

TITLE No. 49726

REGISTERED 13-1-2000

At 11.00 AM

Senior Asst. Registrar of Titles



L.O. No. 168603.

L.D. No. 178796.

TANGANYIKA STAMP DUTY ACT. Stamp Duty Shs. 100 = Paid. and Revenue Receipt No. A. 1568479 of 15.3.96

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 2nd day of February

nine hundred and ninety nine.

TITLE No. 49726

THIS IS TO CERTIFY that ALTAF SHUJAVDDIN RAJA OF P.O. BOX 5448 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 thirty three years from the First day of January

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, 1996 shall thereafter pay rent of Shillings One hundred and seventy thousand (Shs. 170,000/=) 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 2006, 2016 and 2026 or within three years thereafter in each case.

2. The Occupier shall:-

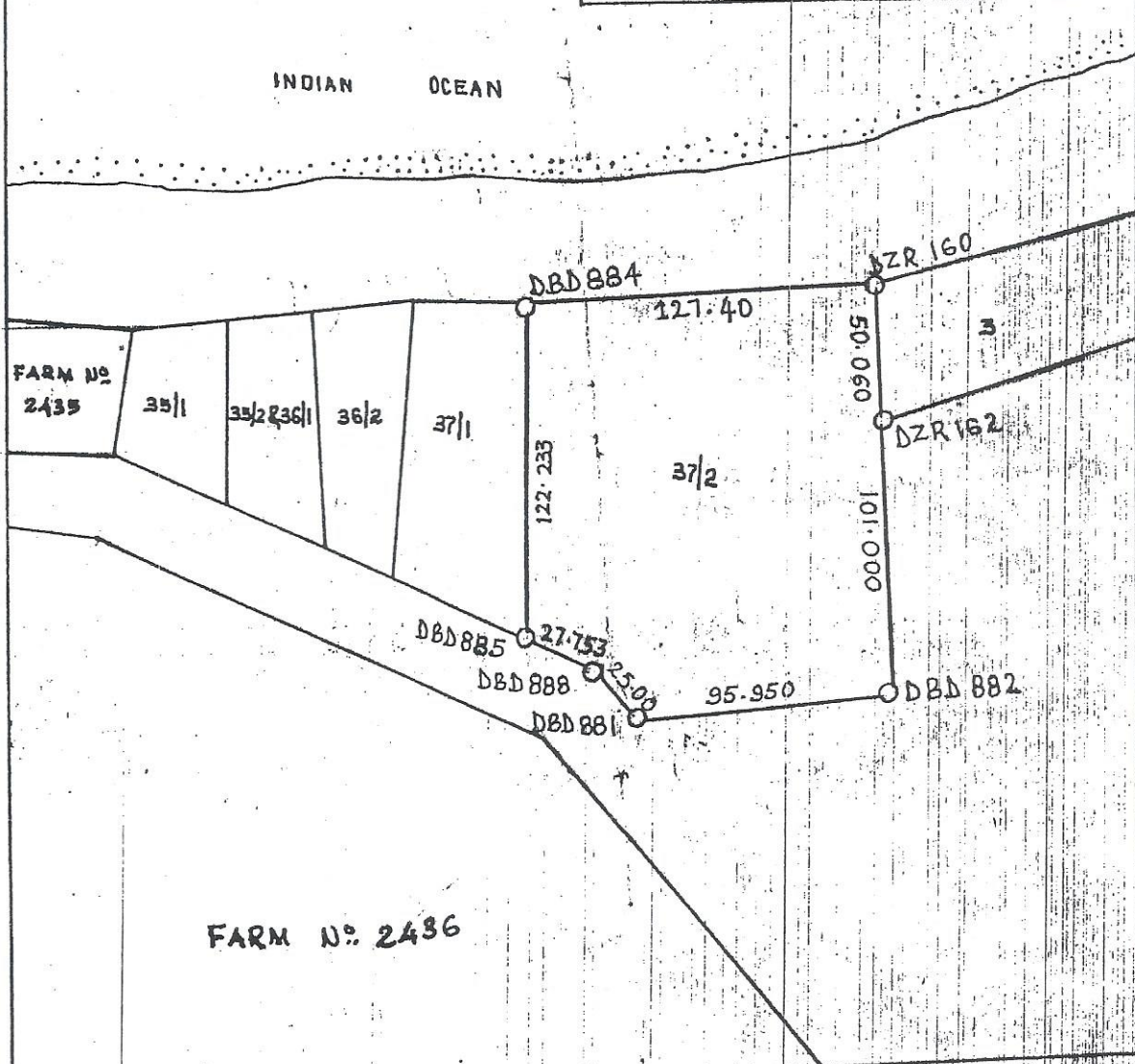
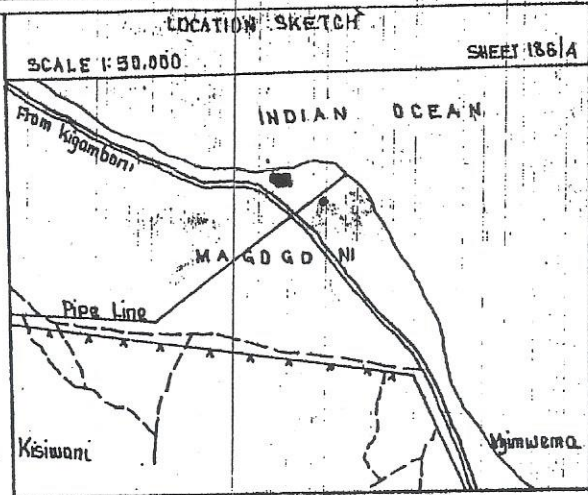
- (i) Erect on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by The Dar es Salaam City Commission
(ii) By the thirtieth day of June (hereinafter called "the Authority"); 1996 submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;
(iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;
(iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirty first day of December 1998
(v) At all times during the term after the thirty first day of December 1998 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");

