

**CERTIFICATE OF OCCUPANCY**

*(Issued under Section 9 of the Land Ordinance)*

**Date of Issue:**

**Title Number:** 186160/49

**Land Office Number:** 71229,

**Land:** PLOT NO. 1033 UPANGA WEST DAR ES SALAAM CITY.

**Term:** NINETY NINE YEARS.

FIELD DOCUMENT No. 186160/49

RECEIVED  
 27 OCTOBER 1982  
 Land Form 32  
 A: 11.00 AM

REGISTRY  
 LANDS  
 TANZANIA

Registrar of Titles



TANZANIA STAMP DUTY ACT

Stamp Duty 75/=

ORIGIN. REG. NO. 936546

of 29-1-82 L.O. No. 71229.

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANZANIA STAMP DUTY ACT

Stamp Duty Shs. 20/=

and Revenue Receipt No. 936546

CERTIFICATE OF OCCUPANCY Issued.

(Section 9 of the Land Ordinance)

Stamp Duty Officer

The 30th day of September One thousand nine hundred and eighty-two.

TITLE No. 186160/49

THIS IS TO CERTIFY that BAHADUR SHARIFF RASHID of P.O. BOX 20931, 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 ninety nine years from the first day of

January, One thousand nine hundred and eighty-two 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 82 shall thereafter pay rent of three thousand nine hundred shillings (Shs:3,900/-) 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 1992, 2002, 2012, 2022, 2032, 2042, 2052, 2062 and 2072 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 thirtieth day of June 19 82 submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevation 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 19 84;
  - (v) At all times during the term after the thirty-first day of December 19 84 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");

- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provided;
- (vii) 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 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.

3.—(i) 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 PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary—

to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

~~to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.~~

(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 agents contractors or members of the household shall be deemed a dealing with the land or buildings.

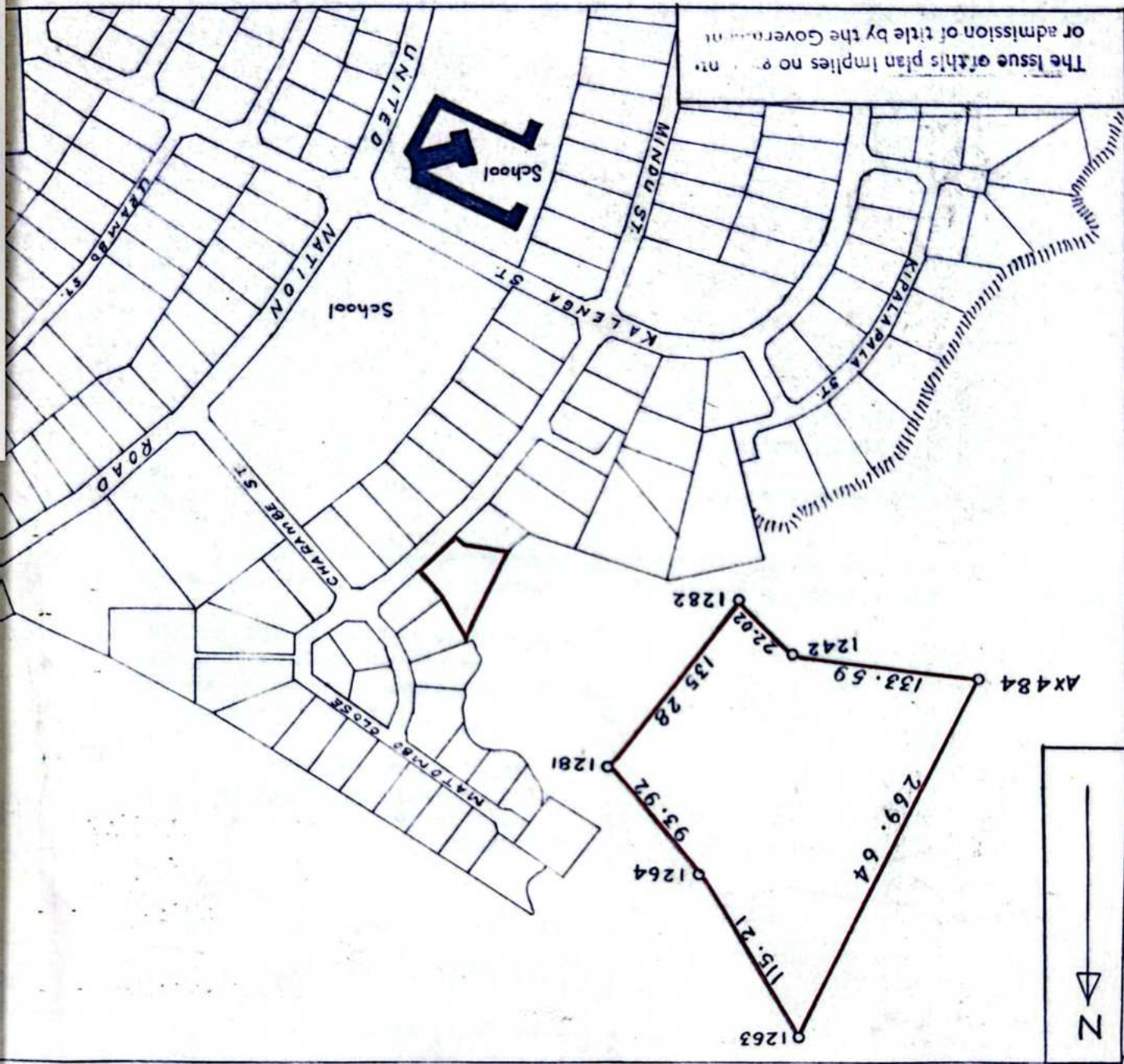
4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

