


TITLE NO. 91937.
 REGISTERED 09/11/11
 BY 1:00 pm
 of [Signature]
 Senior Asst. Registrar of Lands



TANGANYIKA STAMP DUTY ACT,
 Stamp Duty Shs. 1000/-
 Receipt No. 44565297
 of [Signature]
 Stamp Duty Officer

Land Form No. 22

TANGANYIKA STAMP DUTY ACT,
 Stamp Duty Shs. 1000/-
 on Original Receipt No. 44565297
 of [Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

(No. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No.....91937.....

L.O. NO: 398975

Ref. No: AR/ILA/KAR/430

The 4th day of November, Two thousand and Eleven

THIS IS TO CERTIFY that LATIFA MANSOOR ALHINAI of P.O. Box 4782, DAR ES SALAAM (hereinafter called "the Occupiers") are 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 **Thirty three years** from the first day of **July Two thousand and Eleven** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to the thirtieth day of **June 2012**, shall thereafter pay rent of shillings **Thirty thousand and one hundred twenty (Tshs.30,120/=)** only a year in advance on the first day of July in every year of the terms 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 terms of the Right. Missing beacons will have to be re-established at any time at the Occupiers expenses as assessed by the Director responsible for Survey 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) Maintain 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 Ilala Municipal Council**. (Hereinafter called "the Authority");
 - (iv) At all times during the term of the Right have on the land building 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");
 - (v) Not erect or commence to erect on the land any building erect in accordance with building plans and specifications which shall have been first approved by the Authority;
 - (vi) 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. **USER:** The land and the same shall be used for **Commercial and Residential** purposes only. Use Group '**B**' use class (d) 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 premier, taxes and dues prescribed in connection with that disposition.
 6. The President may revoke the right for good cause and in public interest.

SCHEDULE

ALL that land known as **Plot No. 15 Block '61'** situated at **Kariakoo Area in Ilala Municipality containing three thousand and ninety (3090 square feet** shown for Identification only edged red on the plan attached to this Certificate and defined on the registered Sheet Numbered **2669** deposited at the office of the Director for Survey and mapping at Dar es salaam

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

[Handwritten Signature]

ASSISTANT COMMISSIONER FOR LANDS

I, the within named **LATIFA MANSOOR ALHINAI** Hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)

LATIFA MANSOOR ALHINAI)

Who is ~~known to me personally~~/identified to)

me by **MUSSA KIMONE**)

[Handwritten Signature: Mansoor]

The latter being known to me personally)

In my presence this **7th** day of)

September 2011)

(Witness)

Signature.....)

Postal Address **P.O. Box 14675 DCA**)

Qualification: **ADVOCATE**)



TRANSFER

157846

11.02.14 10:45

DAVID KUTUNDU JAIRU of
P.O. Box 32156 D/SALWAAM.

