

(8)

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Land Form 51

TANZANIA

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 17405

Land Officer Number: 23908.

Land: Plot No.122, Pugu Road, Dar es Salaam.

Term: Ninety-nine years.


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 29/12/2025

TITLE NO. 17405
 REGISTERED
 10th January 69
 at 10.200.00
 [Signature] *ombaya*
 Asst. Registrar of Titles

L.O. No. 25908.
 L.D. No. 60636.

Stamp Duty Sub. 21:
 and Revenue Receipt No. 695123
 3-2-68 The [Signature] *ombaya*
 Asst. Registrar of Titles

TANGANYIKA
 Stamp Duty Sub. 72/-
 on Original Receipt No. 695123
 CERTIFICATE OF OCCUPANCY 3-2-68
 [Signature] *ombaya*
 Registrar of Titles

One thousand nine hundred and sixty-nine.

Title No. 17405

THIS IS TO CERTIFY that THE COAST REGION CARPENTERS CO-OPERATIVE SOCIETY LTD. (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") for a term of Ninety-nine years from the First day of January One thousand nine hundred and sixty-eight 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 1968, shall thereafter pay rent of Four hundred and forty-five Shillings (Shs.445/-) 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 1988, 2008, 2028 and 2048 or within five years thereafter in each case.
2. In this Certificate the City Council of Dar es Salaam is called "the Authority".
3. The Occupier shall :-
 - (i) Erect on the land buildings (hereinafter called "the buildings") to the value of not less than Shs.250,000/- designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the Authority;
 - (ii) By the thirtieth day of June 1968, 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

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 Hendrick Daniel Matiku
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: [Signature]
 Date: 09/05/2025

- (iii) Within three 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 1969;
- (v) At all times after the thirty-first day of December 1969, have on the land approved buildings to the value of not less than Shs.280,000/- and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");
- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall first have been approved by the Authority as hereinbefore provided;
- (vii) Be responsible for the protection of all beacons on the land throughout the term of his 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.

4.(1) 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.

(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 his employees or agent or contractor shall be deemed a dealing with the land or buildings.

5. The Commissioner shall have an absolute discretion to give or withhold consent under condition 4.

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Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths



Sign: *[Signature]*

Date: 09/05/2025

6. The Occupier shall further :-

- (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
- (ii) make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose;
- (iii) provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.

7. 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 him 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 improve roads.

8. The land and buildings to be erected thereon shall be used for General Industrial purposes as defined in Use Group 'O' Use Class (a) in Town and Country Planning (Use Classes) Regulations, 1960.

9. The President may revoke the Right for good cause.

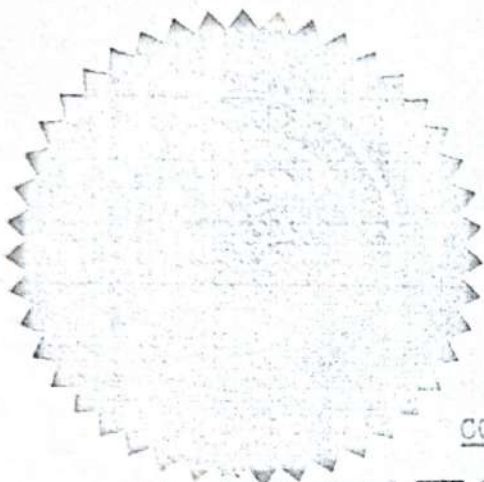
SCHEDULE

ALL that land known as Plot No.122, Industrial Area

 Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 29/06/2025

shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbered 13146 deposited at the Office of the Commissioner for Surveys at Dar es Salaam.

GIVEN under my hand and seal and by Order of the Minister the day and year first above written.



