

TITLE No. 43316  
**REGISTERED** 22-4-94  
 Land Form 32  
 At 12.30 PM  
*Alvino*  
 Senior Asst. Registrar of Titles

**TANGANYIKA STAMP DUTY ACT.**  
 Stamp Duty Shs. 100/= Paid  
 and Revenue Receipt No. 153937  
3-6-92 No. 1934 339  
*Alvino*  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

**CERTIFICATE OF OCCUPANCY**

(Section 9 of the Land Ordinance)

**TANGANYIKA STAMP DUTY ACT.**  
 Stamp Duty Shs. 3245/= Paid  
 on original Receipt No. 1934339  
 of 3-6-92  
*Alvino*  
 Stamp Duty Officer

The 18<sup>th</sup> day of APRIL  
 nine hundred and ninety four  
 TITLE No. 43316

THIS IS TO CERTIFY that **TANZANIA CABLES LIMITED** OF P. O. BOX 508 DAR ES SALAAM a limited liability incorporated in Tanzania under the companies ordinance (Cap. 212) and having its Registered Office in Dar es Salaam.

(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~~ for a term of ninety nine years from the first day of

October ninety one 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, 1992, shall thereafter pay rent of Shillings one hundred and three thousand (Tshs. 103,000/-) 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 2001, 2011, 2021, 2031, 2041, 2051, 2061, 2071 and 2081 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 1992, 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 1994;
  - (v) At all times during the term after the thirtieth day of September 1994, 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 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 their 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. User: Such buildings as shall be approved by the authority shall be built on the land and the same shall be used for Housing Estate purposes only. Use Group 'B' use class (b) 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**

ALL that land known as Plot No. 1316 Block 'A' Yombo Vituka area Dar es Salaam City Containing two decimal point nine eight (2.98) Hectares ~~square feet~~ shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 27190 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]*  
COMMISSIONER FOR LANDS

G P Dam

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

SELED with the COMMON SEAL of the said TANZANIA CABLES LIMITED and delivered in the presence of us this 17<sup>TH</sup> day of MARCH 1994.  
Signature: *[Signature]*  
Postal Address: P.O. Box 2669 DAR-ES-SALAAM  
Qualification: Director  
Signature: *[Signature]*  
Postal Address: P.O. Box 2669 DAR-ES-SALAAM  
Qualifications: COMPANY SECRETARY

LAND REGISTRY DAR-ES-SALAAM  
MORTGAGE  
**DISCHARGED ON**  
Filed Document no 100,448  
Date of Registration 27-1-95 time 11:30 AM  
to THE NATIONAL BANK OF COMMERCE UNDER B.103847  
(To secure Shs. 375,000,000/=)  
*[Signature]*  
Registrar of Titles

LAND REGISTRY, DAR ES-SALAAM

CHANGE OF NAME FD 100448

DISCHARGED ON

Filed Document No.

103848

7-6-99 AT 10.00 AM

Date of Registration 7-6-99 time 10.00 AM

UNDER FD 103849.

To THE NBC (1997) LIMITED

*[Signature]*

SENIOR ASST. REGISTRAR OF TITLES

*[Signature]*

Senior Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM

CHANGE OF NAME

Filed Document No.

110001

Date of Registration 14.7.05 time 11.00 AM

to TANZANIA DAESUNG CABLE

COMPANY LIMITED

*[Signature]*

Senior Asst. Registrar of Titles

