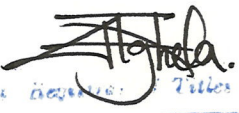

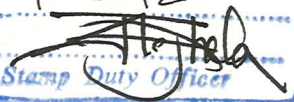


TITLE NO. **122153**  
 REGISTERED **06-03-2013**  
 AT **1:00 PM**  
  
 Registrar of Titles



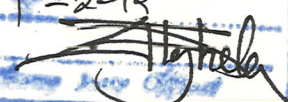
**Land Form No. 22**  
**TANGANYIKA STAMP DUTY ACT.**  
 Stamp Duty Shs. **10230/=** Paid  
 Receipt No. **48533115**  
**18-9-2012**  
  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

(Under Section 29)

**TANGANYIKA STAMP DUTY ACT.**  
 Stamp Duty Shs. **100/=** Paid  
 on original Receipt No. **48533115**  
**18-09-2012**  
  
 Stamp Duty Officer

Title No: **122153**  
 L.O. No.. **490030**  
 Ref. No. **BAG/L.D. 14338**

The **20<sup>th</sup>** day of **February**, Two thousand and ~~Twelve~~ **Thirteen**. **Ac2**

THIS IS TO CERTIFY that **D.E.A. HOLDINGS LIMITED** a limited liability company incorporated in Tanzania under the Companies Ordinance (Cap 212) of P.O. Box 7618, **DAR ES SALAAM** (hereinafter called "the Occupier") is entitled to the 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 **sixty six (66)** years from the first day of **July, two thousand and twelve** according to the true intent and meaning of the Land Act 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, 2013** shall thereafter pay rent of shillings **two hundred four thousand and eight hundred (204800/=)** only a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall:-
  - (i) 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 responsible for Surveys and Mapping.

- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
  - (iii) Building to be in permanent materials.
  - (iv) Submit building plans to the **Bagamoyo District Council** within six months from the date of the commencement of the Right
  - (v) Building construction to begin within six months after approval of plans.
  - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right
3. **USER:** The land shall be used for **Residential** purposes only, Use Group 'A' Use **Classes (a) (b) and (c)**, as defined in the Town and Country Planning (Use Classes) Regulations, 1960 **as amended in 1993.**
4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
5. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause or in public interest.

**SCHEDULE**

All land known as **Plot No. 14** situated at **Kiromo** in **Bagamoyo Urban Area** containing **two decimal point five six (2.56) hectares** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **53172** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

Given under my hand and my **official seal** the day and year first above written.



**ASSISTANT COMMISSIONER FOR LANDS**

The within named **D.E.A. HOLDINGS LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SEALED** with the **COMMON SEAL** of the said )  
**D.E.A. HOLDINGS LIMITED** )  
and **DELIVERED** in the presence of us this <sup>26<sup>th</sup></sup>..... )  
day of September....., 2012. )

Signature: [Handwritten Signature] )

Postal Address: Box 1553 )  
Dar es Salaam )

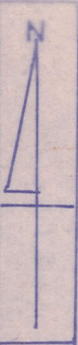
Qualification: DIRECTOR )

Signature: [Handwritten Signature] )

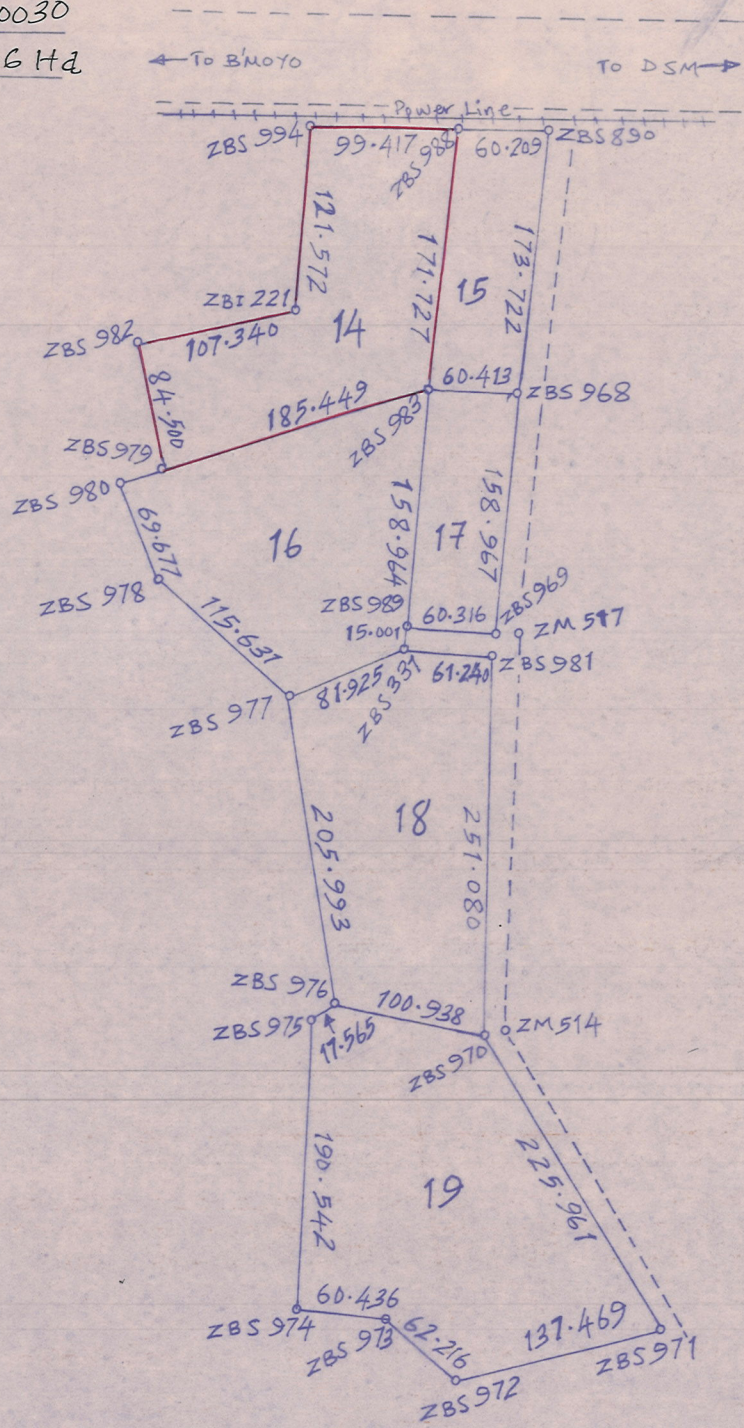
Postal Address: Box 7618 )  
Dar es Salaam )

Qualification: DIRECTOR )

BAGAMOYO URBAN AREA



LOCATION KIROMO  
 BLOCK /  
 PLOT No. 14  
 L.O No. 490030  
 AREA 2.56 Ha



The Issue of this plan Implies no guarantee or admission of title by the Government

This plan prepared in accordance with Registered plan No. 53172  
 is approved for purposes of the Land Reg. Ordinance  
 Director of Survey and Mapping, JOP Date 21/09/2012  
 Ministry of Lands, Housing and Human Settlement Development Dar es Salaam