[Handwritten signature]

COMMISSIONER FOR LANDS

The within-named THE COAST REGION CARPENTERS CO-OPERATIVE SOCIETY LTD. hereby accepts the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said THE COAST REGION CARPENTERS CO-OPERATIVE SOCIETY LTD. and delivered in the presence of us this 1969. day of)



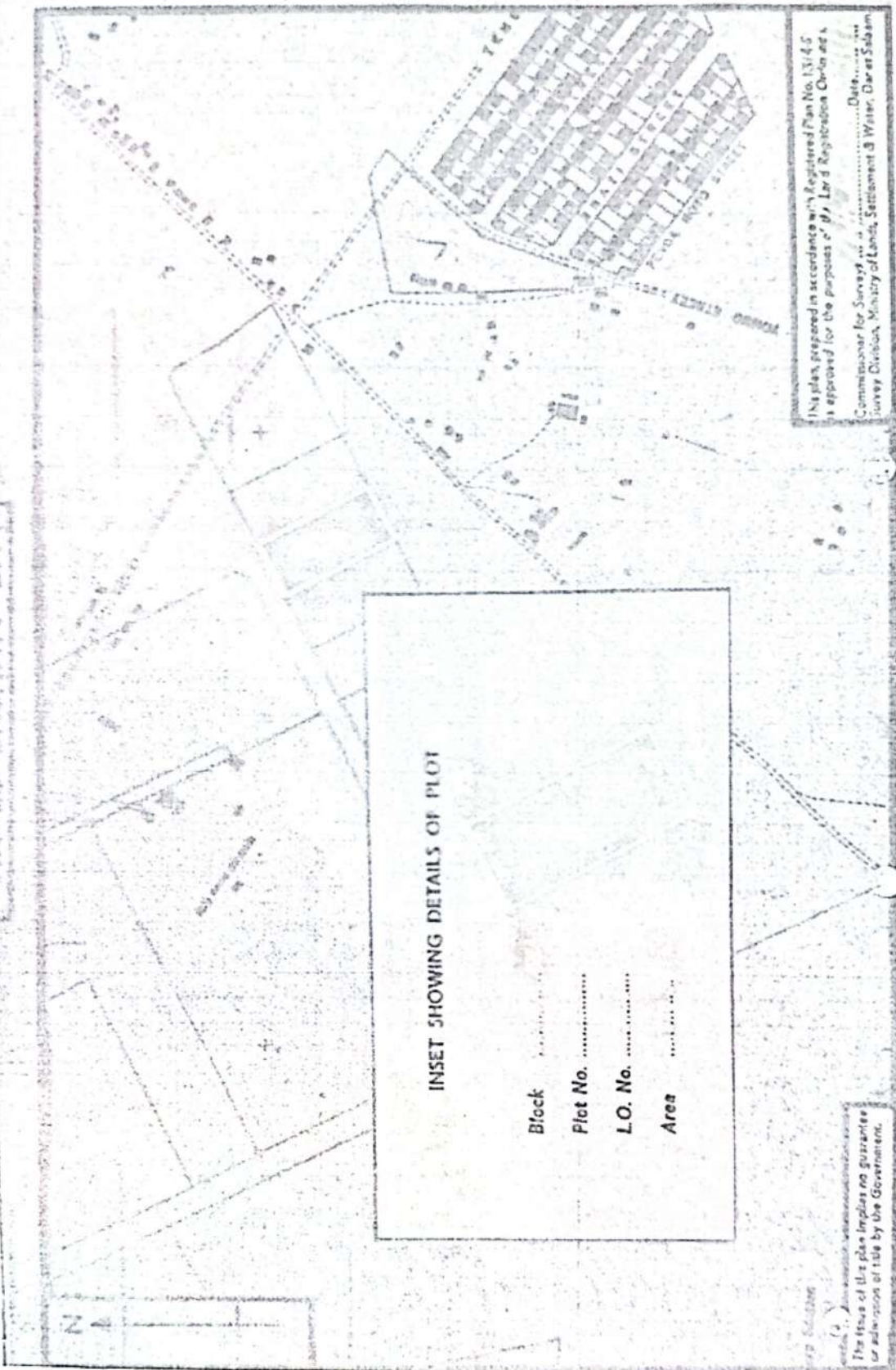
(Signature) *M. H. M. M. M.*
MARTINIANI KUNAMBI MZELU
(Postal Address) *Box 15494*
D. Salaam

