

12/10/2020  
Signature of the Notary Public  
FARID AHMED AWALDI  
Advocate, Notary Public & Commissioner  
for O.G.U.s

Land Form 23 A.

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date of Issue:

Title Number: 90620

Land Office Number: 284074  
*Linklo*

Land: PLOT NO. 1002 TUANGOMA DAR ES SALAAM CITY.

Certified true copy of the Original  
Signed: [Signature] Date: 12/18/2020  
Advocate, Notary Public & Commissioner  
for Oaths

90620  
17.6.2011  
11:00 AM  
[Signature]  
Registrar of Titles



Land Form No. 22

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. 100/-  
Receipt No. 33741164  
of 29-10-2008  
[Signature]  
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. 2587/- Paid  
as original Receipt No. 33741164  
of 29-10-2008  
[Signature]  
Stamp Duty Officer

Title No. 90620

L.O. NO. 284071.

LD/TM/TUAG/15762.

The 14<sup>th</sup> day of June,

2011  
2008. Acz

THIS IS TO CERTIFY that JAPHET SAMUEL MWAKISYALLA of P.O. BOX 11764, 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 thirty three years from the first day of October, 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 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 2009, shall thereafter pay rent of shillings fifty one thousand nine hundred thirty six (TShs. 51,936/=) 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.

Acz

- 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. Building plans to be submitted to the **TEMEKE MUNICIPAL COUNCIL** within six months from the commencement of the Right.
- v. Building construction to begin within six months after the approval of the plans.
- vi. Building to be completed within thirty six months from the commencement of the Right.

3. **USER:** Only one main building together with the usual and necessary outbuildings shall be erected thereon and the same shall be used for **Commercial/Residential** purposes only. Use Group 'A' Use Classes (a) and (c) and Use Group 'D' Use Class (a) 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 that Land known as Plot No. 1002 situated at Tuangoma in Dar es Salaam City containing Four thousand two hundred eighty one (4281) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 43990 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.

*[Signature]*  
Asst. COMMISSIONER FOR LANDS

I, the within named JAPHET SAMUEL MWAKISYALLA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said  
JAPHET SAMUEL MWAKISYALLA who  
is known to me personally/identified to me  
by  
the latter being known to me personally in my  
presence this 26<sup>th</sup> day of NOVEMBER 2008.

*[Signature]*

Witness's  
Signature..... *[Signature]*

Postal Address: P. O. BOX 9004

DAR-ES-SALAAM

Qualification: PRINCIPAL RESIDENT MAGISTRATE  
DAR-ES-SALAAM

LAND REGISTRY DAR - ES - SALAAM  
**MORTGAGE DISCHARGE**  
 Filed Document No. **172769** FD 179732  
 on **11-06-2016**  
 Date of Registration **28-10-2015** at **12:10 P.M.**  
 To **AMANA BANK LIMITED**  
 of P.O. Box 9771, Dar es Salaam  
 (To secure Unspecified amount)  
 SENIOR ASST REGISTRAR OF TITLES