Cons. Tshs. 32156 120,000,000/-

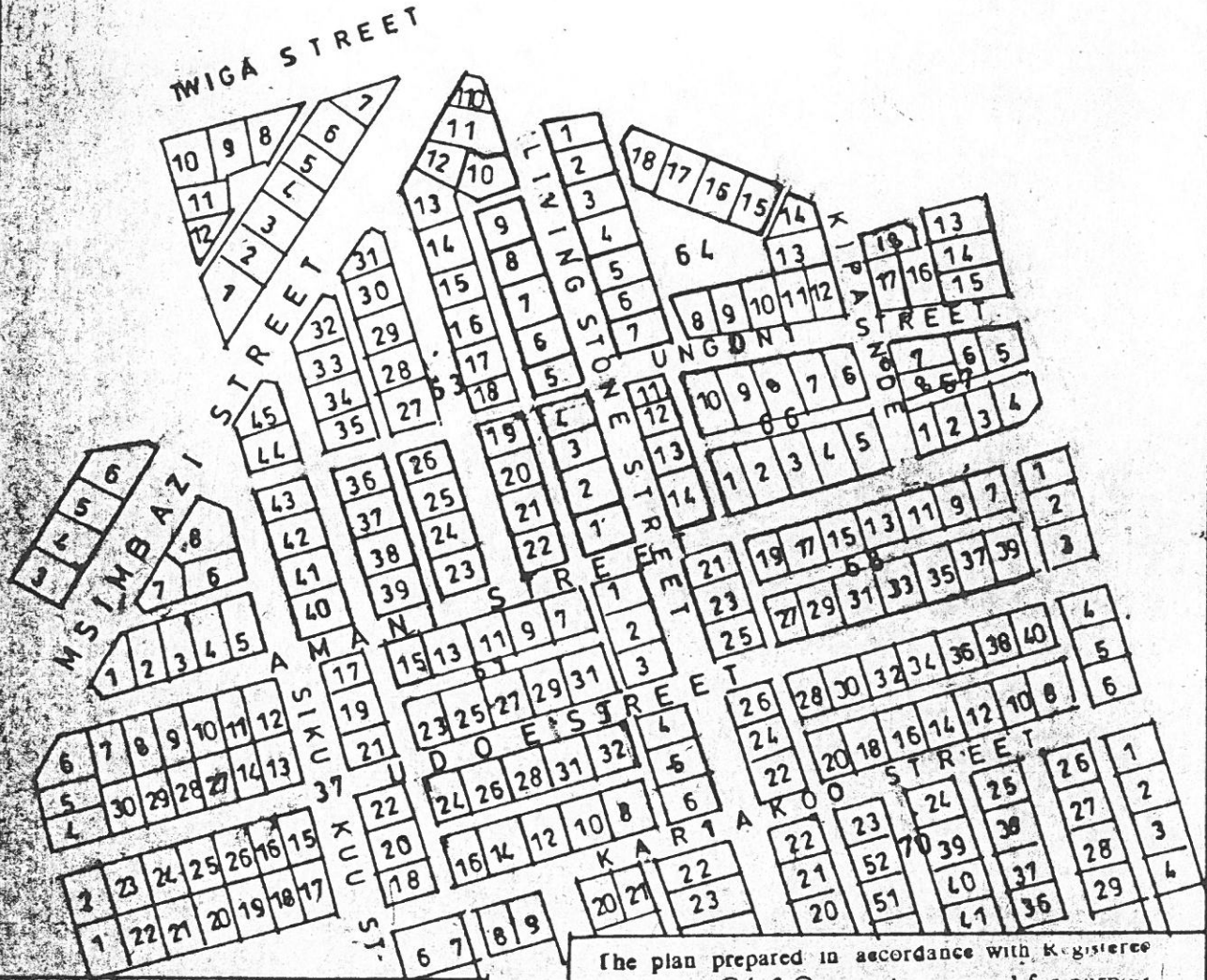
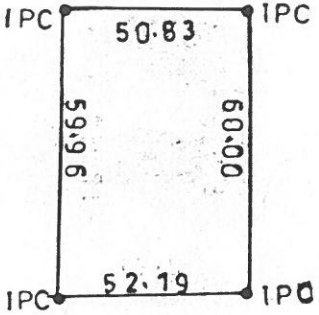
M. M. M. M.

LAND REGISTRY DAR-ES-SALAAM	
TRANSFER	
Filed Document No.	184831
Date of Registration	19/12/16 time 12:18 P
To	ALRAIS DEVELOPMENT Co.
	LTD OF P.O. Box 16322 DSM
Cons. Tshs.	250,000,000/-
<i>[Signature]</i>	
Senior Asst. Registrar of Titles	

ILALA MUNICIPALITY



Location KARIAKOO
 Block 61
 Plot No. 15
 L.O.No. 398975
 Area 3090 sqft/sqms



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

The plan prepared in accordance with Registered Plan No. 2669 is approved for purposes of the Land Registration Ordinance.
 For Director of Surveys and Mapping. *Rice*
 Date 02/02/2011
 Ministry of Lands & Human Settlements Development. Dar

MINISTRY OF LANDS AND SETTLEMENTS DEVELOPMENT

REPUBLIC OF TANZANIA
MINISTRY OF LANDS AND SETTLEMENTS DEVELOPMENT

LAND REGISTRY,
P.O. Box 1191,
Dar es Salaam

Date -- 15th January, 2009

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 81985
S.M. SAEED LTD
P. O. BOX 20990
DSM

Saeed Ahmad
Saeed Ahmad 15-01-09

Sir/Gentlemen/Madam.

RE: TITLE NO. _____
PLOT N _____

LAND OFFICE NO: 334746
BLOCK 61 KARIAKOO

I have the honour to enclose herewith _____
we please.

