

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telephone No. 2502318

OFFICE OF REGISTRAR OF TITLES,  
ZONAL LAND REGISTRY,  
P.O. BOX 2984,  
MBEYA.

Ref. No. LR/MBY/17/43684-MB/14 Jan 2018.

REGISTERED POST:

RE: THE LAND REGISTRATION ORDINANCE (CAP. 334)  
TRANSFER OF A PL  
CT-NO 43684-MB/14

I have the honour to refer to your letter No. Fam LR/30-1-2018 dated 30-1-2018 with enclosures herein.

I forward herewith Title No. 43684-MB/14 to above mentioned deed 27819-MB/14 having been registered on under FD No. 27819-MB/14

Please acknowledge receipt of the enclosures hereto of the enclosures hereto.

I have the honour to be Sir,  
Your Obedient Servant,

*[Signature]*

ASSISTANT REGISTRAR OF TITLES.

MAFURU M. MAFURU (Advocate)  
P.O. Box 7416, Dar es Salaam  
I hereby certify that this is a true Copy of the Original  
Sign: *[Signature]*  
Date: 13/11/2020

Enclosures: 3 copies of transfer deed  
Copy of land form no 27819

To: ABOOSHAMA NASSER  
AHMED AL SHEBANI  
P.O. BOX 5837

C.C: DAR ES SALAAM

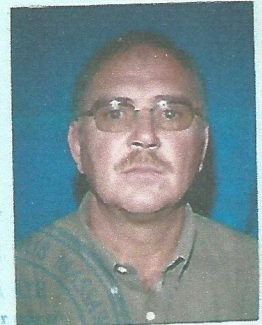
THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT  
[CAP. 113 R.E 2002]  
TRANSFER OF A RIGHT OF OCCUPANCY  
[Under Section 62]

TITLE NUMBER: 217  
LAND OFFICE NUMBER: 187341

IN CONSIDERATION of the sum of One hundred Twenty Five Thousand Us Dollars only (USD 125,000/=) paid to me by ABDOSHAMAKH NASSER AHMED AL SHEBANI of P.O. Box 5837, Dar Es Salaam, Tanzania, (Transferee) I, JOHN GEORGE FLIAKOS of P.O.Box 193, Iringa, Tanzania (Transferor) DO HEREBY TRANSFER to the said ABDOSHAMAKH NASSER AHMED AL SHEBANI the unexpired term of a Right of Occupancy granted in respect of the aforementioned property.

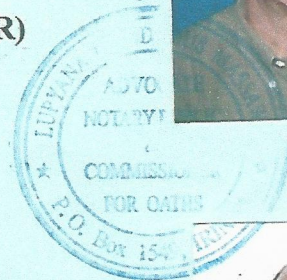
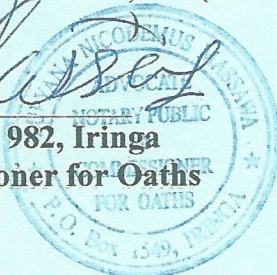
SIGNED and DELIVERED by the said )  
JOHN GEORGE FLIAKOS who is )  
known to me personally/identified to me )



the latter being known to me personally )  
in my presence this 28<sup>th</sup> day of )  
November, 2017. )

(TRANSFEROR)

SIGNATURE:   
POSTAL ADDRESS: P.O.Box 982, Iringa  
QUALIFICATION: Commissioner for Oaths



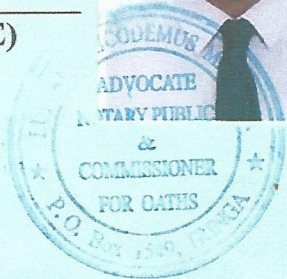
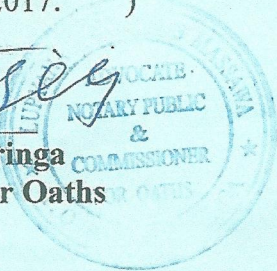
SIGNED and DELIVERED by the said )  
ABDOSHAMAKH NASSER AHMED )  
AL SHEBANI who is known to me )  
personally/identified to me )



the latter )  
being known to me personally in my )  
presence this 28<sup>th</sup> day of November, 2017. )

(TRANSFEEE)

SIGNATURE:   
POSTAL ADDRESS: P.O.Box 982, Iringa  
QUALIFICATION: Commissioner for Oaths



