancy on the terms and conditions contained HEREIN, this 10 day of 1 20 08

Name (s): KENNETH HERMAN WOISO

Signature/Seal: [Signature]



MUNICIPAL LAND OFFICER  
KINONDONI MUNICIPAL COUNCIL  
DAB ES SALAAM

Official Stamp

Government Printer, Dar

REGISTERED 31-04-08  
8-00 Am

*Michael*



Stamp Duty 100/-  
 and Registrar's Stamp No. 31310/288  
 and Form No. 92  
*Michael*

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY  
(Under Section 29)

Stamp Duty 65156/-  
 and Registrar's Stamp No. 31310/288  
 15-1-08  
*Michael*

Title No. 79794  
L.O.No. 281844  
KMC/LD/ 48945

The 16<sup>th</sup> day of April, Two thousand and eight

THIS IS TO CERTIFY that KENNETH HERMAN WOISO of P.O. Box 6689 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 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 hereafter pay rent of one million three hundred and three thousand eight hundred seventy five (Tshs. 1,303,875/-) 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.

THE OFFICE OF THE COMMISSIONER OF LANDS AND  
MINISTRY OF LANDS AND HUMAN SETTLEMENTS DEVELOPMENT



LAND REGISTRY,  
P.O. BOX 1191,  
Dar es Salaam  
Date: 12 May, 2008

Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:

Ref. No. LR/T/ 79794

KENNETH HEKMAN WOISO  
P. O. BOX 6689  
DSM

Sir/Gentlemen/Madam,

RE: TITLE NO: 79794 LAND OFFICE NO: 281844  
PLOT NO. 2042 & 2043 BLOCK E KUNDUCHI RTD AREA DSM

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

*[Signature]*  
ASST. REGISTRAR OF TITLES

Copy to: Commissioner for Lands  
Your LID File No: 274566 refers

- (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.

User: The ~~land and the buildings~~ erected thereon shall be used for ~~Service Trade~~ purposes only. Use Groups 'M' use class (b) as defined in the Town and Country Planning (use classes) Regulations, 1960 as amended in 1993.

The Occupier (s) shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.

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.