

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 37104

Land Office Number: 120040.

Land: PLOT NO.206, KUNDUCHI BEACH DAR ES SALAAM CITY.

Term: NINETY NINE YEARS.

07/11/62
652662
2503307

TITLE No. 37104
 REGISTERED 1.11.90
 9:00
 Land Form 33
 A: [initials]
 [Signature]
 Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 100/= Paid
 and Revenue Receipt No. A2/157253
 of 3.4.90 Issued
 [Signature]
 Stamp D.O. No. 129840.
 L.D. No. 62479.

THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
 (Section 9 of the Land Ordinance)
 The 30th day of October
 nine hundred and Ninety.
 One thousand [Signature] Officer

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 9230 Paid
 and Revenue Receipt No. A2/157253
 of 3.4.90 Issued
 [Signature]
 Stamp D.O. No. 129840.
 L.D. No. 62479.

TITLE No. 37104

THIS IS TO CERTIFY that KUNDUCHI BEACH HOTELS Limited a limited liability Company incorporated in Tanzania and having its registered Office in Dar es Salaam of P.O. BOX 2485, DAR ES SALAAM -----

(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 January One thousand nine hundred and Ninety 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 thereof or amendment thereof and to the following special conditions:—

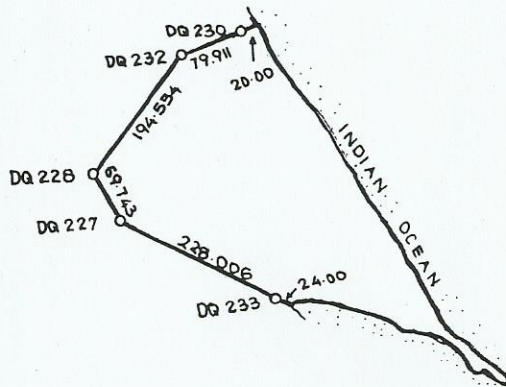
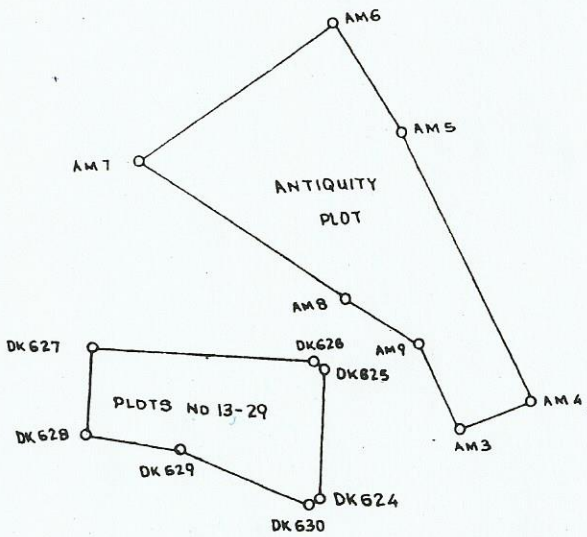
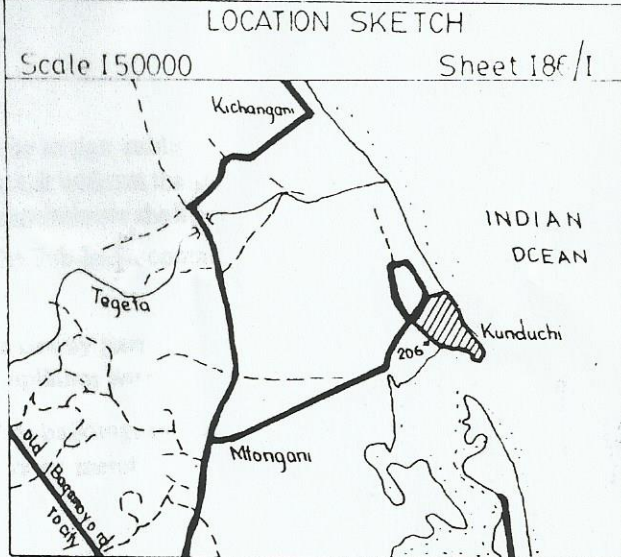
1. The Occupier having paid rent up to the thirtieth day of June, 1990, shall thereafter pay rent of Shillings ~~One hundred and eighty four thousand and one hundred (SHS.184,100/=)~~ a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may 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 years 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 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's 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.

DAR ES SALAAM CITY



KUNDUCHI BEACH
 206
 120040
 9.238 Ha



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

This plan, prepared in accordance with Departmental Plan No. 23870
 is approved for the purpose of...
 Director of Lands and Livestock...
 Date: 23-6-90
 Ministry of Lands, District Administration and Local Government, Dar es Salaam

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 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 obligate the Government to make any improvement or necessary roads. Only one main building is permitted to be built on the land.

6. outbuildings shall be built on the land and the same shall be used

for ~~Commercial~~ Residential purposes only. Use GROUP 'B' & 'E' Use

Classes (a) Use GROUP 'C' as defined in the Town and Country Planning (Use Classes) Regulations 1960.

TBR/stc

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

SCHEDULE

ALL that land known as Plot No.206, Kunduchi Beach Dar es Salaam City Containing nine decimal point two three eight (9.238) Hectares ----- square feet shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 23870 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.

COF
**COMMISSIONER
LAND DEVELOPMENT SERVICE**
COMMISSIONER FOR LANDS

O P Dem 10858/8-84/5m/1a7

TBR/SW

WE, the within-named KUNDUCHI BEACH HOTELS ^{LIMITED} hereby ^{accept} the terms and conditions contained in the foregoing Certificate of Occupancy.

TBR/SW

SEALED with the COMMON SEAL of the said KUNDUCHI BEACH HOTELS ^{LIMITED} and DELIVERED by in the presence of us this day of 1990.

Signature: *Ruguis*

Postal Address: P.O. Box
2 F.S. DAR ES SALAAM.

Qualification: AG. GENERAL MANAGER

Signature: *Partonina*

Postal Address: P.O. Box 70201

..... Dar es Salaam

Qualification: DIRECTOR

Ruguis
26/10/90
CANCELLED