

TANZANIA

THE LAND ACT 1999

(NO 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: SS467

Land Office Number: 20520

Land: PLOT NO. 1019/4 M/S. MT. MERISTOR ARE. IN BAR. KS. DAR ES SALAAM CITY

Term: SEVEN (7) YEARS



TITLE No. 55468
 REGISTERED 27-1-03
 AT 1.00 M
Mme
 Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT
 Stamp Duty Paid 100/-
 and Revenue Receipt No. 18255039
25-2-03
Mme
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 199
 NO. 4 OF 1999

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Paid 740/-
 on original Receipt No. 18255039
25-2-03
Mme
 Stamp Duty Officer

Certified as True Copy of the Original
 Alfred F. Mtawa
 Advocate, Notary Public
 & Commissioner for Oaths
 Date: 27/1/2003 Sign: *[Signature]*

Title No. 5-5-468
 L. O. No. 205322
 L.D. No. 20/10/41878

The 12th day of March, 2003

THIS IS TO CERTIFY that PERMA SHARP (TANZANIA) LIMITED a Limited Liability Company incorporated in Tanzania and having its registered offices at Dar es Salaam of P. O. BOX 10001 DAR ES SALAM

(hereinafter called : "the Occupier" / "the Occupiers") is / are 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 occupants / occupants in common in equal shares~~ thirty three years from the first day of ~~January~~ Two thousand and three 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(s) having paid rent up to the thirtieth day of June 2003 shall thereafter pay rent of shillings fourteen thousand nine hundred and twenty five (Tshs. 14,925/-) only 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(s) 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")

(v) 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;

(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.

3. USER: The land and the existing buildings erected thereon 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. Occupier shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.

5. The Occupier(s) 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.

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

SCHEDULE

ALL that land known as Plot No. 1049/1

situate at Keenani Peninsular Area in Dar es Salaam City containing nine hundred and twenty two (922)

square metres / square feet / hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered 33833 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

GIVEN under my hand and official seal the day and year first above written.




COMMISSIONER FOR LANDS.

The within - named FERMA SEARP (TANZANIA) LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said
FERMA SEARP (TANZANIA) LIMITED and
Belived in the presence of us this 29TH
day of August, 2003

