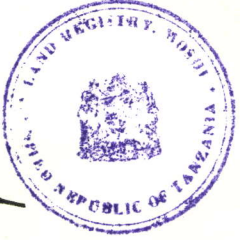


TITLE No. 45192  
 REGISTERED ON  
10-10-2014  
 at 1:00 p m  
  
 Asst. Registrar of Titles

Stamp Duty Shs. 100/= Paid  
 and Revenue Receipt No. 51462690 Land Form No. 22  
 of 27-6-2014 issued.  
 Asst. Registrar of Titles

Stamp Duty Shs. 1,520/= Paid  
 on Original Revenue Receipt No  
51462690 of 27-6-2014

THE UNITED REPUBLIC OF TANZANIA

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

Asst. Registrar of Titles

CERTIFICATE OF OCCUPANCY  
 (Under Section 29)

LAND REGISTRY - MOSHI

Title No: 45192  
 L.O. No. 557479  
 File No. PA /4530

The 8<sup>th</sup> day of July, Two Thousand and fourteen

THIS IS TO CERTIFY that **DARWORLD LINKS LIMITED** a Limited Liability Company Incorporated Under the Companies Act, 2002 of **P.O.BOX 76876 DAR ES SALLAM** (hereinafter called "the Occupier") are 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 **thirty three** years from the **first** day of **April**, **Two thousand and Fourteen** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under 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, 2014** shall thereafter pay rent of shillings **Nine hundred thousand thirty two thousand seven hundred (932,700/=)** 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 Commission 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 Occupiers 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. Erect on the land 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 PANGANI DISTRICT COUNCIL** (hereinafter called "**the Authority**").

IV. Submit building plans to The Authority within six months from the date of commencement of **The Right**.

V. Begin building construction, within the first six months after the approval of building plans by **The Authority**;

VI. Complete the buildings construction within **thirty six months** from the date of commencement of **The Right**;

### 3. USER:-

The land and the buildings to be erected there on shall be for **SPECIAL RETAIL SERVICES ONLY**. Use Group '**D**' Use classes **(a),(b), and (f)** 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 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**

# PANGANI DISTRICT

## INSET SHOWING DETAILS OF PLOT

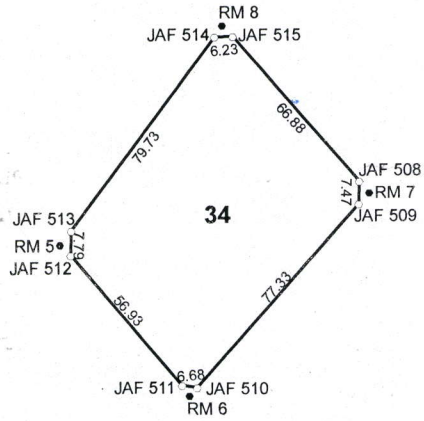


Locality..... CHOBA

Plot No..... 34

L.O No..... **557479**

Area..... 6218 SQM



33

32

36

34

39

The issue of this plan implies on guarantee or admission of title by the Government.

This plan prepared in accordance with Registration No. **76529**

is approved for purpose of the Land Registration ordinance

Director of Survey and Mapping..... *[Signature]* Date..... **24/6/14**

Ministry of Lands and Human Settlements Development.

SCHEDULE

ALL that land known as **Plot No.34** situated at **CHObA AREA** in **PANGANI DISTRICT** containing **Six thousands two hundred eighteen (6218) Square Metres** shown for identification only edged red on the plan attached to this Certificate and defined on the registered surveys Plan Numbered **76529** deposited at the Office of the Director for Surveys and Mapping at Dar es salaam.

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



ASSISTANT COMMISSIONER FOR LANDS

We, the within named **DARWORLD LINKS LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of )

DARWORLD LINKS LIMITED and )

DELIVERED in the Presence of us )

this 25<sup>TH</sup> day of JUNE 2014 )

Signature:  )

Name: HABIBU BAKARI MWERA )

Qualification: MANAGING DIRECTOR )

Signature:  )

Name: MKWINYI BAKARI MWERA )

Qualification: DIRECTOR )

Telephone No. 027-2753210

MINISTRY OF LANDS,  
LAND REGISTRY  
P.O. BOX 190,  
MOSHI.

Ref: No. PLM/1/45192/3  
To: Janworld Link Ltd  
Box 76876 Dsm

Date: 26<sup>th</sup> Nov - 2014

Sir/Gentlemen/Madam,

RE: THE LAND REGISTRATION ACT. (CAP. 334)  
TITLE No. 45192 L.O. No. 557479 PLOT No. 34  
BLOCK No. B, Chobe

I have the honor to enclose herewith the duplicate of Certificate Title numbered as above.

Please endorse your signature on the enclosed form of receipt and return the same to me in due course.

I am, Sir/Gentlemen/Madam  
Your Obedient Servant

~~Signature~~  
ASSISTANT REGISTRAR OF TITLES  
MOSHI

*E. E. Bundala*

*Distoia*  
cc. The Regional Land Officer,  
P.O. Box 89 Pangani  
KILIMANJARO/ARUSHA/TANGAMANYARA

Date of C.O. 8<sup>th</sup> - 7 - 2014