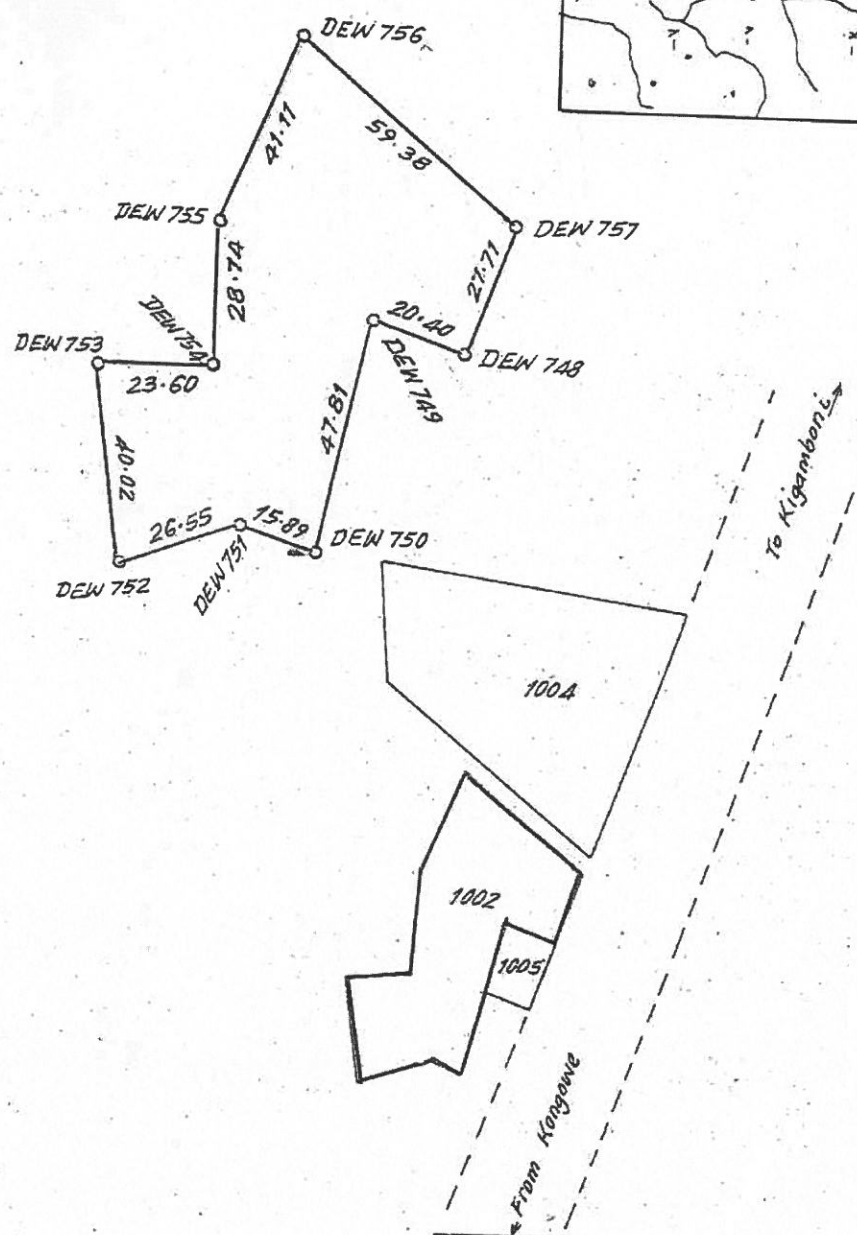
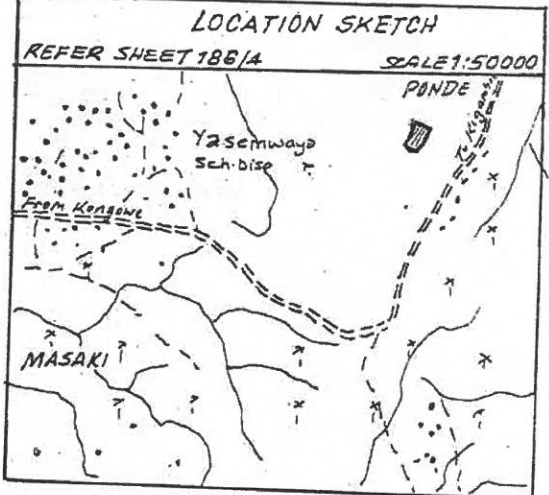
Certified true copy of the Original  
 Date: **12/10/2020**  
 FAYO AHMED AWADH AHMED  
 Advocate, Notary Public & Commissioner  
 for Oaths

LAND REGISTRY DAR - ES - SALAAM  
**TRANSFER PLSALE:**  
 Filed Document No. **179732**  
 Date of Registration **11-06-2016** at **12:09 P.M.**  
 To **ALLY MOHAMUD ADON**  
 OF P.O. Box 16484 D'SALAAM  
 (Income of Sh 100,000,000/-)  
 SENIOR ASST REGISTRAR OF TITLES

# DAR ES SALAAM CITY



LOCATION	<b>TUANGOMA</b>
BLOCK	—
PLOT No.	<b>1002</b>
L.O. No.	<b>284071</b>
AREA	<b>4281</b> SQM



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

This plan prepared in accordance with Registered plan No. 43990  
 approved for purposes of the Land Registration Ordinance.  
 Director of Surveys and Mapping Date **12/1/2008**  
 Ministry of Lands, Housing and Urban Development, Dar es Salaam