5. 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 the Occupier 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.

6. Only one main building together with the usual and necessary out-buildings shall be built on the land and the same shall be used for Residential purposes only. Use Group 'A' Use Classes (a) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

7. The President may revoke the Right for good cause and in public interest.



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

DAR-ES-SALAAM CI

**SCHEDULE**

ALL that land known as Plot No. 1033 Upanga West Dar-es- Salaam City containing twenty seven thousand seven hundred fifty (27750)--- *27750*

square feet shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 7744--- 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.

*M. B. H. RAHIM*

**DIRECTOR OF LAND DEVELOPMENT SERVICES**

**COMMISSIONER FOR LANDS**

I, the within-named BAHADUR SHARIFF RASHID hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said )  
BAHADUR SHARIFF RASHID who is )  
known to me personally/identified )  
to me by *M. B. H. RAHIM* )

*B. S. Rashid*

the latter being known to me )  
personally in my presence this )  
21st day of September )  
1982. )

Witness's: Signature:..... *[Signature]* )

Postal Address:..... *P.O. Box 527* )

Qualification:..... *D.S.M. Advocate* )



In this document every reference to "Commissioner for Lands" and "Commissioner for Surveys and Mapping" should be read and construed as a reference to the "Director of Land Development Services", and "Director of Surveys and Mapping".

CERTIFICATE OF TITLE

PART I: DESCRIPTION OF THE LAND

District <u>ILALA</u> Area <u>27,750 Square feet</u> Plot No. <u>1033 Upanga West</u> Situation <u>DAR ES SALAAM CITY</u> Term Expires <u>31st December, 2080</u> Rent <u>Shs 3,900/= Per annum</u> ....(Subject to Revision)	Covenants and Conditions, Easements, etc. The Estate of the Registered Owner is subject— The convenants and conditions contained in the Certificate of Occupancy (Filed Document Number <u>186160/49</u> )	TITLE NUMBER <u>186160/49</u> Nature of Estate <b>RIGHT OF OCCUPAN</b>
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PART II: OWNERSHIP

