

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

LEASEHOLD TITLE DSMT1006886



Date Registered: 05-Nov-2020, 14:50

Parent Title: DSMT1006678



Asheruwa

REGISTRAR OF TITLES
(13-Nov-2020)



I. REGISTERED LESSEES

This is to certify that below listed 1 (one) person is entitled to the Leasehold under ~~Single~~ Tenancy from the 1st day of July 2020 to 30th day of June 2118:

Date of Registration/ Filed Doc. Number	Lessee details
05-Nov-2020, 14:50/ DSMF0006346	ALLMUSS PROPERTIES TANZANIA LIMITED of P.O. BOX 79651, Kinondoni, Dar es Salaam

II. REAL PROPERTY

The below General Land, consisting of 3 (three) land parcels, are granted in whole under this Leasehold title:

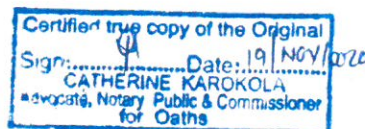
District: Kinondoni
Located in: Kawe, Block -, Plot Number 564, 562, 563 with total area 4,768.00 Square Metres
Use: **Residential**, Use Group(s) and Use Class(es) **B (d)**;

III. CONDITIONS

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for **Residential** purposes only. Use Group(s) and Use Class(es) **B (d)**; as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. See original Lease Agreement.
5. All other conditions prescribed under any Law or Regulations.

IV. DISCLAIMER

The contents of this Leasehold Title do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.





THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
 THE LAND ACT, Cap 113
 (Under Section 29)



Title Number: **DSMT1006678**

Date of Registration: **27-Oct-2020 [16:01]**



REGISTRAR OF TITLES
 (03-Nov-2020)

Registered under section 27 of the Land Registration Act (Cap 334).

I. REGISTERED OCCUPIER AND TENURE

THIS IS TO CERTIFY that **TANZANIA INVESTMENT CENTRE** of P.O. BOX 938, Kinondoni, Dar es Salaam (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **ninety nine (99) years** from **the first day of July two thousand and twenty** 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 thereof amendment thereof and to special conditions.

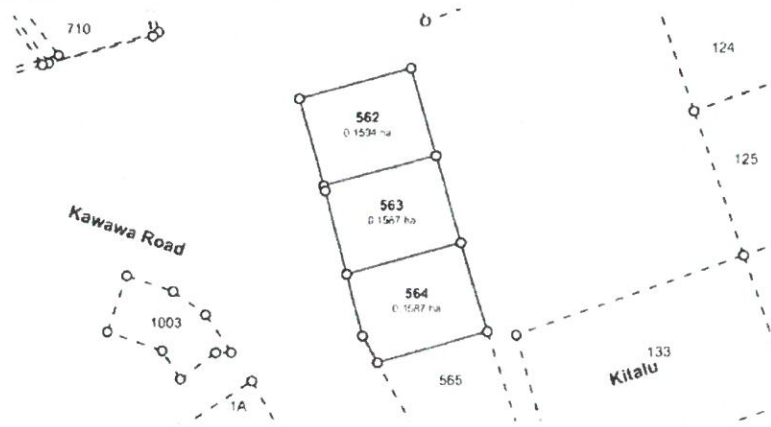
II. DESCRIPTION OF THE PROPERTY

District: Kinondoni
 Location: KAWE
 Block: -
 Plot No.: 564, 562, 563
 Area: 4.768.00 Square Metres
 Reg. Plan No.: 20716

Plot Reference Points (Part of):

TAREF11 - UTM ZONE 37S

	X	Y
1	526203.12	9254868.32
2	526246.18	9254879.85
3	526276.23	9254777.86
4	526233.87	9254766.08



III. CONDITIONS OF THE RIGHT

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for **Residential** purposes only. Use Group(s) and Use Class(es) **B (d)**; as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

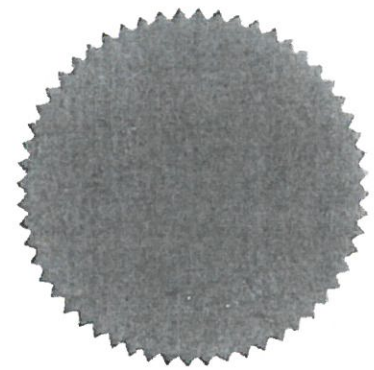
IV. DISCLAIMER

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

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

COMMISSIONER FOR LANDS
 (27-Oct-2020)

Received in custody of the Original
 Date: 19/11/2020
 M. A. M. KAMUKOLA
 Registrar, National Public & Commercial
 Titles Office



30/11/2020

APPL	NAME	COMPANY	TEL NO	REMARK.
1.	ABDULKADIR INDAYARE	SOMTAN CO. LTD	0715166683	
2.	AYAZALI JIVRAJ	GOLDEN SAND	0779999078	
3.	COSMAS BYEKWASO	BIG TIME HIGHLAND	0626036301	
4.	FAISAL SWALEH	KILIMANTJARO CEMENT	0768111555	
5.	HUO ZHI ZHANG	DAYAYU LTD	0752680698.	
6.	HARTMUT ROTICHEL	NDOTO FARMS LTD	0629323231	
7.	HAIMING OM	HONGLIN INTERNA	0788199042.	
8.	HALIM OZTAS	NATURAL CONSTRUCT	0784265621	
8.	JINWEI HE	HONGLIN INTERNA	0788199042	
9.	JANET ULYATE	RUTUBA (T) LTD	0755400960	
10.	KAVAN BHAMRA	RSA LTD	0754474909	
11.	NICOLAS ANTHON	MKOMA BAY LTD	0682002702	
12.	NEMER HAMMOUD	AL-NABIL Co. LTD	0688888666	
13.	PADMENDRA PANDEY	UNIHEALTH (T) LTD	0653952487	
14.	ROSELLA CALCAGNO	ZATTUNI TOURS	0754588916	
15.	SUSAN ELDER	MEAT KING (NET)	0784415688	
16.	YOUQI YE	DAYAYU (T) LTD	0756775888	
17.	YONGFEI WANG	XIEFEIDA TECH	0758718888	
18.	BASHARAT HUSSAIN	STEWART INV CO	0783660508	
19.	AYUOB ALNADHARI	MILKCOM D. LTD	0758223344	
20.	DINESH SINGH	INDUSTRIAL GASES	0752680698	
21.	ASIM SARDAR	MANYARA INST	0755700000	
22.	BENARD ABURA	SIGMA HAIR LTD	0715700705	
23.	DANIEL FOURIE	TANZAVO T. LTD	0748101080	
24.	DAVID BURGER	PRECISION ARR.	0684885446	
25.	ANAS ALKASSIH	HAY MODERN	0769999526	
26.	AJAY THAKUR	DANGOTE	0712725468	
27.	CORNERSTONE	CATA MINING	0769881188	
28.	AJAI KUMAR	HODI HOTEL	0783588855	
29.	CHINARONG BAO THAI	CAPITAL DRILLING	0754327618	