TANGANYIKA STAMP DUTY ACT. Stamp Duty Shs. 10,200 = Paid on original Receipt No. A. 1568479 of 15.3.96

DAR ES SALAAM CITY



LOCATION: MAGOGONI - KIGAMBONI  
 BLOCK: F  
 PLOT No: 37/2  
 L.O. No: 168603  
 AREA: 1.854 SQ. FT. H.A.



This plan prepared in accordance with Registered Plan No. 29296  
 approved for purposes of the Land Registration Act  
 Director of Surveys and Mapping *D. J. Mungu* Date 13/8/99  
 Ministry of Lands, Housing and Urban Development, Dar es Salaam

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

**SCHEDULE**  
ALL that land known as Plot No. 37/2 Block 'A' Mvogoni  
Kigamboni Dar es Salaam City containing One point Eight Five  
Four (1.854) Hectres -----

shown for identification only edged on the plan attached to this Certificate and defined  
on the registered survey plan numbered: 29296 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.

*[Signature]*  
COMMISSIONER FOR LANDS

G P Dow

I, the within-named ALTAF SHUJAVDDINI RAJA hereby accept  
the terms and conditions contained in the foregoing Certificate  
of Occupancy.

SIGNED and DELIVERED by the said  
ALTAF SHUJAVDDINI RAJA who is  
known to me personally/~~Identified~~  
~~to me by~~  
~~the latter being known to me~~  
personally in my presence this 5<sup>th</sup>

day of JANUARY

2000.

Witness's  
Signature: .....

*P. M. Majithia*

Postal Address: .. P. M. MAJITHIA

..... ADVOCATE .  
P.O. BOX 155  
Qualification: .... DAR ES SALAAM  
TANZANIA

*AS Raja*

BAND REGISTRY DAR-ES-SALAAM  
TRANSFER

Filed Document no  
Date of Registration

109938

29.6.05 time 9:00 A.M.

to SUMPRA LIMITED of  
Box 2255 D'SALAAM.

(In cons of U.S\$ 160,000)

Senior Asst Registrar of Titles