(Qualification) *CHAIRMAN*

(Signature) *S. H. Simba*
SELLMANI HAMISI SIMBA
(Postal Address) *Box 15494*
D. Salaam

(Qualification) *Secretary*


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: *[Signature]*
Date: *29/12/2021*



This plan, prepared in accordance with Registered Plan No. 13145 is approved for the purposes of the Land Registration Ordinance. Commissioner for Surveys, Ministry of Lands, Settlement & Water, Dar es Salaam. Date:

INSET SHOWING DETAILS OF PLOT

Block

Plot No.

L.O. No.

Area

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

Certified as True Copy of the Original
Hendrick Daniel Matiku
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: *[Signature]*
 Date: 09/05/2025

11 and

causa

city-

DEED OF TRANSFER
 No. 55922 3-6-70 8.000.000/-
 TERMS AND CONDITIONS OF
 RIGHT OF OCCUPANCY VARIED
 [Signature]

LAND REGISTRY DAR-ES-SALAAM
 TRANSFER
 Filed Document no 102591
 Date of Registration 17-2-98 time 11.00 AM
 to HIGHLAND ESTATES LIMITED
 P.O. Box 71731, Dar es Salaam
 (Cons. shs. 128,000,000/-)
 [Signature]
 Senior Asst Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
 MORTGAGE
 DISCHARGED ON
 62278
 20-3-79 9.500.000/-
 THE TANZANIA RURAL
 DEVELOPMENT BANK
 To Secure Shs. 235,000/-
 UNDER PD NO. 100637
 [Signature]
 REGISTRAR OF TITLES

LAND REGISTRY DAR-ES-SALAAM
 MORTGAGE
 Filed Document no 102,889
 Date of Registration 10-6-98 time 12.50 P.M.
 to FURAHA FINANCE LIMITED
 (To secure shs. 100,000,000/-)
 ON 15-7-99 AT 1.00 P.M.
 [Signature]
 REGISTRAR OF TITLES

LAND REGISTRY DAR-ES-SALAAM
 MORTGAGE
 DISCHARGED UNDER PD 100360
 21/6/93 10.15
 22-9-94 11.00 AM
 THE CO-OPERATIVE AND RURAL
 DEVELOPMENT BANK (To Secure
 Unspecified Amount)
 [Signature]
 REGISTRAR OF TITLES

LAND REGISTRY DAR-ES-SALAAM
 MORTGAGE
 Filed Document no 103,961
 Date of Registration 15-7-99 time 1.00 P.M.
 DISCHARGED - PD 100360
 to ARIBA COMMERCIAL BANK
 LIMITED ON 18-8-2003 AT 1.00 P.M.
 (To secure shs. 137,400,000/-)
 (Including Title No. 31610)
 [Signature]
 SEN. ASST. REGISTRAR OF TITLES

LAND REGISTRY DAR-ES-SALAAM
 MORTGAGE
 Filed Document no 100759
 Date of Registration 24-8-95 11.00 A.
 AL-HUSHOON INVESTMENT (T)
 Limited, P.O. Box 20891,
 Dar es Salaam:
 (Cons. shs. 120,000/-)
 [Signature]

LAND REGISTRY DAR-ES-SALAAM
 DISMORTGAGE
 Discharged on 24/07/2000
 96910
 6.9.04 12.14 P.M.
 M/S OF UNION BANK Limi
 TED (To secure an unspeci
 fied amount)
 Sen. Asst. Registrar of Titles

Certified as True Copy of the Original
 Hendrick Daniel Matiku
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: [Signature]
 Date: 09/05/2025

LAND REGISTRY DAR-ES-SALAAM
 Discharged on 24.07.2020
 Filed Document No. 134916 at 11:30 AM
 Date of Registration 08.06.2011 10:45 AM
 To I & M BANK (T) LIMITED
 OF P.O. BOX 1509.
 DAR-ES-SALAAM.
 Sen. Asst. Registrar of Titles

