

Land Rent Assessment

ASSESSMENT DATE: 27-Oct-2020

ID 237173 **NUMBER** 880

AREA 1.255 HECTARES **LOT TYPE** Farm

LAND RENT USE Service Trade

REGION DAR ES SALAAM **DISTRICT** TEMEKE MUNICIPAL COUNCIL

LOCATION CHAMAZI **BLOCK**

OWNER: INARA INVESTMENT (T) LTD

ADDRESS: 3672 DAR ES SALAAM

Last Pay Date	Balance	Interest	Total
8-Jul-2020	0.00	0.00	0.00
Total	0.00	0.00	0.00

Issued By:STEPHANO LUTOBEKA MPANDUJI

I HEREBY CERTIFY THAT THIS IS A TRUE
COPY OF THE ORIGINAL
DAMIAN VICTUS
Advocate, Notary Public & Commissioner For Oaths
Signature: 
Date: 21/12/21

Telegraphic Address: "ARCHIVES"

Telephone No.: 3361 21246

In reply please quote

Ref. No. LA/T/37.794/3

OF TITLES L.R. 51
REGISTRAR-GENERAL'S OFFICE,
MINISTRY OF JUSTICE,
P.O. Box 2497, - 1191
DAR ES SALAAM,
TANGANYIKA

22 March 1991

REGISTERED

To: Subira Kondo Seju
P.O. box 9024 DSM.

Title No. 37794 Land Office No. 107601

Ref. Your No. Farm 880 of chamazi area DSM city.

I have the honour to enclose herewith duplicate of the Certificate of Title numbered as above for delivery to the occupier of the above property.

2. Please obtain the occupier's signature to the enclosed form of receipt and return the latter to me in due course.

CC Comm for Lands
your LD/34993 refers.

[Signature]
for Registrar-General

TITLE No. 37794
 Land Form 13
 RECORDED 20.2.91
 At 1.00 P.M.
 [Signature]
 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 20/- 150/- Penalty Paid
 253809
 and Revenue Receipt No. L.O. NO. 107601
 of 13.10.86 A.2.780930
 15.6.90 L.O. NO. 42602
 [Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
 The Land Ordinance (Section 9 (1))
 CERTIFICATE OF OCCUPANCY

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 36/- 50/- Penalty
 253809
 Original Receipt No. A.2.780930
 of 13.10.86
 15.6.90
 [Signature]
 One thousand nine [Signature] Duty Officer

The Eleventh day of January
 hundred and eighty eight. Ninety one
 [Signature] TITLE NO. 37794

THIS IS TO CERTIFY that SUBIRA KONDO SEFU OF P.O. BOX 9024 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 eighty six 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:-

- The Occupier having paid rent up to the thirtieth day of June, 1987, shall thereafter pay rent of shillings seven hundred fifteen (Shs. ~~715/-~~ 753,000) 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 1996, 2006, 2016, 2026, 2036, 2046, 2056, 2066 and 2076 or within five years thereafter in each case. FD: 208803
- The land shall be used only for Industrial - Service Trades purpose ~~agricultural and pastoral purposes~~. FD: 208803
- The Occupier shall:-
 - demarkate the boundaries of the land to the satisfaction of the Dar es Salaam City Council (hereinafter called "the Authority") and thereafter so maintain such demarcation that the boundaries are always easily identifiable;
 - do everything necessary to protect the soil and preserve soil fertility and prevent soil erosion on the land and cultivate the land so as not to cause soil erosion outside its boundaries and do all things which may be required by the Director of Agriculture to achieve such objects;
 - 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.
- The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of it or of any part of it without the previous written consent of the Director for Lands. Any person other than the Occupier working or occupying the land otherwise than in the capacity of a servant or contractor of the Occupier shall be deemed to be a sub-tenant for the purpose of this condition.

6. The Occupier shall pay to the Minister on demand made by the Director on his behalf any further fees or stamp duties which may be discovered to be payable by him in connection with the Right.

7. The President may revoke the Right for failure by the Occupier to comply with the conditions expressly or impliedly contained in the Right and for Public Interest.

SCHEDULE

ALL that land known as Farm No.880 Chamazi Area Dar es Salaam City containing one decimal point two five five (1.255) Hectares shown for identification only edged on the plan attached to this Certificate and defined on registered survey numbered 21423 deposited at the Office of the Commissioner for Surveys at Dar es Salaam.

GIVEN under my hand and seal and by Order of the Minister the day and year first above written.

