

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Collection No (7)


Date of Issue;

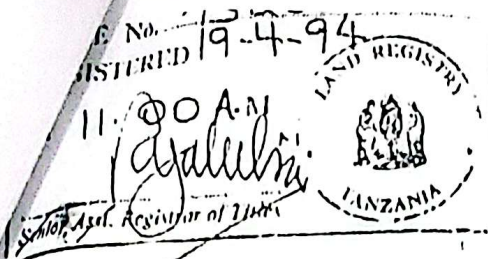
Title Number: 43260

Land Office Number: 152958.

Land: PLOTS NO.45 & 46 MANIELA EXPRESS WAY BUGURUNI INDUSTRIAL AREA
DAR ES SALAAM CITY.

Term: NINETY NINE YEARS.





Stamp Duty Shs. 100/= Paid
Original Receipt No. 537042
of 13-4-94
Stamp Duty Officer

L. O. NO. 152958.

L. D. NO. 169835.

CERTIFICATE OF OCCUPANCY

The

18th day of APRIL

One thousand nine hundred and

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. 1040/= Paid
on original Receipt No. 537042
of 13-4-94
Stamp Duty Officer

ninety-four.

TITLE NO. 43260

THIS IS TO CERTIFY that SIMON BYANYUMA OF P.O. BOX 25131, 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 for a term of ninety-nine years from the first day of April one thousand nine hundred and ninety four 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 thereof or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 1994, shall thereafter payment of shillings twenty one thousand (T.Shs.21,000/=) only 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 2004, 2014, 2024, 2034, 2044, 2054, 2064, 2074 and 2084 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 September, 1994, 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 (1) 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 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 March, 1997;
- v) At all times during the term after the thirty first day of March 1997, 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 herein before 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 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. 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 PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary;

1) 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 agent contractors or members of the household shall not 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 further:-

- 1) 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;

DAR ES SALAAM CITY

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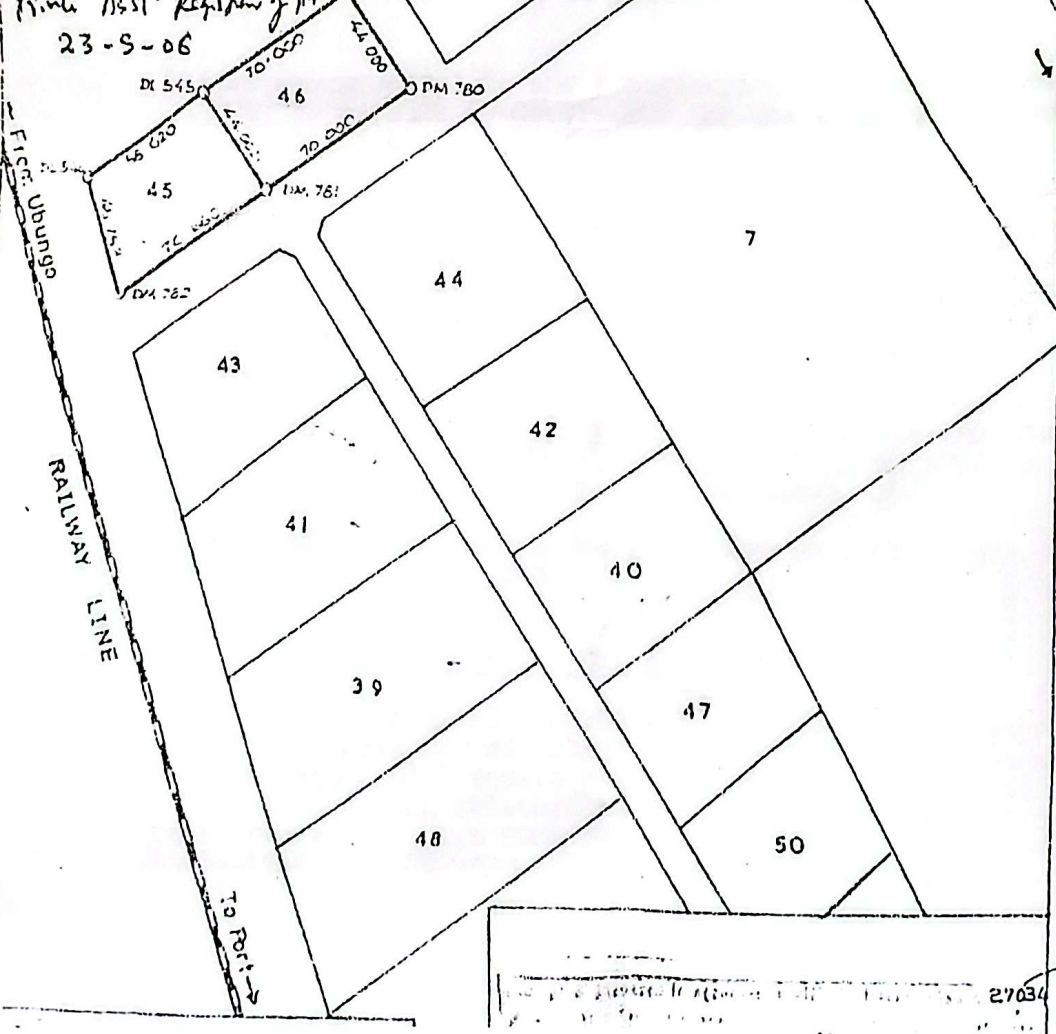
BUGURINI INDUSTRIAL AREA
MANDELA EXPRESS WAY
45K46
152958
59/10

MEMORANDUM

Land Register has been rectified
by deleting Plot no. 46 on CT
no. 43260 leaving therein
Plot no. 45 only. FD no. 11289

From Ubungo
Mandela Express Way
To Bugurini

Princ. Asst. Registrar
23-9-06



- 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.

6. 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(s) 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.

7. USER:- The land and buildings to be erected thereon shall be used for INDUSTRIAL PURPOSES only; Use Group 'O' as defined in the Town and Country Planning (Use classes) Regulations, 1960.

8. The President may revoke the Right for good cause and in Public interest.

SCHEDULE

ALL that land known as Plot NO. 45 & 46 Mandela Express way Buguruni Industrial Area Dar es Salaam City containing five thousand nine hundred and ten (5910) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 27034 deposited at the office of the Commissioner for Surveys and Mapping at Dar es Salaam.

FD111289
23-5-06