

57403
13-4-05
11:00 AM.
REGISTRY
TANGANYIKA
Assistant Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
Stamp Duty No. 457= Paid
Land Revenue No. 605276
2-9-88
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty No. 90/= Paid
Land Revenue No. 605276
2-9-88
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance).

Title No. 57403
L.O.No. 207216
REF. NO. AR/ILA/TAB/862

The 6th day of April, Two thousand and Four

THIS IS TO CERTIFY that **TABATA SOCIAL CLUB OF P.O. BOX 7691**
DAR ES SALAAM

(hereinafter called "the Occupier") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule here to (hereinafter called "the Land") for a term of **thirty three years** from the first day of **July One thousand nine hundred Eighty eight** according to the true intent and meaning of the Land Ordinance and subject to the provisions thereon and to any regulation made there under and to a 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 1989**, shall thereafter pay rent of Shillings **One thousand eight hundred Seventy five (Tshs 1875/=)** year in advance on the first day of July in every year of the terms without any deduction **PROVIDED** that the rent may be revised by the Minister for the time being responsible for Land (hereinafter called "the Minister") on the first day of July in each of the years **1999, 2009 and 2019** or within three years thereafter in each case.

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 Ilala Municipal Council** (hereinafter called "the Authority");
- (ii) Be responsible for the protection of all beacons on the land throughout the terms of the Right Missing beacon will have to be re-established at any time at the Occupier expenses as assessed by the Commissioner for Director for Survey 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 of modification of any condition in the Right.

3. (i) The Occupier shall not subdivide the land or assign, subject or otherwise dispose of or deal with the whole or any part of it or 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

(ii) Occupation use of the whole any part of the land or buildings on it any person other than the Occupier or **their** employees or agents or contractor 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 conditions. 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 improvement thereof. This condition does not oblige the Government to make or improve roads.

6. **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for Social Club purposes only use Group H use class (e) as defined in the Town and Country planning (use classes) Regulations, 1960 as amended 1993.

SCHEDULE

ALL that land known as Plot No. 614 Block 'A' Tabata area in Dar es Salaam City
Containing **One thousand one hundred thirty Five (1135) square meters** shown for
identification only edged on the plan attached to this Certificate and defined on the plan
attached to this Certificate and defined on the registered survey plan numbered 15682
deposited at the Office of the Commissioner for Director 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 **TABATA SOCIAL CLUB** Hereby accept the terms and conditions
contained in the foregoing certificate of Occupancy:

SEALED with the Common Seal of the said)
TABATA SOCIAL CLUB)
Signed and Delivered in the presence of us)
This 29th day of DEC. 20004)

(Witness's) Amengasore
Name: CHARLES J. KUYA YAGIRA)

Postal Address: P.O. Box 6209 DSM)

Qualification: CHAIRMAN)

Name: SILVESTER J. SAWAKI)