PART III: INCUMBRANCES

Date of Registration	Filed Document Number	Name and Postal Address of Registered Owner	Consideration or Declared Value	Initials of Registrar	Date of Registration	Filed Document Number	Nature of Incumbrance	Further Particulars	In Reg
<del>6.10.82</del>	<del>-</del>	<del>BAHADUR SHARIF RASHID of P.O. Box 20931, DAR ES SALAAM</del>	<del>Shs -</del>	<del>AK</del>	<del>7.8.07</del>	<del>102,139</del>	<del>MORTGAGE</del>	<del>TO STANDARD CHARTERED BANK TANZANIA Limited (to secure US\$ 390,000/-)</del>	<del>AK</del>
<del>24.11.93</del>	<del>85141</del>	<del>KHAKI COMPLEX LIMITED of P.O. BOX 5829 Dar es salaam.</del>	<del>14,000,000/-</del>	<del>AK</del>	<del>4.4.2013</del>	<del>150987</del>	<del>MORTGAGE</del>	<del>TO STANDARD BANK (MAURITIUS) LIMITED at Level 9 Tower A, Cyber City Ebene, Mauritius (to secure US\$ 25,000,000)</del>	<del>AK</del>
7.12.2024	284024	MD DEVELOPERS LIMITED OF P.O BOX 6829 DAR ES SALAAM		AL				including CT No 186160/50	A

TANZANIA

Land Form 51

## CERTIFICATE OF OCCUPANCY

*(Issued under Section 9 of the Land Ordinance)*

Date of Issue :

Title Number

(33657)186160/50

Land Office Number : 107421

AAJ/10 Land : PLOT NO.1033/1 UPANCA AREA DAR ES SALAAM CITY  
WEST  
^

Term : NINETY NINE YEARS

TITLE No. 33657  
 REGISTERED 19-2-88  
 Land Form 32  
 At 12.00 Noon  
 Senior Ass. Registrar of Titles

TANZANIA STAMP DUTY ACT  
 Stamp Duty Shs. 100/- Paid  
 and Revenue Receipt No. 6343565 No. No. 107421  
 of 18-2-88 Issue  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA  
**CERTIFICATE OF OCCUPANCY**  
 (Section 9 of the Land Ordinance)

TANZANIA STAMP DUTY ACT  
 Stamp Duty Shs. 390/- Paid  
 and Revenue Receipt No. 6343565 No. No. 107421  
 of 18-2-88 Issue  
 Stamp Duty Officer

The 8th day of February  
 nine hundred and eighty seven  
 TITLE No. (33657) 186160/50

THIS IS TO CERTIFY that BANIA-JUR SHARIFF RASHID OF P.O. BOK 20931  
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 ninety nine years from the first day of

October One thousand nine hundred and eighty seven 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 88, shall thereafter pay rent of shillings eight thousand (Shs.8,000/-) 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 1997, 2007, 2017, 2027, 2037, 2047, 2057, 2067 and 2077 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
  - (ii) By the thirty first day of March 19 88, 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 September 19 90;
  - (v) At all times during the term after the thirtieth day of September 19 90, 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");

- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provided;
- (vii) 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 expense of the Occupier 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 building will satisfy the Occupier's obligation under the conditions of the Right and shall not imply a waiver of modification of any condition in the Right.

3.—(i) 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 PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary:—

to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.

(ii) Occupation or use of the whole or any part of the land of buildings on it by any person other than the Occupier or his employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

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- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier 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.

6. Only one main building together with the usual and necessary outbuildings shall be built on the land and the same shall be used for Residential Purposes only. Use Group 'A' use classes (a) and (c) as defined in the Town and Country Planning (use classes) Regulations, 1960

7. The President may revoke the Right for good cause and in public interest.

SCHEDULE *West*

All that land known as Plot No.1033/1 Upanga Area Dar es Salaam City containing *AAE/10*  
nine thousand three hundred eighty one (9,381) square metres

~~square-feet~~ shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 22107 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.