Signature: [Signature]
Postal Address: Box 786, DSM
Qualification: Director

Signature: [Signature]
Postal Address: Box 786, DSM
GENERAL MANAGER

DAR ES SALAAM CITY

LOCATION: MSAANI PENINSULA

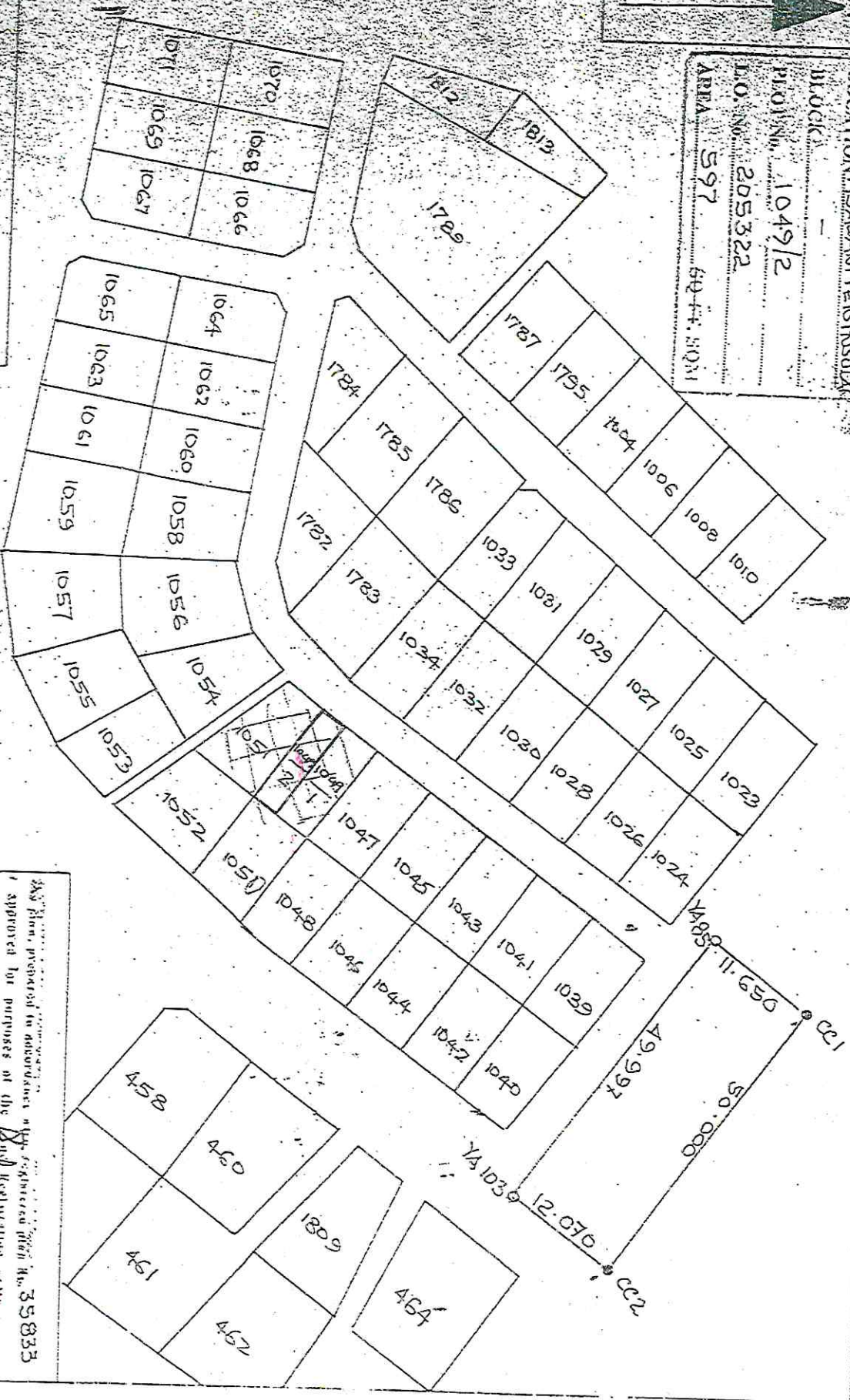
BLOCK: _____

Plot No. 1049/2

L.O. No. 205322

AREA: 597

6944.50M



The issue of this plan is subject to the approval or admission of the relevant government.

358 from provided in accordance with registered plan No. 35833
 I approved for purposes of the Building Restriction when
 Director of Surveys and Mapping M. M. M. M.
 Secretary of Lands, Housing and Urban Development, Dar es Salaam
 12/5/2003

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)



Date of Issue:

Title Number: 12 1226

Land Office Number: 455521.

Land: PLOT NO. 1049/2 HASANI ISLAND IN DAR ES SALAM CITY.

Term: NINETY NINE YEARS.

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 121226



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 14 Aug. 2012

PERMA SHARP (TANZANIA) LIMITED
P.O Box 40001
Dar Es Salaam
Sir/Gentlemen/Madam.

RE: TITLE NO: 121226 LAND OFFICE NO: 456521
PLOT NO. 1049/2 BLOCK AT Msasani Peninsular

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



REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 229024 refers

TITLE NO. 121226
 REGISTERED 20.7.12
 AT 10:50 AM

 Senior Asst. Registrar of Titles




Land Form No. 22
 L.O. No. 47188502
 19/06/12

 Senior Asst. Registrar of Titles

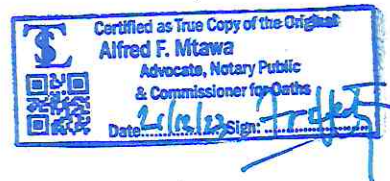
THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANZANIA
 Stamp Duty 2378 Paid
 On or after 19/06/12

 Senior Asst. Registrar of Titles



Title No. 121226
 L.O. No. 456521
 L.D. No. 229024

The 16th day of July, Two thousand and twelve.