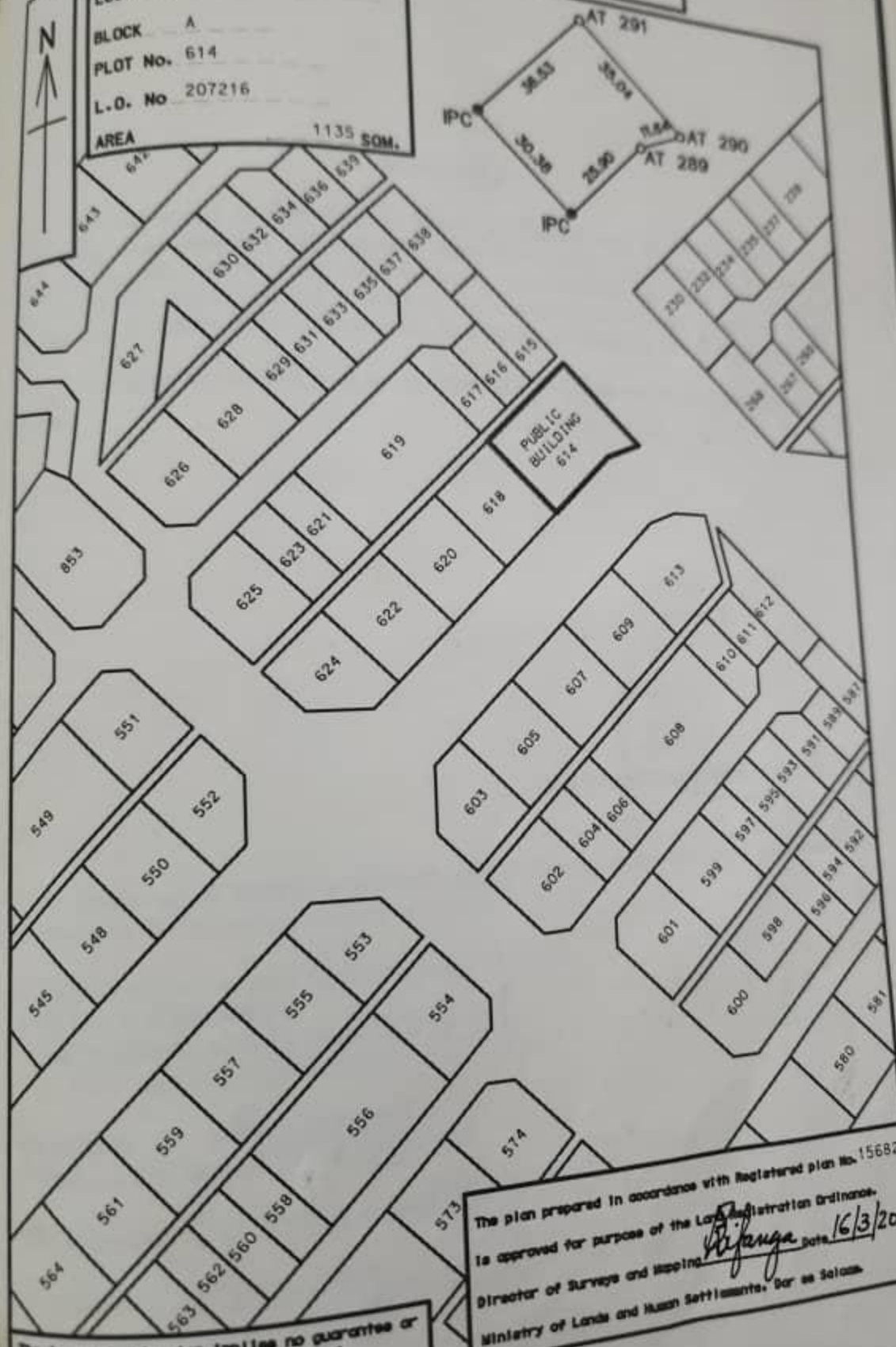
Postal Address: Box 75287 DSM)

Qualification: SECRETARY GENERAL)

DAR ES SALAAM CITY

LOCATION TABATA

BLOCK A
PLOT No. 614
L.O. No 207216
AREA 1135 SQM.



The plan prepared in accordance with Registered plan No. 15682
Is approved for purpose of the Land Registration Ordinance.
Director of Surveys and Mapping *Dr. Juma* Date 16/3/2004
Ministry of Lands and Human Settlements, Dar es Salaam

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

GOVERNMENT PAYMENT

LAND REGISTRY DAR-ES-SALAAM
TRANSFER:

Filed Document No. 168074

Date of Registration 7.03.2015 time 12:15P

To. EXPER JOSEPH MASSAWE and

TECLA EXPER MASSAWE BOX 15815

D'SALAAM AS Joint occupiers
(Cons GH 50,000,000/-)

Senior Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM

MORTGAGE

Filed Document No. 184611

Date of Registration 07.12.2016 time 11:25 am

To. KCB BANK TANZANIA LIMITED

OF P.O. BOX 804 DAR-ES-SALAAM

(TO SECURE 1,125,000,000.00)

Senior Asst. Registrar of Titles