DRAWN BY:  
LUPYANA N. MASSAWA, (ADVOCATE)  
LUKE LAW CHAMBERS,  
ADVOCATES,  
P.O. BOX 982,  
IRINGA




MAFURU M. MAFURU (Advocate)  
P.O. Box 7416, Dar es Salaam  
I hereby certify that this is a true  
Copy of the Original  
Sign:   
Date: 08/11/2017

**SHS**

STAMP DUTY 2,491,375/=  
 CONSENT FEE 80,000/=  
 NOTIFICATION 40,000/=  
 PAID UNDER  
 ERW. NO. 99/0008/9318 OF 28.12.2017  
[Signature]

IN EXERCISE OF THE POWERS VESTED IN ME UNDER  
 SECTION 37 OF THE LAND ACT 1999  
 I GEORGE RUFEN KALUSA  
 HERE BY APPROVE THIS DISPOSITION  
 AUTHORIZED OFFICER  
 DATE 22/12/2017

FILED DOCUMENTS No: 27879-100112  
30-1-2018  
 REGISTERED 1:00pm  
 AT  
[Signature]  
 Asst: Registrar of Titles



TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: 1000/=  
 and Revenue Receipt No. 9900869318  
 of 28-12-2017 Issued.  
[Signature]  
 Stamp Duty Officer

MAFURU M. MAFURU (Advocate)  
 P.O. Box 7416, Dar es Salaam  
 I hereby certify that this is a true  
 Copy of the Original  
 Sign: [Signature]  
 Date: 13/1/2018

TANGANYIKA STAMP DUTY  
 Stamp Duty Shs: 2,491,375  
 on original Receipt No. 9900869318  
 of 28-12-2017  
[Signature]  
 Stamp Duty Officer

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

OFFICE OF THE REGISTRAR OF TITLES,  
SOUTHERN HIGHLANDS ZONE,  
OF P.O. BOX 2984,  
MBEYA.



20  
JAN 2018

In reply please quote 43683-MBYLR  
Ref. No. LR/MBY/T/  
To JOHN GEORGE FLIAKOS  
P.O. BOX 193  
IRINDA

RE; THE LAND REGISTRATION ACT (CAP.334)

TITLE NO; 43683-MBYLR L.O.NO. 187341  
FARM 217 PLOT NO. 1 BLOCK 1 LOCATION KIDAMALI VILLAGE

1. I have the honor to refer to letter referenced LD/SW2/13117 from the Assistant Commissioner for Lands dated 30-01-2018 and enclosures thereto.
2. Having been registered, enclosed herewith find the counter part of Certificate of Title Number as above for your safe cursory.

I have the honor to be Sir/Gentleman/Madam  
Your Obedient Servant

ASSISTANT REGISTRAR OF TITLES

MAFURU M. MAFURU (Advocate)  
P.O. Box 7416, Dar es Salaam  
I hereby certify that this is a true  
Copy of the Original  
Sign: [Signature]  
Date: 13/1/2018

TANZANIA

Land Form 51

## CERTIFICATE OF OCCUPANCY

*(Issued under Section 9 of the Land Ordinance)*

Date of Issue:

Title Number: 43684-MBYUR

Land Office Number: 187341

Land: FARM NO. 217 KIDAMALI VILLAGE IRINGA DISTRICT

Term: THIRTY THREE YEARS

MAFURU M. MAFURU (Advocate)  
P.O. Box 7416, Dar es Salaam  
I hereby certify that this is a true  
Copy of the Original.  
Date: 13/11/2011

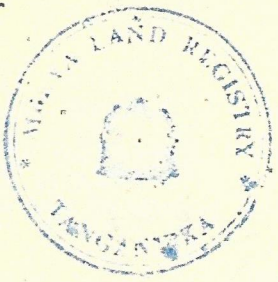
TITLE NO: 43684-MBYR

REGISTERED 30-01-2018

11:30 AM

Land form 33

*[Signature]*  
Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 100/= Paid  
L.O. NO. 187341  
and Revenue Receipt No. 32874002  
of 13-09-2001 Issued. *[Signature]*  
Stamp Duty Officer

MAFURU M. MAFURU (Advocate)  
P.O. Box 7416, Dar es Salaam  
I hereby certify that this is a true  
Copy of the Original  
Sign: *[Signature]*  
Date: 2nd day of July 2012

THE UNITED REPUBLIC OF TANZANIA

The Land Ordinance (Section 9 (1))

