

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 194495



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 11 Oct, 2021

GREATLAKES FREIGHT LIMITED
P.O Box 12117
DAR-ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 194495 LAND OFFICE NO: 486255
PLOT NO. 229 BLOCK 14 AT KIBADA

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: 327723 refers

Date of Issue:


Title Number: 194495

Land Office Number: 1071431

Land: PLOT NO. 229 BLOCK 14 AT KIBARA IN KIGAMBONI MUNICIPALITY

Term: NINETY NINE (99) YEARS.

TITLE No: 194495
 REGISTERED ON: 28. 09. 2021
 AT: 03:00P M



Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 79,122/= Paid
 On Original Receipt Shs: 5194247
 of: 16. 02. 2015

Stamp Duty Officer

and Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/= Paid
 Receipt No: 5194297
 of: 16. 02. 2015

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 194495
 L. O. No. 1071431.
 Ref. No. LD/KGMC/KIBD/229/14.

The 23rd day of September

Two thousand and Twenty One.

THIS IS TO CERTIFY that GREATLAKES FREIGHT LIMITED is a limited liability Company Incorporate in Tanzania Under the Companies ordinance (Cap. 212) of P.O. Box 12117, 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 (99) years years from the first day of January, Two thousand and Fifteen 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:-

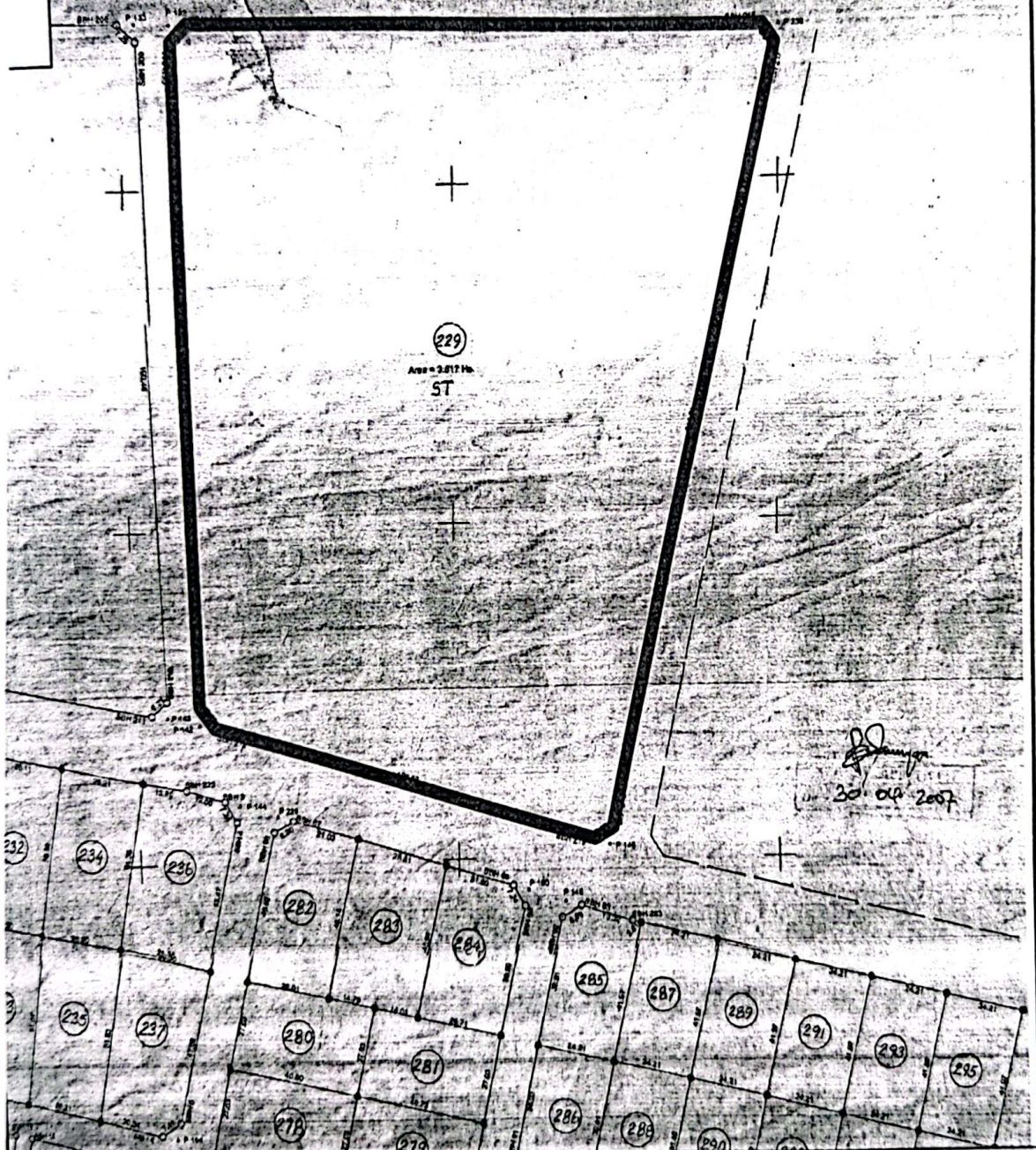
1. The Occupier having paid rent up to the thirtieth day of June, 2015; shall hereafter pay rent of shillings ~~Seven hundred ninety one thousand three hundred twenty~~ Three million three hundred forty one thousand one hundred (3,341,150/=) only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands. FD. 217301
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

- (ii) Do everything necessary to preserve the environment and protect the soil & 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 **Kigamboni 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.