Cosen

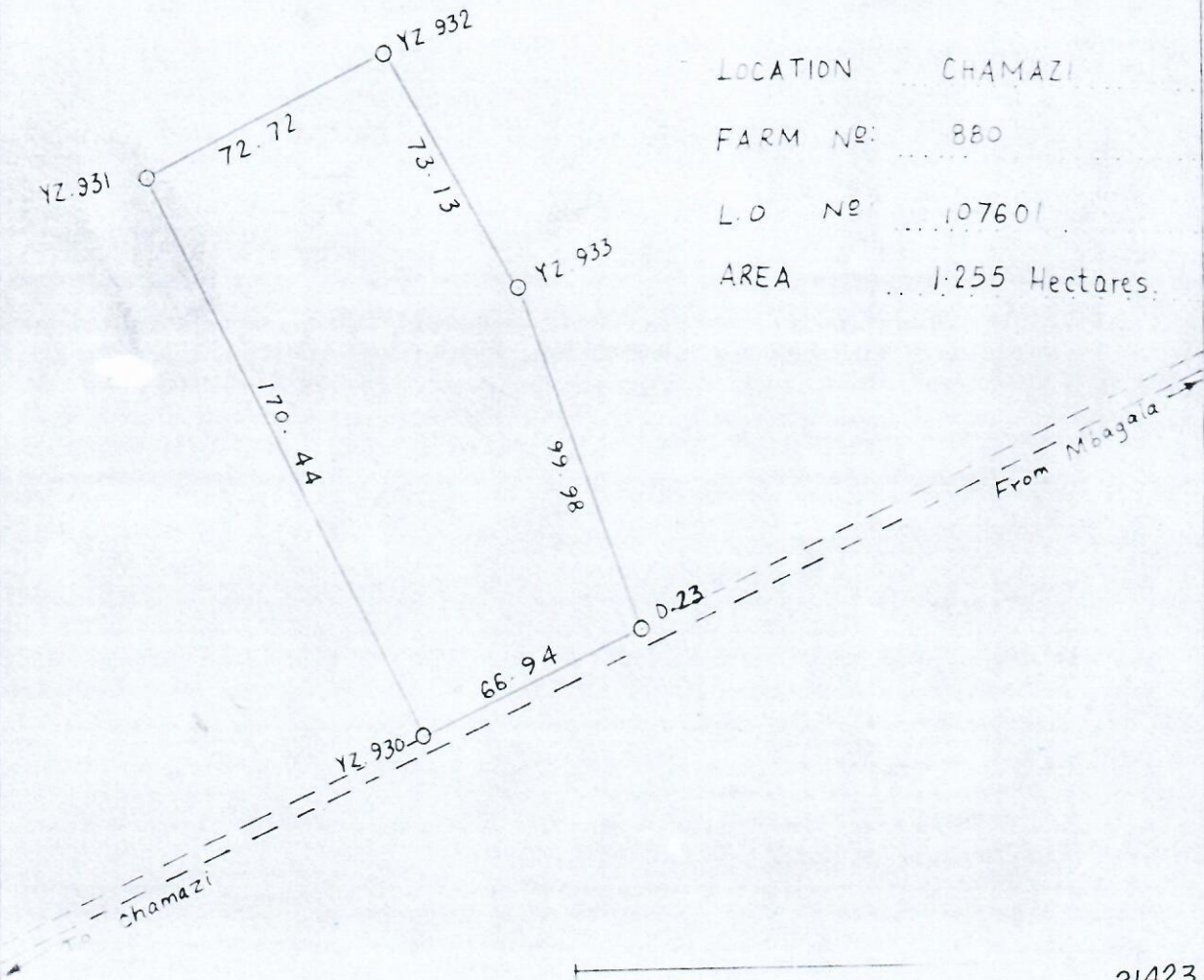
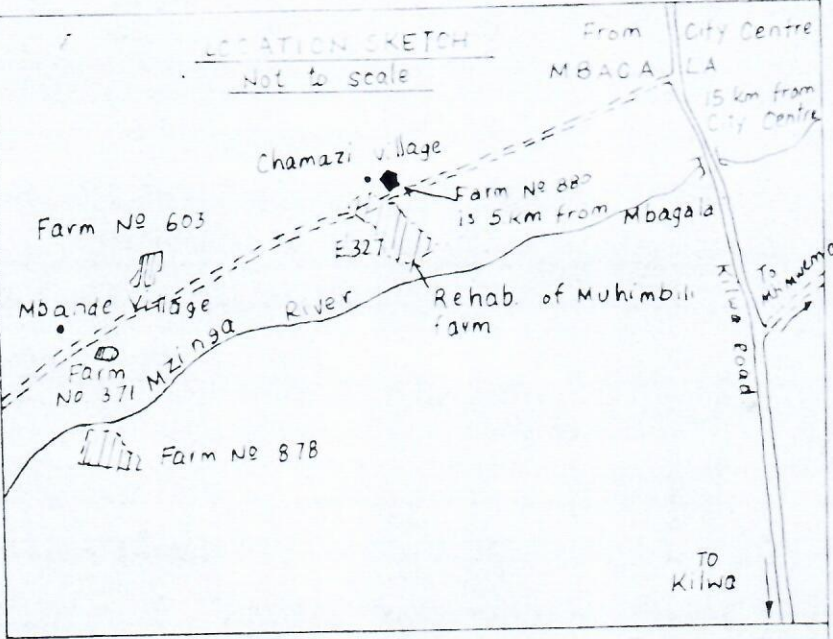
COMMISSIONER
LAND DEVELOPMENT SERVICES
DIRECTOR FOR LAND DEVELOPMENT SERVICES