*[Handwritten Signature]*  
"Director of Land Development Services"  
COMMISSIONER FOR LANDS

G P Dam 1033/8-84/5m/1u1

I, the within-named **BAHADUR SHARIFF RASHID** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said **BAHADUR SHARIFF RASHID** who is known to me personally/ identified to me by

*[Handwritten Signature]*

~~the latter being known to me personally in my presence~~

this *20<sup>th</sup>* day of *January* 1988

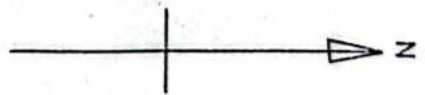
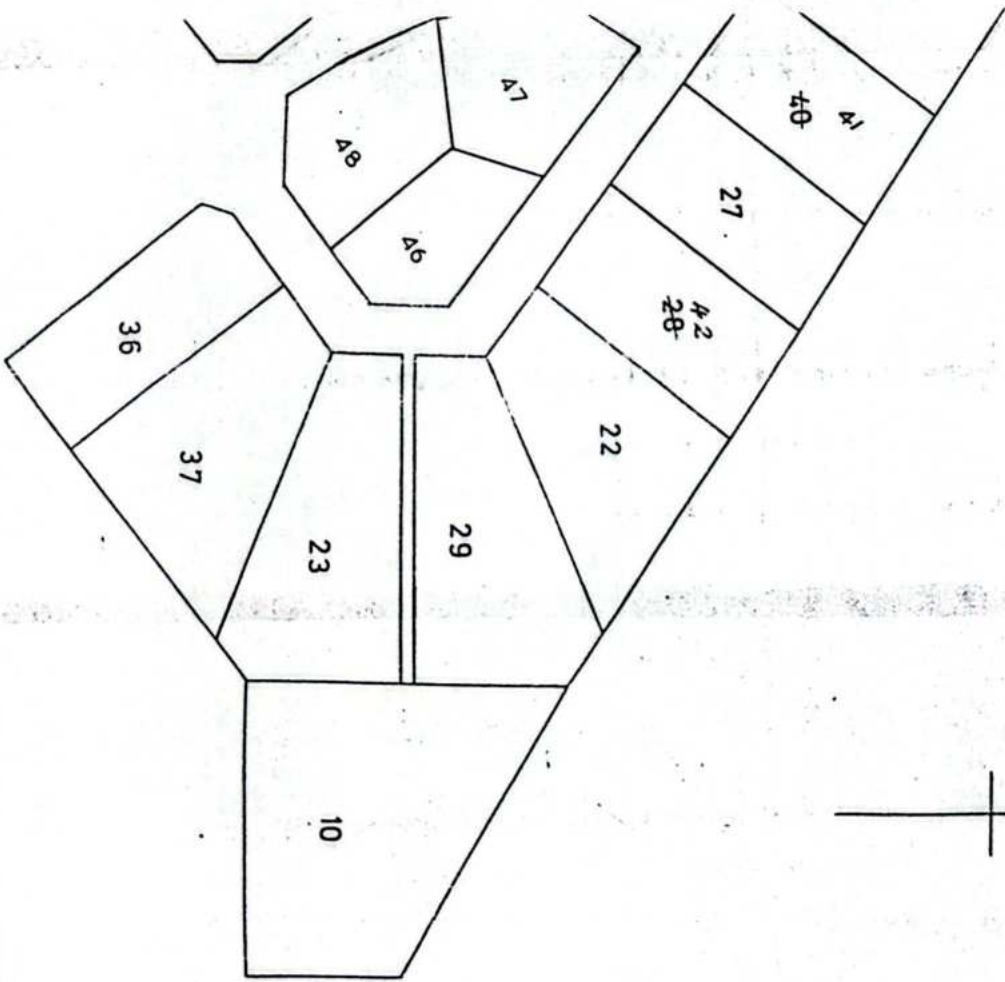
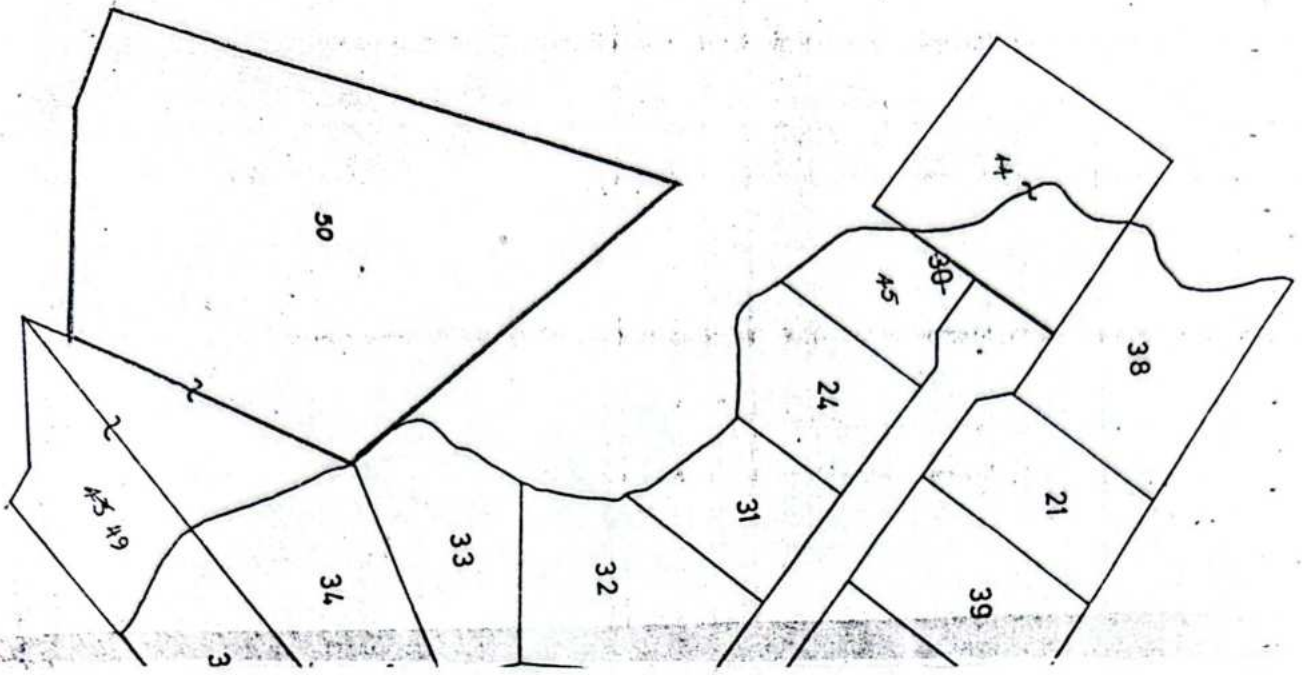
(Witness's) Signature: *[Handwritten Signature]*