FD.
217301
JKL

- 3. **USER:** The land shall be used for ^{Service Industry} ~~Sports Centre~~ purposes only. Use Group ~~Use class (a)~~ as defined in the ^{Urban Planning Act No. 8 of 2007, Cap 3} ~~Town and Country Planning (Use Class Regulations, 1960 as amended in 1993.~~ and ^{Government Notice (GN) No. 91 and 93} ~~dated on 9. 3. 2018~~.
- 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 prescribed form before or at the time the disposition is carried out together with payment 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.

BLOCK 14
 PLOT NO 229
 L.O. NO 486255
 AREA 3.517 Ha



[Signature]
 30 Oct 2007

The issue of this plan implies no guarantee or Admission of title by the government

This plan is prepared in accordance with Registered Plan No. 46145
 It is approved for purpose of the Land Registration ordinance for
 Director of Surveys and Mapping ... *[Signature]* ... Date. *22/09/07*
 Ministry of Lands, Housing and Human Settlements Development, Dodoma,

SCHEDULE

PERMITS

ALL that Land known as Plot No. 229 Block '14' situated at Kihada in Kigamboni Municipality containing ~~Thirty five thousand one hundred seventy~~ ^{Three decimal point five one seven} ~~(35170)~~ square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 46145 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

(3.517)

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

ASSISTANT COMMISSIONER FOR LANDS

The within named GREATLAKES FREIGHT LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
GREATLAKES FREIGHT LIMITED)
and DELIVERED in the presence of us)
this.....day of....., 2021.)

Name SALMIN AHMED MIBRAK)

Signature [Signature])

Postal Address: 38383)
DAR-ES-SALAAM)

Qualification: DIRECTOR)

Name SALMIN AHMED MIBRAK)

Signature [Signature])

Postal Address: 38383)
DAR-ES-SALAAM)

Qualification: DIRECTOR)

LAND REGISTRY DAR - ES - SALAAM
VARIATION OF CONDITION

Filed Document No. 217301

Date of Registration 25.5.2022 Time 11.00 A.M.

To TERM AND CONDITION OF RIGHTS
OF OCCUPANCY VARIED


Senior Assst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

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

APPROVAL OF CHANGE/VARIATION OF CONDITIONS
OF A RIGHT OF OCCUPANCY

(Under Section 35(4))

CT NO.194495
LO.No.1071431

LIDRISA JUMA KAYERA ,Assistant Commissioner for Lands of P.O.Box,9230,Dar es salaam **HEREBY APPROVE** to the following variation of the conditions of the right of occupancy registered under the above reference:

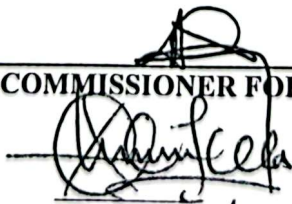
2.THAT words"shall be used for Sports Centre) purposes,Use Group 'J'Use Class (c) appearing on condition '3' of the said Certificate of occupancy be deleted and replaced by words "shall be used for Service Industry.Use Group 'P' Use Class (a) as defined in the Urban Planning Act No.8 of 2007,(Cap. 355) (Use Classes) Regulations,2018 and Government Notice (GN) No.91 and 93 dated on 09/3/2018.

3.THAT words and figures 'Shillings Seven hundred ninety one thousand three hundred twenty five (Tshs.791,325/=)appearing on condition one (1) of the Certificate of Occupancy be deleted and replaced thereon by the words and figures Shillings Three Million three hundred forty one thousand one hundred fifty (Tsh.3,341,150/=)

Dated at Dar es salaam this 24th day of May2022

ASSISTANT COMMISSIONER FOR LANDS

Served upon me.


Occupier

Date. 13/05/2022



The following payments have been paid:

| | | | | | |
|------------------|--------------|-----------|-----------------|-------|------------|
| Approved fee | Tsh.50,000/= | ERV NO... | 922136107093464 | Dated | 16-05-2022 |
| Stamp Duty | Tsh.1,500/= | ERV NO... | 922136107093464 | Dated | 16-05-2022 |
| Registration Fee | Tsh 80,000/= | ERV NO... | 922136107093464 | Dated | 16-05-2022 |

FILED DOCUMENT No. 217301
REGISTERED ON 25. 5. 2022
AT: 11. 00 AM
Stamp Duty Officer
TANGANYIKA

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. 500/- Paid
Receipt No. 922136107093464
of 16. 5. 2022
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty 1000/- Paid
On Original Receipt Shs. 922136107093464
of 16. 5. 2022
Stamp Duty Officer