I, the within-named SUBIRA KONDO SEFU hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said
SUBIRA KONDO SEFU
who is ~~known to me personally~~/
identified to me by *Junia*
Kisoma
the latter being known to me
personally in my presence
this *fourth* day of *June* 1988
(Witness's) *[Signature]*
Signature:.....
Postal Address: *Box 90841*.....
Dar es Salaam.....
Qualifications: *SENIOR LAND OFFICER*

[Signature]

DAR ES SALAAM CITY



LOCATION ... CHAMAZI ...
 FARM NO: ... 880 ...
 L.O NO ... 107601 ...
 AREA ... 1.255 Hectares.

SURVEY OF FARM NO 880, CHAMAZI TEMEKE DISTRICT
DAR ES SALAAM CITY.

YZ. 930	334° 06' 50"	170.44
YZ. 931	62° 13' 00"	72.72
YZ. 932	150° 40' 40"	73.13
YZ. 933	159° 55' 30"	99.98
D.23	243° 47' 10"	66.94
YZ. 930		

AREA = 1.255 Ha

Survey based on YE. 673 & YE. 675 Per Plan No
327/1 NO Sea level Correction applied.

LAND REGISTRY DAR-ES-SALAAM
 TRANSFER

Filed Document no 124039
 Date of Registration 16.7.09 time 10:07

to INARA INVESTMENT (I) LIMITED
 OF P.O. BOX 3672 D'SALAAM.
 Cons. Tshs. 115,000,000/=

[Signature]
 Senior Asst Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
 VARIATION OF CONDITION OF R/O

Filed Document No. 208803
 Date of Registration 15.10.2020 time 12:46PM

TERMS AND CONDITION OF A RIGHT
 OF OCCUPANCY VARIED AND LA
 ND RENT INCREASED TSHS 753,000/=

[Signature]
 Asst Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
 MORTGAGE DISCHARGED

Filed Document No. 197273
 Date of Registration 19.6.2018 10:50AM

NIC BANK TANZANIA LTD
 of P.O. Box 20268 Dsm
 (To secure Unspecified amount)

[Signature]
 Asst Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
 MORTGAGE DISCHARGED

Filed Document No. 198901 202672
 Date of Registration 15.03.2019 11:02 AM

DIAMOND TRUST BANK TANZANIA
 LIMITED OF PO BOX 115, D'SALAAM

(To secure Tsh 1,000,000,000 AND USD 300,000/=)

[Signature]
 Asst Registrar of Titles



Jamhuri ya Muungano wa Tanzania

United Republic of Tanzania

Ministry of Lands, Housing and Human Settlements Development

Exchequer Receipt

Stakabadhi ya Malipo ya Serikali

Receipt No : 99005885536

Received from : FB ATTORNEYS

Amount : 282,000.00 TZS

Amount in Words : Two Hundred Eighty Two Thousand
Tanzanian Shilling Only

In respect of : 140329 - Land Registration Fees

Bill Reference : DISCHARGE & MORTGAGE CT
NO. 37794

Payment Control Number : 991171244794

Payment Date : 2018-09-04

Issued by : MARTHA STANLEY MILLINGA

Date Issued : 04-09-2018 10:40:12

Signature





United Republic of Tanzania

Ministry of Lands, Housing and Human Settlements Development

Government Bill

Control Number : 991171244794

Payment Ref : DISCHARGE & MORTGAGE CT
NO. 37794

Service Provider Code : SP117

Payer Name : FB ATTORNEYS

Payer Phone : 255655253030

Bill Description : DISCHARGE & MORTGAGE

Billed Item (1) : Land Registration Fees : 282,000.00 (TZS)

Total Billed Amount : 282,000.00 (TZS)

Printed on : 04-09-2018

Expire : 24-09-2018

Printed By : Joyce Nyakiha Werema

Signature : 

Payments can be made through Bank(CRDB, NMB, NBC) or Mobile(AirtelMoney / HaloPesa / MPESA / TigoPesa with business No 001001) Use provided Payment Control Number as your payment reference For More Information Please contact your Service Provider xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx Malipo yafanywe kupitia Benki(CRDB, NMB, NBC) au Mitandao (AirtelMoney / HaloPesa / MPESA / TigoPesa kwa namba ya kampuni 001001) Tumia Namba ya Malipo uliyopewa kama Kumbukumbu ya Malipo Kwa maelezo zaidi wasiliana na mtoa huduma wako