_____ of the Certificate of Title Numbered as
Robert
OF TITLES

to: Commissioner for Land
Your LD File No: 28, 37 refers

REGISTERED 08-01-2019
9:07 AM
Senior Asst. Registrar of Titles



Stamp Duty Shs 100/-
and Revenue Receipt No. 33221490
10-9-2008 Land Form

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs 2009/- Paid
Revenue Receipt No. 33221490
10-9-2008 Issued

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(No. 4 OF 1999)

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No..... 81985...
L.O.NO. 334746
Ref: AR/ILA/KAR/437

The 7th day of January Two thousand and Eight

THIS IS TO CERTIFY that S.M. SAEED LIMITED is a Limited Investment Company and having Registration under the Tanzania Investment Act, 1993 P. O. BOX 20990, DAR ES SALAAM (hereinafter called "the Occupiers") 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 **Ninety nine years** from the first day of July **Two Thousand and eight** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to the thirtieth day of **June, 2009**, shall thereafter pay rent of shillings **Thirty thousand one hundred and twenty only (Shs 30,120/=)** a year in advance on the first day of July in every year of the terms 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 terms of the Right. Missing beacons will have to be re-established at any time at the Occupiers expenses as assessed by the Director responsible for Survey 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 Ilala Municipal 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) Complete the building within thirty six months from the date of the commencement of the right

- USER:** The existing buildings erected thereon shall be pulled down thereafter six to eight storey building shall be built on the land and the same shall be used for Commercial and Residential purpose only. Use Group 'B' use classes (b) and (d) 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 premier, taxes and dues prescribed in connection with that disposition.
 6. The President may revoke the right for good cause and in public interest.

SCHEDULE

M/M ALL that land known as **Plot No. 13 Block '61'** situated at **Kariakoo area in Ilala Municipality** containing **Three thousand one hundred twenty seven (3127) square** ^{Feet} ~~metres~~ Shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey SHEET numbered **2669** deposited at the office of the Director for Surveys and Mapping at Dar es Salaam.

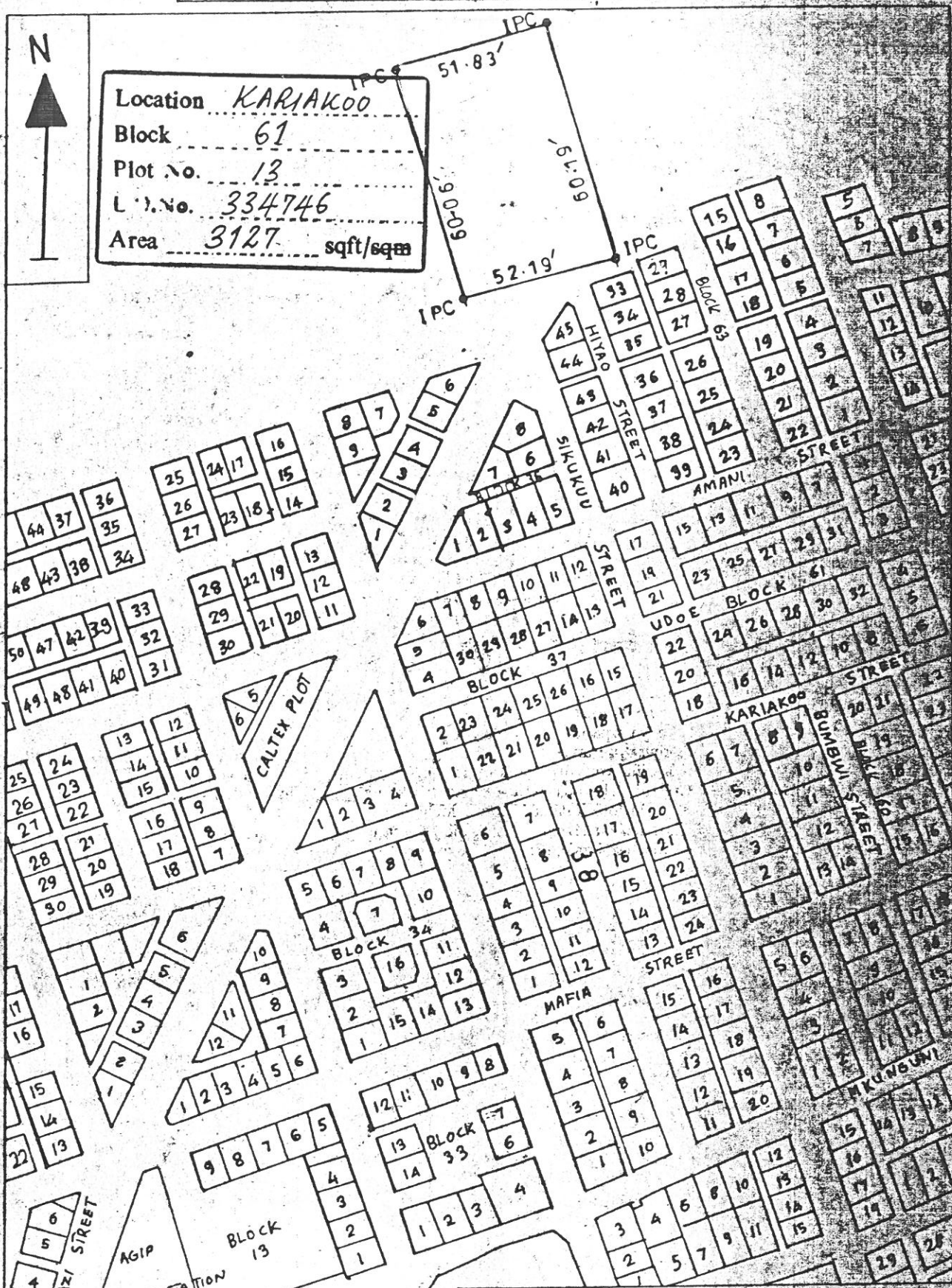
Given under my hand and my official seal the day and year first above written.