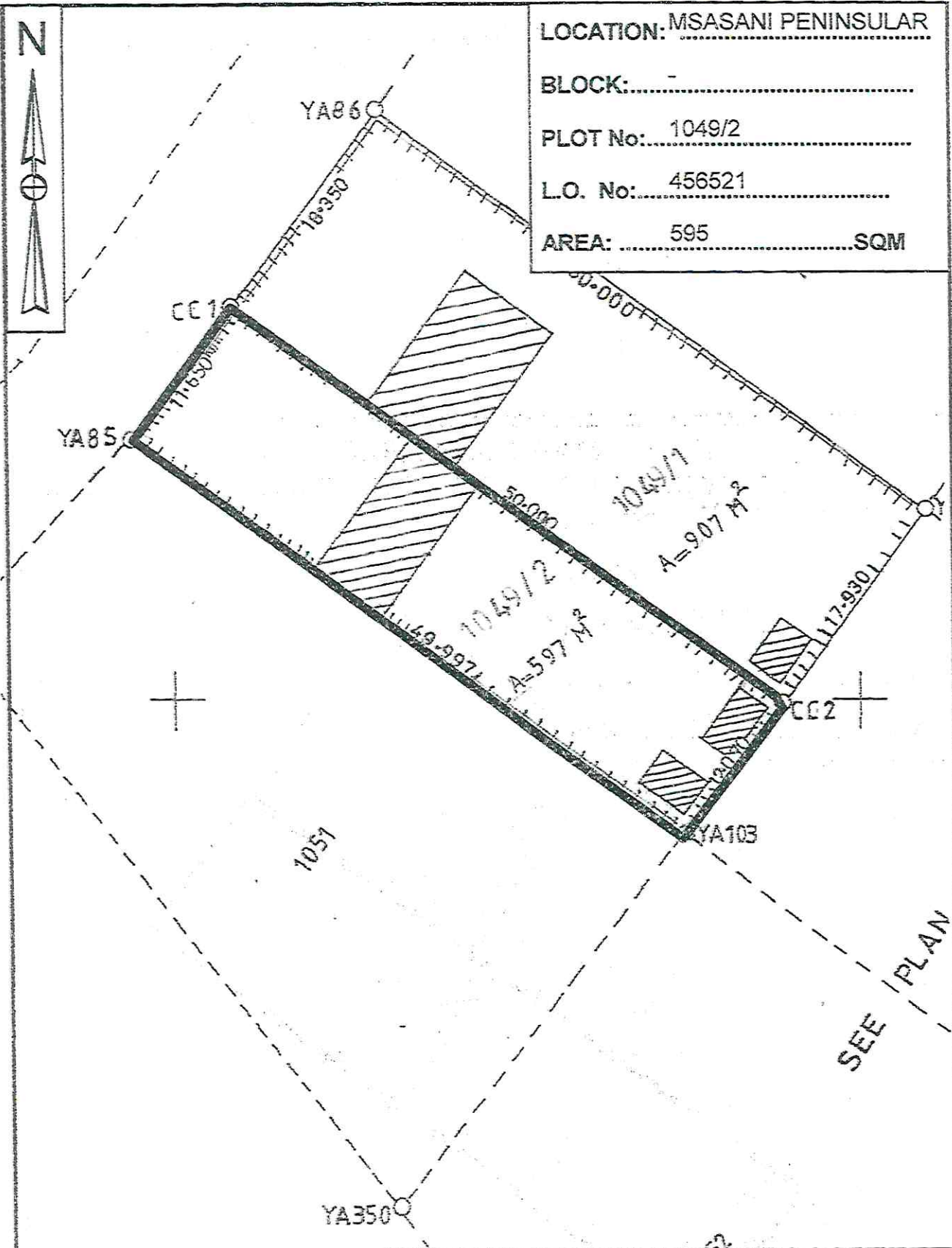
THIS IS TO CERTIFY that PERMA SHARP (TANZANIA) LIMITED a limited liability company incorporated in Tanzania and having its Registered offices at Dar es Salaam of P.O. Box 40001. DAR ES SALAAM (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in 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 eleven** 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, 2012, shall hereafter pay rent of shillings **seventy three thousand seven hundred sixty (73,760/=)** 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) Building shall be in permanent materials.
 - (iv) Building plans to be submitted to the **Kinondoni Municipal Council** within six months from the commencement of the Right.
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Building to be completed within thirty six months from the day of commencement of the Right.
3. **USER:** The land shall be used for **Commercial and Residential** purposes only. Use Group 'B' use class (c), Use Group 'G' use class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
 4. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
 5. The Occupiers 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.

DAR ES SALAAM CITY.

LOCATION: MSASANI PENINSULAR
BLOCK:
PLOT No: 1049/2
L.O. No: 456521
AREA: 595 SQM



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

This plan prepared in accordance with Registered Plan No: 35833
is approved for purpose of the Land Registration ordinance
Director of Surveys and Mapping: *[Signature]* Date: 05/07/2012
Ministry of Lands Human Settlements Development, Dar es Salaam

SCHEDULE

ALL that Land known as Plot No. 1049/2 situated at Msasani Peninsular in Dar es Salaam City, containing five hundred ninety seven (597) square metres shown for identification only edged black on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 35833 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.

