

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 42943

Land Office Number: 146224.

Land: PLOT NO. 69 BAHARI BEACH DAR ES SALAAM CITY.

Term: NINETY NINE YEARS.

TANGANYIKA STAMP DUTY ACT.
 TITLE No. 42943
 REGISTERED 27-1-94
 Land Form 33
 At 1.00 P.M
 Stamp Duty Shs. 45/-
 and Revenue Receipt No. BA/138995 L.O. No. 146224
9-3-94 Issued.
 DCC/LD/ No. 32792
 Stamp Duty Officer



TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 90/-
 on original Receipt No. BA/138995
9-3-94
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 7th day of DECEMBER One thousand and **Ninety three.**

TITLE No. 42943

JUDITH KIRUA OF P.O. BOX 15535 DAR ES SALAAM

THIS IS TO CERTIFY that

(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") as ~~joint tenants/as tenants in common in equal shares~~ for a term of **Ninety Nine** years from **The first** day of **July** One thousand nine hundred and **Eighty Seven** 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, 19 **88**, shall thereafter pay rent of **Shillings One thousand Nine hundred (Shs. 1900/=)**

----- 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 year or within three years thereafter in each case. **1997, 2007, 2017, 2027, 2037, 2047, 2057, 2067 and 2077**

2. The Occupier shall:—

- (i) 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 Dar es Salaam City Council** ----- (hereinafter called "the Authority");
- (ii) 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");
- (iii) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority;

- (iv) 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 Commissioner for Surveys and Mapping.

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.

3. (i) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner PROVIDED that the consent of the Commissioner shall not be necessary;

to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

~~to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.~~

- (ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or his employees or agents or contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3.

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 the Occupier 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. **USER: The main building and necessary outbuildings built thereon shall be maintained and the same be used for Residential purposes only. Use Group 'A' Use Classes (a) & (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.**

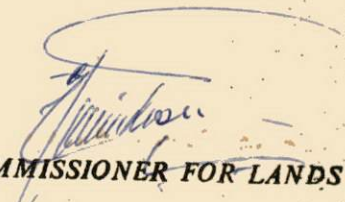
7. The President may revoke the Right for good cause or in Public interest.

SCHEDULE

ALL that Land known as Plot NO. 69 Bahari Beach Dar es Salaam City
Containing Two Four Zero Five (2405) Square metres

square feet shown for identification only edged on the plan attached to this Certificate and defined
on the registered survey plan numbered 24060 deposited at the Office of the Commissioner for Surveys
and Mapping at Dar es Salaam.

GIVEN under my hand and seal and by Order of the Minister the day and
year first above written.


COMMISSIONER FOR LANDS

I, the within-named JUDITH KIRUA hereby agree with the conditions and
terms of the foregoing Certificate of Occupancy.

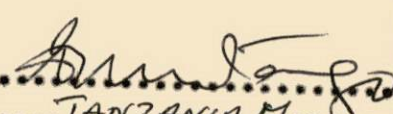
SIGNED and DELIVERED by the said
JUDITH KIRUA who is known to me
personally/Identified to me by

J Kirua

the latter being known to me per-
sonally in my presence this

day of 26/10/ 1993.

Witness's:

Signature: 

