

Land Form 23A

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number:

77980

Land Office Number: 277698.


Land: PLOT NO. 26 MZINGA MOROGORO MUNICIPALITY.

Term: NINETY NINE YEARS.

TITLE NO. 77980
 REGISTERED 9-11-07
 4Y 1.00 PM

Amma

Registrar of Titles



MANGACHUKWA BEARER DUTY ACT
 Stamp Duty Shs. 100/-
 and Revenue No. 30350179
30656874
9-11-07
Amma
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
 THE LAND ACT, 1999
 (NO. 4 OF 1999)
 CERTIFICATE OF OCCUPANCY

MANGACHUKWA BEARER DUTY ACT
 Stamp Duty Shs. 11320/-
 and Revenue No. 30350179
30656874
9-11-07
Amma
 Stamp Duty Officer

(Under Section 29)

Title No: 77980
 L.O. No. 277698.
 MMC/LD/5883/10/SM.

The 8th day of November, Two thousand and Seven.

THIS IS TO CERTIFY that M/S NASHERA HOTEL LIMITED, a limited liability company ^{cc/Lt} incorporated in Tanzania and having its registered office at Dar es Salaam of P.O. 4914. DAR ES SALAAM (hereinafter called "the Occupiers") are entitled to the Right of Occupancy (hereinafter called "the Right") in and over **Ninety nine** years from the first day of **October, 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 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 thereafter pay rent of shillings **Two million, two hundred and twenty three thousand (Tshs.2,223,000/=)** 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 to be in permanent materials.

- (iv) Submit building plans to the **Morogoro 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 completed the building within thirty six (36) months from the date of the commencement of the Right.

3. **USER:** The land shall be used for **SPECIAL RESIDENTIAL BUILDINGS (HOTEL)** purposes only. Use Group 'C' use classes (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 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. 26 situated at **Mzinga** in **Morogoro Municipality** containing **Four decimal point nine four (4.94) Ha** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **47309** 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

The within named that **M/S NASHERA HOTEL LIMITED** hereby accept the terms and *cc/lo* conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
that **M/S NASHERA HOTEL LIMITED** and *cc/lo*)
DELIVERED in the presence of us)
this...7...day of...**NOVEMBER**, 2007)

Witness's: *[Signature]*)
Signature.....)
Postal Address: **Box 4914**)
DAR-ES-SALAAM)
Qualification: **DIRECTOR**)

Witness's: *[Signature]*)
Signature.....)
Postal Address: **Box 4914**)
DAR-ES-SALAAM)
Qualification: **DIRECTOR**)