[Handwritten Signature]

ASSISTANT COMMISSIONER FOR LANDS

The within named PERMA SHARP (TANZANIA) LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
PERMA SHARP (TANZANIA) LIMITED)
and DELIVERED in our presence of us)
this.....*21st*.....day of.....*July*..... 2011.)

Name.....*Amin Mwanemwa V. A. S. I*.....)

Signature.....*[Handwritten Signature]*.....)

Postal Address:.....*P.O. Box 786 DSM*.....)

Qualification:.....*Director*.....)

Name.....*Shahid M. Mwanemwa*.....)

Signature.....*[Handwritten Signature]*.....)

Postal Address:.....*P.O. Box 786 DSM*.....)

Qualification:.....*Director*.....)



Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)



Date of Issue:

Title Number: 115116

Land Office Number: 257193.

Land: PLOT NO. 1051 MSASANI PENINSULAR IN DAR ES SALAM CI

Term: NINETY NINE YEARS.

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT



Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 125116

LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 10 Sep, 2013

PERMA SHARP (TANZANIA) LIMITED
P.O Box 40001
Dar Es Salaam
Sir/Gentlemen/Madam.

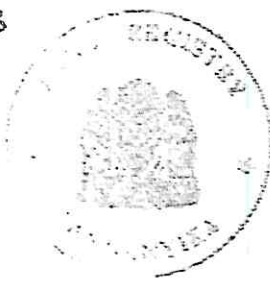
RE: TITLE NO: 125116 LAND OFFICE NO: 457193
PLOT NO. 1051 BLOCK - AT Msasani Peninsular

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

 REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 81030 refers

TITLE NO. 125116
 REGISTERED 05.09.13
 AS lisopm.



[Signature]

Land Form No. 22

TANZANIAN STAMP DUTY ACT
 Stamp No. 100h
58083214
 Date 22.05.2013
[Signature]

THE UNITED REPUBLIC OF TANZANIA

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

TANZANIAN STAMP DUTY ACT
 Stamp No. 81084
58083214
 Date 22.05.2013
[Signature]



CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 125116
 L.O. No. 457193
 L.D. No. 81030

The 29th day of August

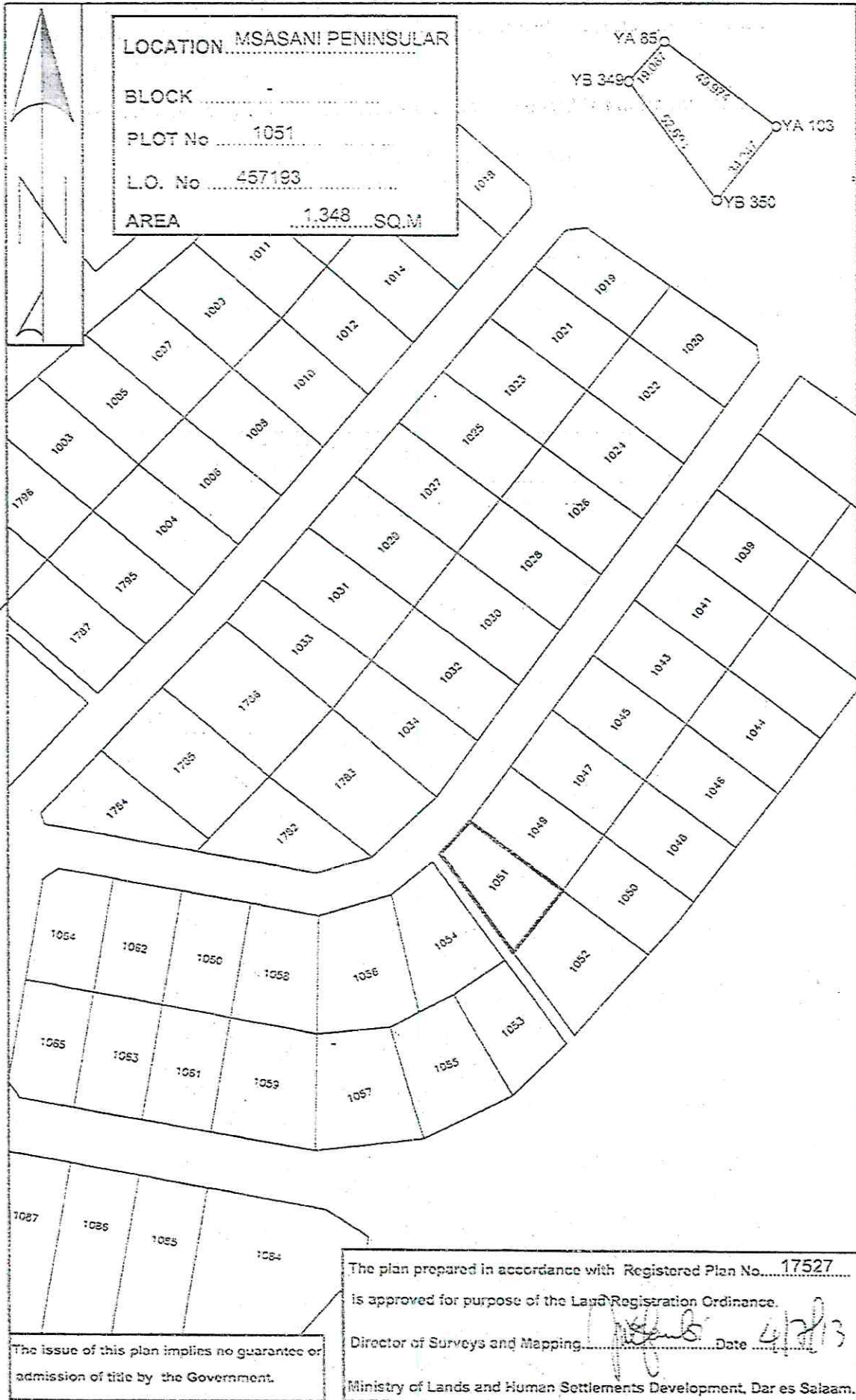
Two thousand and thirteen.

