


TITLE No. 27973  
 REGISTERED  
 5th July 82  
 1207PM  
 H. T. M. O. M. A.  
 Senior Asst. Registrar of Titles



TANZANIA STAMP DUTY ACT  
 Stamp Duty Shs. 18/= Paid  
 and Revenue Receipt No. 551244  
 of 14-6-82 L.S. No. 54633  
 H. T. M. O. M. A.  
 L.D. NO. 01389  
 Stamp Duty Officer

TANZANIA STAMP DUTY ACT  
 Stamp Duty Shs. 36/= Paid  
 on original Receipt No. 679913  
 of 8-1-77  
 H. T. M. O. M. A.  
 Stamp Duty Officer

**CERTIFICATE OF OCCUPANCY.**

The 3rd day of May

One thousand nine hundred and eighty-two.

TITLE NO. 27973

THIS IS TO CERTIFY that TANZANIA CABLES LIMITED a limited liability Company in-corporated in Tanzania and having its registered office at Dar es Salaam of P.O. BOX 508, 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") for a term of ninety nine years from the first day of October, One thousand nine hundred and seventy-six according to the true intent and meaning of the Land Ordinance and subject to the provision 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, 1977, shall thereafter pay rent of one thousand five hundred shillings (Shs:1,500/-) 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 1986, 1996, 2006, 2016, 2026, 2036, 2046, 2056 and 2076 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 thirty first day of March, 1977, 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 thirty-first day of September, 1979.
  - (v) At all times during the term after the thirty-first day of September, 1979, have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Director for Lands (hereinafter called "the Director");

- (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 Director 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 any building on it without the previous written consent of the Director PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Director shall not be necessary:-

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

4. Except as hereinbefore provided the Director 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 Director shall be the sole judge.

5. The Occupier shall further:-

- (i) made and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of the Authority;
- (ii) make and keep all the buildings on the land rate-proof and carry out such measures as the Medical Officer of health for the Authority may required 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 Director 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;

7. The land and the buildings to be erected thereon shall be used for Service Industrial purposes. Use Group 'M' Use Class (a) 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. 31 Pugu Road Dar es Salaam City containing twenty six thousand and fourty (26,040) square metres shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 18664 deposited at the Office of the Director 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**  
**DIRECTOR OF LAND DEVELOPMENT SERVICES.**

The within-named TANZANIA CABLES LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said TANZANIA CABLES LIMITED and delivered in the presence of us this 2nd day of April 1982.

Signature: *[Signature]*  
Postal Address: DIRECTOR 2669

Qualification: DSm  
Signature: *[Signature]*  
Postal Address: Box 2669

Qualification: Dar es Salaam  
Company Secretary



**NOTE**

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