Postal Address: **H. J. MUCCADAM**  
**ADVOCATE**

Qualifications: **P.O. BOX 2096**  
**DAR ES SALAAM**

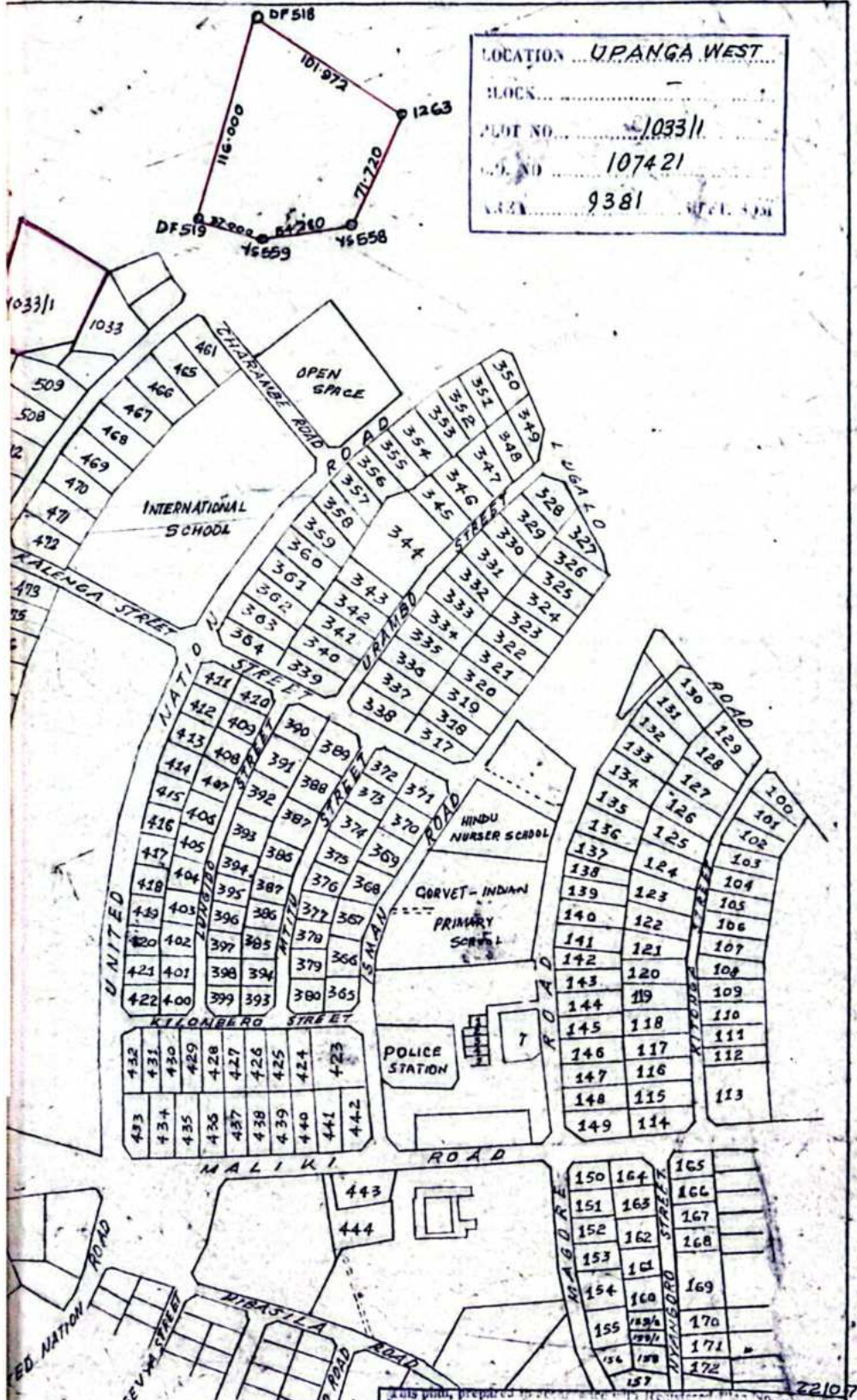


In this document every reference to Commissioner for Land and "Commissioner" and "Mapping" should be read and construed as a reference to the "Director of Land Development Services" and "Director of Survey and Mapping" respectively.



# DAR ES SALAAM CITY

LOCATION UPANGA WEST  
 BLOCK .....  
 PLOT NO. 1033/1  
 S.D. NO. 107421  
 AREA 9381 S.F. 100



This plan implies no guarantee of title by the Government.

This plan, prepared in accordance with the provisions of the Land Ordinance, is approved for registration by the Director of Survey and Mapping, Dar es Salaam.  
 Date: 22/2/87  
 Director of Survey and Mapping  
 Ministry of Lands, Housing and Urban Development, Dar es Salaam.