VI MORTGAGE
 Discharged on 24.07.2020
 Filed 18506T
 Date 7-2-2017 1:00 PM
 To I & M BANK (T) LIMITED
 OF P.O. BOX 1509 D.S.M
 (To secure Unspecified amount)
 Sen. Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
 MORTGAGE
 Filed Document No. 134920
 Date of Registration 12.04.2011 10:30 AM
 To I & M BANK (T) LIMITED
 OF P.O. BOX 1509. DAR-ES-SALAAM
 (To Secure USD. 4,250,000)
 Sen. Asst. Registrar of Titles

LAND REGISTRY
 Discharged on 24.07.2020
 Filed Document No. 190208 at 11:30 AM
 Date of Registration 31.7.17 31:27 AM
 To I & M BANK (T) LIMITED OF P.O. BOX
 1509, DAR-ES-SALAAM (To Secure -
 Unspecified Amount).
 Sen. Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
 MORTGAGE
 Discharged on 24.07.2020
 Filed Document No. 134920 at 11:30 AM
 Date of Registration 12.04.2011 10:30 AM
 To I & M BANK (T) LIMITED OF BOX 1509
 DAR-ES-SALAAM and I & M BANK LIMITED
 OF BOX 30238, 00100 NAIROBI KENYA.
 (To Secure USD. 4,150,000)
 Sen. Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
 MORTGAGE
 Filed Document No. 207669 212754
 (18.06.2021) 02:05 PM
 Date of Registration 24.07.2020 11:30 AM
 To CHINA DASITENG BANK LIMITED
 OF BOX 388, DAR-ES-SALAAM (To Secure
 Unspecified Amount)
 Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
 Discharged on 24.07.2020
 Filed Document No. 146300 at 11:30 AM
 Date of Registration 7-9-12 12:10 PM
 To I & M BANK (T) LIMITED and
 I & M BANK LIMITED (To Secure
 Amount varied to 5,491,000)
 Sen. Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
 NOTICE OF DEPOSIT
 Filed Document No. 212755 220086
 Date of Registration 23.7.2022 10:16 AM
 18.06.2021 02:05 PM
 To CRDB BANK PLC OF P.O. BOX
 268, DAR-ES-SALAAM.
 Asst. Registrar of Titles

Certified as True Copy of the Original
 Hendrick Daniel Matiku
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: [Signature]
 Date: 21/05/2023

LAND REGISTRATION ORDINANCE (CAP. 334)

DEED OF VARIATION

TITLE No. 17405.

WE, THE COMMISSIONER FOR LANDS and COAST REGION CARPENTERS CO-OPERATIVE SOCIETY LIMITED HEREBY AGREE to the variation of the following terms and conditions of the Certificate of Occupancy registered under the above reference that:-

(i) The words and figures Thirty first day of December, 1969 Occuring in lines four and five of Condition 3(iv) on page 2 of the Certificate of Occupancy be deleted and replaced by the following words and figures "Thirty first day of December, 1971".

(ii) The words and figures Thirty first day of December, 1969 Occuring in lines one and two of Condition 3(v) on page 2 of the Certificate of Occupancy be deleted and replaced by the following words and figures "Thirty first day of December, 1971".

SEALED with the COMMON SEAL of the said COAST REGION CARPENTERS CO-OPERATIVE SOCIETY LIMITED in the presence of us this

Twenty sixth day of May 1970.

Signature: *D. S. Salaam*

Postal Address: P.O. Box 15494

D. S. Salaam

Qualification: *Chairman*

Signature: *S. H. S. S.*

Postal Address: P.O. Box 15494

D. S. Salaam

Qualification: *Secretary*

SIGNED and DELIVERED by HENRY MARGIDU the said Commissioner for Lands who is known to me personally in my presence this 30th day of May 1970.

Signature: *H. Margidu*

Postal Address: Ministry of Lands, Housing and Urban Development,



[Handwritten signature]

T
Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths

Sign: *[Signature]*
Date: *27/05/2025*