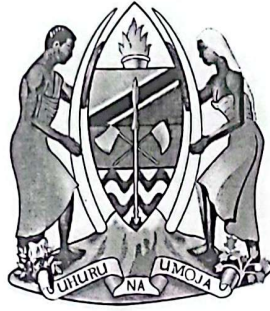


THE UNITED REPUBLIC OF TANZANIA
The Land Registration Ordinance (Cap. 334)



Certificate of Title

Number 23740/10

This certificate of title is a valuable document and should be kept in a safe place. It must not be mutilated or written upon. It must be produced with any application for the registration of any disposition or transmission of the land.

Any person intending to acquire any estate or interest in the land should search the land registry or require an official search to satisfy himself that no caveat, injunction, order or notice affecting the land has been entered in the land register since this Certificate of title was issued.

The description of appearing in this certificate of Title is not, nor is the index map or any plan filed in the land registry, conclusive as to be the boundaries or extended of the land but indicates the general boundaries only.

TANZANIA

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Certified True Copy
[Signature]
Asst. Registrar of Titles
Date: 10.10.2023

Date of Issue:

Plot Number: 23740

Plot Office Number: 53022.

Address: Plot No. 23, Block 76, Harubani, Ward 10, District of Hai, Hai District Council.

Term: *Twenty-nine years.*

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28th December, 1979
Land Form 32
1.00P.

[Handwritten signature]



Stamp 1149 000
and Revenue Receipt No. Q.736532
25-10-79
L.O. No. 53052
[Handwritten signature]
Registrar
13443
L.D. No.....

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The Twenty eighth day of December,
nine hundred and Seventy-nine

TITLE No. 22740

THIS IS TO CERTIFY that HADIJA SAIDI AND PONGWE SAIDI OF P.O. BOX 1325, DAR-ES SALAAM

TANGANYIKA
Stamp Duty Shs. 70/= Paid
Revenue Receipt No. Q.736532
25-10-79
[Handwritten signature]
One thousand

(hereinafter called "the Occupier") are 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~~
term of **Ninety-nine** years from the **First**

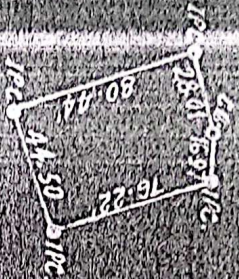
Certified True Copy
[Handwritten signature]
Date: 10/10/2023

July One thousand nine hundred and Seventy-nine 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, 19 80, shall thereafter pay rent of Two thousand four hundred sixty shillings (Shs.2,460/=) 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 1989, 1999, 2009, 2019, 2029, 2039, 2049, 2059 and 2069 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 Council (hereinafter called "the Authority");
 - (ii) By the twenty eighth day of February, 1980, 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 thirtieth day of June, 1982;
 - (v) At all times during the term after the thirtieth day of June, 1982, 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");

76
23
53052
35409H



Certified True Copy
10/05/2023



SCHEDULE

ALL that land known as Plot No.23, Block 76 Kariakoo Area in the City of Dar es Salaam Containing ~~Three~~ ^{Three} thousand five hundred forty (3,540) ~~square~~ ^{sq} feet shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 3857 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]
Ag. DIRECTOR
LAND DEVELOPMENT SERVICE
COMMISSIONER FOR LANDS

We, the within-named HADIJA SAIDI AND PONGWE SAIDI hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said HADIJA SAIDI who is known to me personally/identified to me by SELEMANI SAIDI the latter being known to me personally in my presence this 28th day of DEC 1979.

(Witness's Signature:.....)

Postal Address:.....

Qualification:.....

SIGNED and DELIVERED by the said PONGWE SAIDI who is known to me personally/identified to me by SELEMANI SAIDI the latter being known to me personally in my presence this 28th day of DEC 1979.

(Witness's Signature:.....)

Postal Address:.....

.....

NOTE

To the Registrar of Titles, Dar-es-Salaam
I hereby certify that the above is a true and correct copy of the original document as shown to me by the Registrar of Titles, Dar-es-Salaam.

REGISTRY DEPT. OF SALAAM

TRANSFER

Document No. 75499
 of registration 20-9-80 Time 8:40 AM

HURU PROJECTS LIMITED,
P.O. Box 1325 Dar-es-Salaam
(Cons. Shs. 41367/-)

[Signature]
 Senior Asst. Registrar of Titles

Certified True Copy

[Signature]
 Asst. Registrar of Titles
 Date: 10/05/2008

73496

16-8-84 12:30P

TERMS AND CONDITIONS OF
RIGHT OF OCCUPANCY VARIES

[Signature]

LAND REGISTERED DEPT. OF SALAAM
CHANGE OF NAME

Document No. 163322
 of registration 18-09-14 Time 1:00P

KIROBYA ANNEX LIMITED
P.O. Box 1019 Dar-es-Salaam

[Signature]

LAND REGISTRATION ORDINANCE (CAP. 334)
VARIATION OF TERMS OF A RIGHT OF OCCUPANCY

TITLE NO. 23740.

WE, STEPHEN DOMINIC MATEWANGA, Ag. Director of Land Development
do hereby certify that the following
Variation of the terms and conditions of the certificate of occupancy
registered under the above reference.

That the words and figures "the thirtieth day of June, 1982,"
appearing in condition 2(iv) and 2(v) of the Certificate of
Occupancy be deleted and replaced by the words and figures "the thirtieth
day of June, 1984."

SEALED with the COMMON SEAL of the
said UHURU PROJECTS LIMITED and
delivered in the presence of us
this 5th day of
April, 1984.

Signature:..... R.T.P. DI
HADISA SAIDI
Postal Address: P.O. Box 1325

..... DAR ES SALAAM

Qualification: DIRECTOR

Signature:.....

Postal Address: P.O. Box 563
..... DAR ES SALAAM

Qualification: DIRECTOR

SIGNED and DELIVERED by the said
STEPHEN DOMINIC MATEWANGA who
is known to me personally in my
presence this 12th day of
May, 1984.

Signature:.....

Postal Address: Ministry of Lands,
Housing and Urban Development,
P.O. Box 9230, DAR ES SALAAM.

Qualification: LAND OFFICER

Certified True Copy
[Signature]
Asst-Registrar of Titles
Date: 10/25/2023

Asst-Registrar of Titles

R.T.P. DI PONGWE SAIDI

Stamp Duty Stk. 25/- + 50/- Penalty Paid
and Revenue Receipt No. 388789
427324
of 18-12-82
20-7-84
Asst. Registrar of Titles

TANZANIA LAND REGISTRY ACT
Stamp Duty Stk. 50/- Paid
of original receipt no. 427324
26-7-84 778025
6-4-84
Asst. Registrar of Titles

FILED DOCUMENT No. 73496
REGISTERED 16-8-84
At 12.30 A.M.
Senior Asst. Registrar of Titles
LAND REGISTRY
TANZANIA

Certified True Copy
Asst Registrar of Titles
10/05/2023