X **S. T.** COMMISSIONER FOR LANDS

ILALA MUNICIPALITY



Location KARIAKOO
 Block 61
 Plot No. 13
 L. No. 334746
 Area 3127 sqft/sqms



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

The plan prepared in accordance with Registered
 Plan No. 2669 is approved for purpose
 of the Land Registration Ordinance.
 For Director of Surveys and Mapping *R. K. K.*
 Date 21/11/2008
 Ministry of Lands & Human Settlements Development, Dar

LAND REGISTRY DAR - ES - SALAAM
MORTGAGE DISCHARGED
 Filed Document No. 135948
 FD 181791
 Date of Registration 18.08.2011 10:28 AM
 on 21-11-2016
 To BANK M(TANZANIA) LIMITED
OF P.O. BOX 96 DAR-ES-SALAAM.
 To Secure Tshs. 400,000,000/-
 sen. Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
TRANSFER
 Filed Document No. 184809
 Date of Registration 19.12.2016 11:49 AM
 To ALRAK DEVELOPMENT CO.
LIMITED. P.O. BOX 16322 DSM
(cons. Tshs. 250,000,000/-
 Senior Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
MORTGAGE
 Filed Document No. 178367
 Date of Registration 24.05.16 09:31 AM
 To BANK M(TANZANIA) PLC
PO BOX 96 DAR-ES-SALAAM
To secure UNSPECIFIED
AMOUNT.
 Senior Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
CHANGE OF NAME
 Filed Document No. DISCHARGED
 Date of Registration 24.05.16 09:13 AM
 To BANK M(TANZANIA) PLC
PUBLIC LIMITED COMPANY
P.O. BOX 96 DAR-ES-SALAAM.
 Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
MORTGAGE
 Filed Document No. DISCHARGED
 Date of Registration 24.05.16 09:31 AM
 To BANK M(TANZANIA) PLC
Box 96, Dar-ES-SALAAM
to secure UNSPECIFIED AMOUNT.
 sen. Asst. Registrar of Titles

The within named S.M. SAEED LIMITED, Hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED with the Common seal of)
S.M. SAEED LIMITED and)
DELIVERED In the presence of us)

this..12Th....day of ...December.....2008.)

Name SAEED AHMAD)
Signature.....*[Signature]*)
Postal Address.....)

Qualification:.....DIRECTOR.....)

Name BEGUM SURRAYA)
Signature.....*[Signature]*)
Postal Address.....)

Qualification:.....DIRECTOR.....)

LAND REGISTRY DAR - ES - SALAAM
TRANSFER
Filed Document No. 133516
Date of Registration: 21.02.11 time 11:26 AM
To DAVID KITUNDU JAIRO
P.O. Box 32156 DAR-ET-SALAAM
(CONSISTS 200,000 k).
[Signature]
Senior Asst. Registrar of Titles