THIS IS TO CERTIFY that PERMA SHARP (TANZANIA) LIMITED a limited liability company incorporated under the companies ordinance (Cap.212) and having its registered office in Dar es Salaam of P.O. Box 40001, 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 thirteen** 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:-

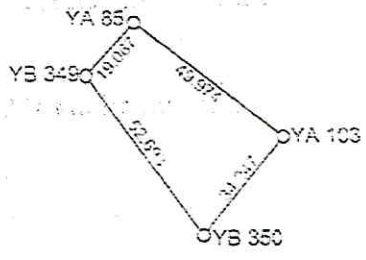
1. The Occupier having paid rent up to the thirtieth day of June, 2013; shall hereafter pay rent of shillings **forty thousand four hundred seventy (40,470/=)** only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner 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").
 - (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.
3. **USER:** The land and the existing buildings erected thereon shall be used for Apartments and Commercial purposes only. Use Group 'B' use class (c) and Use Group 'G' use class (a) 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.

DAR ES SALAAM CITY



LOCATION MSASANI PENINSULAR
BLOCK -
PLOT No 1051
L.O. No 457193
AREA 1,348 SQ.M



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

The plan prepared in accordance with Registered Plan No. 17527 is approved for purpose of the Land Registration Ordinance.
Director of Surveys and Mapping *[Signature]* Date 4/2/13
Ministry of Lands and Human Settlements Development, Dar es Salaam.

SCHEDULE

ALL that Land known as Plot No. 1051 situated at Msasani Peninsular in Dar es Salam City containing one thousand three hundred forty eight (1348) square metres shown for identification only edged black on the plan attached to this Certificate and defined on the registered survey plan numbered 17527 deposited at the Office of the Director for Surveys and Planning at Dar es Salaam.

Given under my hand and my official seal the day and year first above written.

[Handwritten Signature]

As ASSISTANT COMMISSIONER FOR LANDS

I, the within named PERMA SHARP (TANZANIA) LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED with the COMMON SEAL of the said)
PERMA SHARP (TANZANIA) LIMITED)
and DELIVERED in the presence of us)
this... 27th day of July 2013.)



Signature: *[Handwritten Signature]*)

Postal Address: No. Box 786)

DAR ES SALAAM)

Qualification: DIRECTOR)

Signature: *[Handwritten Signature]*)

Postal Address: *[Handwritten Address]*)

[Handwritten Address])

Qualification: *[Handwritten Qualification]*)