Postal Address: TANZANIA MISSION

47 AVE. BLANC, GENEVA

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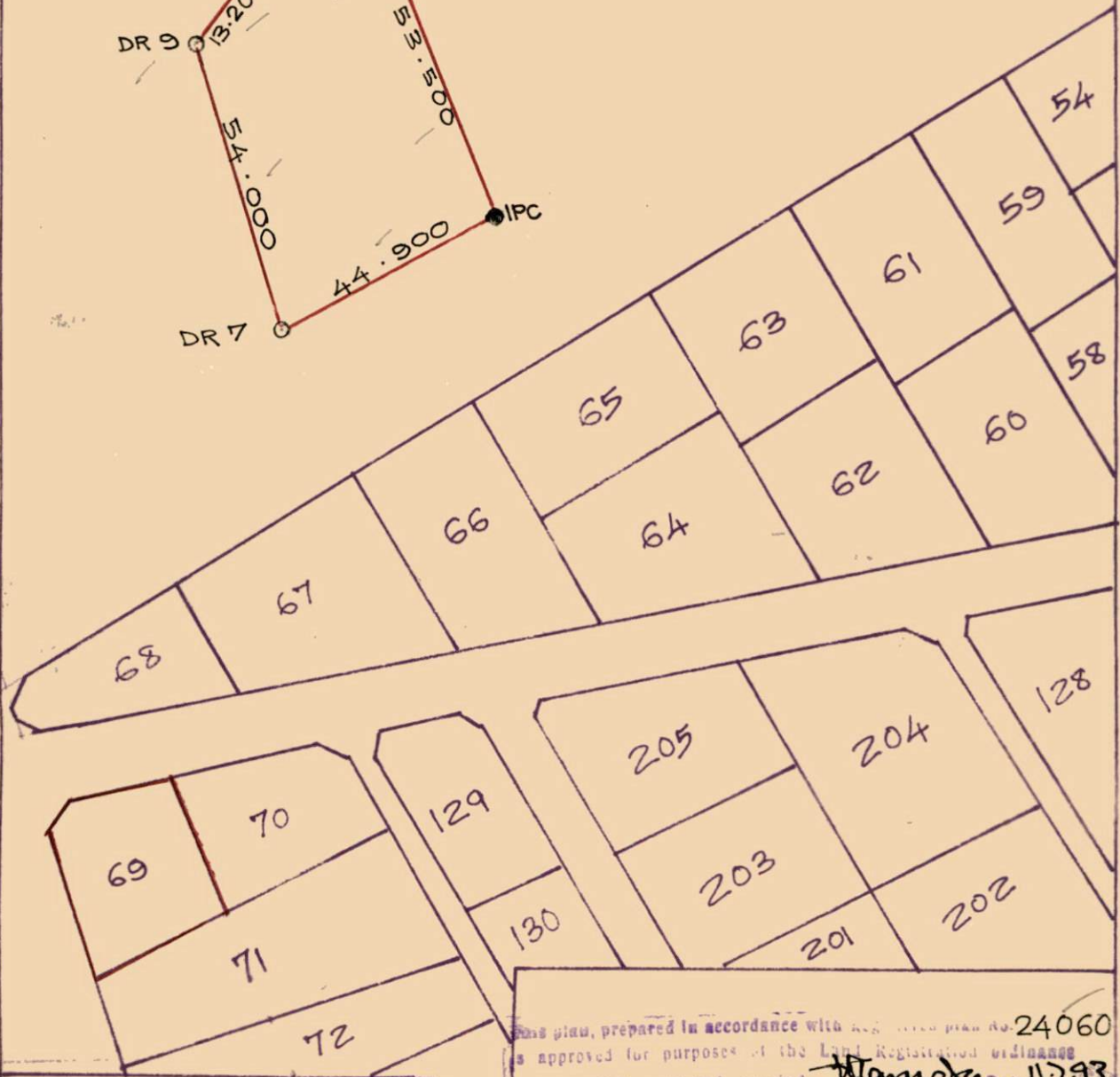
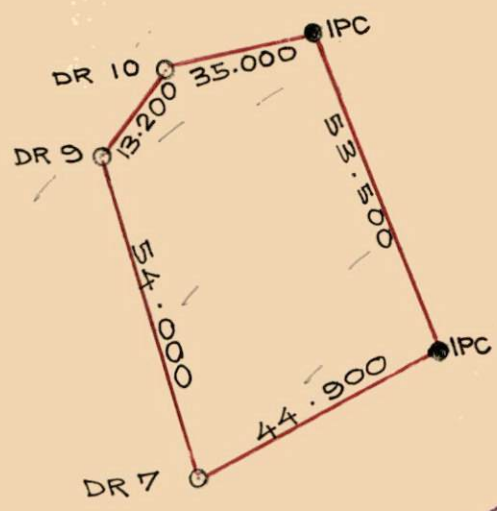
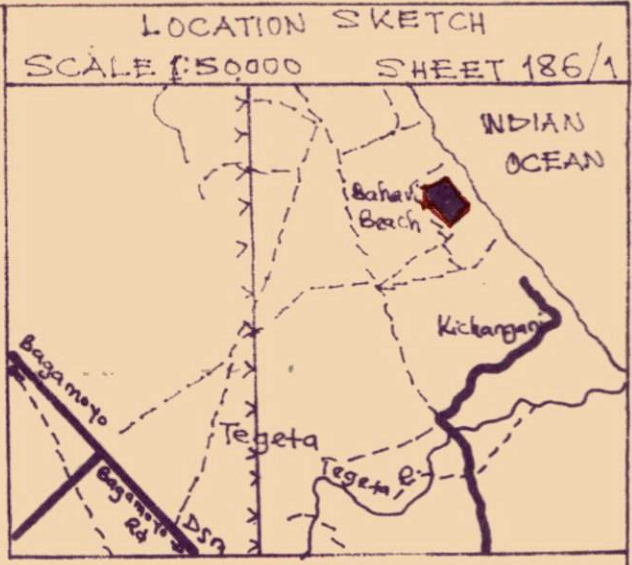
Qualification: AMBASSADOR

Permanent Representative
Mission of United Republic
of Tanzania Geneva

DAR ES SALAAM CITY



LOCATION	BAHARI BEACH
BLOCK	—
PLOT	69
S.O.	146224
AREA	2405 SQM



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

This plan, prepared in accordance with registration plan no. 24060 is approved for purposes of the Land Registration ordinance
 Director of Surveys and Mapping *Wanneru* Date 11/7/93
 Ministry of Lands, Housing and Urban Development, Dar es Salaam

WIZARA YA ARDHI, NYUMBA NA MAENDELEO MIJINI

OFISI YA MSAJILI WA HATI,
S.L.P. 1191,
DAR ES SALAAM.


KUMB. NA LR/7/42943/3
Kwa: Judith Kina
of P.O. Box 15535
DSM.

March 19 94

HATI NA: 42943 KIWANJA NA: 69 KITALU NA....
Bahari Beach DSM City

Ninayo furaha ya kukujulisha kuwa Hati yako kuhusu kiwanja kilichotajwa hapo juu iko tayari.

Tafadhali uje pamoja na barua hii pia na vitambulisho vyako gorofa ya kwanza Ardhi House ili uichukue.


k.n.y: MSAJILI WA HATI.

MN. LD/145284