GOVERNMENT PAYMENT GATEWAY

201 Bank House

2018.08.04 10:09:06

Control number:001171244794 FBATTORNEYS

Service name :Ministry of Lands, Housing and Human Settlements Development

Amount paid:282,000

(Two Hundred Eighty-Two thousand)

Bill Description : MORTGAGE

Bank Reference :EC100233430462

Thank You

Posted by :CE04511

THE LAND REGISTRATION ACT
(CAP. 334 R.E 2002)

DISCHARGE OF MORTGAGE

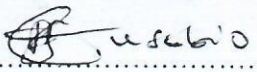
TITLE NO. 37794,
L.O. NO. 107601,
FARM NO. 880,
CHAMAZI AREA,
DAR ES SALAAM CITY.

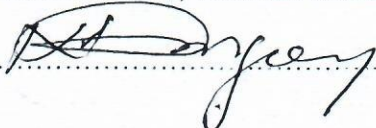
We, NIC BANK TANZANIA LIMITED of P. O. Box Number 20268, Dar es Salaam, a Commercial Bank established under the provisions of the Banking and Financial Institution Act, 2006, being the owner of the mortgage registered under Filed Document No. 197273, the same was registered on the 19th day of June, 2018, **HEREBY DISCHARGE** the said mortgage.

SIGNED and SEALED with the COMMON SEAL
of the Said NIC BANK TANZANIA LIMITED
and DELIVERED in the presence of us
this 24th day of August 2018.

SEAL

24/08/18

Full Name: RICHARD EUSEBIO
Designation: HEAD OF CREDIT OPERATIONS,
LEGAL & RECOVERIES
Address: P. O. BOX 20268, DAR ES SALAAM
Signature: 

Full Name. NELSON MGONJA
Designation: DPT. GENERAL MANAGER TECHNOLOGY
& OPERATIONS
Address: P. O. BOX 20268, DAR ES SALAAM
Signature: 

Drawn by:
NIC Bank Tanzania Limited,
Golden Jubilee Towers, PSPF Building,
P. O. Box 20268,
Dar es Salaam.

INSTRUMENT No. 198900
REGISTERED ON 04/09/2018
AT 10:29 AM



Kaa.
S. Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/= Paid
Receipt No: 99005885536
of: 04/09/2018
Kaa.
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 1000/= Paid
On Original Receipt Shs: 99005885536
of: 04/09/2018.
Kaa.
Stamp Duty Officer

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

APPROVAL FOR CHANGE/VARIATION OF CONDITIONS
OF A RIGHT OF OCCUPANCY
(Under Section 35(4))

CT. No. 37794.
L.O. No. 107601.
FARM No. 880 CHAMAZI.
TEMEKE MUNICIPALITY.


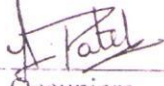
I, IDRISA JUMA KAYERA, Acting Assistant Commissioner for Lands, of P.O. Box 9230, Dar es Salaam **HEREBY APPROVE** to the following variation of the condition of the Right of Occupancy registered under the above reference:-

1. **THAT**, words shall be used only for **Farm** purposes, Use Group 'Q' Use class (a) appearing on condition '6' of the said Certificate of occupancy be deleted and replaced by words "shall be used for **Industrial – Service Trades** purposes only. Use Group 'M' Use classes (a), (c) and (e) as defined in the Urban Planning (Use groups and Use Classes), Regulations 2018.
2. **THAT** words and figures "shilling **seven hundred fifteen (Tshs. 715/=)**" appearing on condition one (1) of the Certificate of Occupancy be deleted and replaced thereon by the words and figures "**Seven hundred fifty three thousand (Tshs. 753,000/=)**".


Dated at Dar es Salaam this 28th day of September 2020.


ASSISTANT COMMISSIONER FOR LANDS

Served upon me:

1.  Occupier
2.  Occupiers

Date: 22/09/2020

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL
DAMIAN VICTUS
Advocate, Notary Public & Commissioner For Oaths
Signature: 
Date: 21/11/2021

The following payments have been paid:

Approval fee	Tshs. 80,000/=	ERV. No.	dated.
Stamp duty	Tshs. 1,000/=	ERV. No.	dated.
Registration Fee	Tshs. 80,000/=	ERV. No.	dated.

FILED DOCUMENT No. 208803

REGISTERED ON 15.10.2020

AT 12:46 PM



[Handwritten signature]

Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 1000/= Paid
(On Original Receipt Shs: 920076000036711)
of: 16.08.2020
[Handwritten signature]
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/= Paid
Receipt No: 920076000036711
of: 16.08.2020
[Handwritten signature]
Stamp D. y Officer