CERTIFICATE OF OCCUPANCY

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 1700/= Paid  
on original Receipt No. 32874002  
of 13-09-2001 Issued. *[Signature]*  
Stamp Duty Officer

The Date: 2nd day of July Two thousand and one Fourteen n/2

TITLE NO. 43684-MBYR

THIS IS TO CERTIFY that JOHN GEORGE FLIAKOS OF P.O. BOX 193, IRINGA. (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 January two thousand and two 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:-

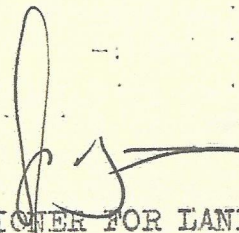
1. The Occupier having paid rent up to the thirtieth day of June, 2002, shall thereafter pay rent of Shillings fifty thousand only (50,000/=) a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 2012, 2022, and 2032 or within five years thereafter in each case.
2. The land shall be used only for agricultural purposes.
3. The Occupier shall:-
  - (a) demarcate the boundaries of the land to the satisfaction of Iringa District Council (hereinafter called "the Authority") and thereafter so maintain such demarcation that the boundaries are always easily identifiable;
  - (b) 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 erosion outside its boundaries and do all things which may be required by the Director of Agriculture to achieve such objects;
  - (c) 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 expenses as assessed by the Director For Surveys and Mapping.
4. 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 Commissioner 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 purposes of this condition.

5. The Right shall confer no water rights.
6. You may be asked to pay to the Minister on demand made by the Commissioner for Lands on his behalf any further fees or stamp duties which may be discovered to be payable by you in connection with the Rights.
7. As this right is subject to land Regulations 1948; The president may revoke the Right for failure by you to comply the conditions expressly or impliedly contained in the Right or in public interest.

SCHEDULE

All that land known as Farm No. 217 located at Kidamali Village Iringa District containing ninety nine point four seven Hectares (99.47) shown for identification only edged on the plan attached to this certificate and defined on registered survey plan numbered 33930 deposited at the Office of the Commissioner for Surveys at Dar es salaam.

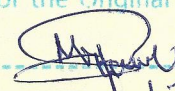
GIVEN under my hand and seal and by order of the Minister the day and year first above written.

  
 Asst COMMISSIONER FOR LANDS

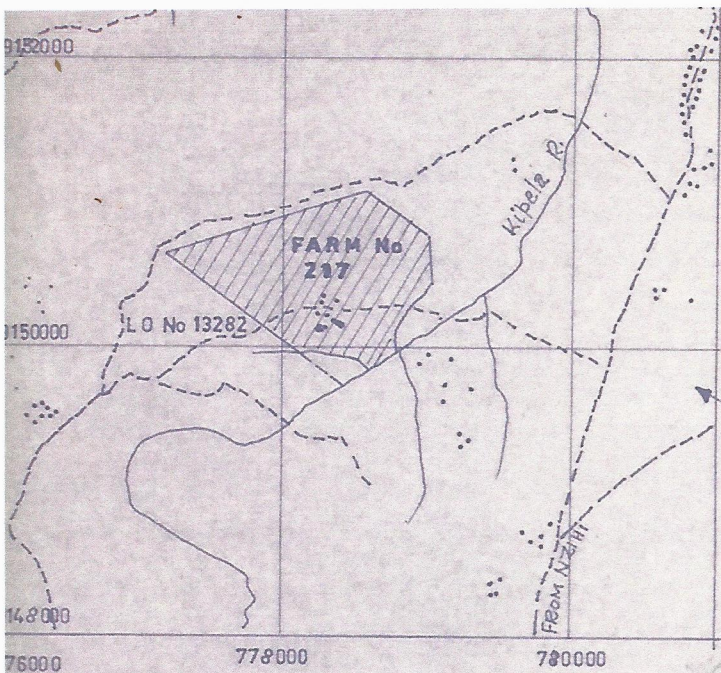
I the within-named JOHN GEORGE FLIAKOS hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED AND DELIVERED by the said )  
 JOHN GEORGE FLIAKOS who is known )  
 to me personally/identified to me )  
 by )  
 the letter being known to me )  
 personally in my presence this 10<sup>th</sup> )  
 day of January 2002 )  
 (Witness's Signature)..... )  
 (Postal Address)..... )  
 ..... )  
 (Qualification)..... )

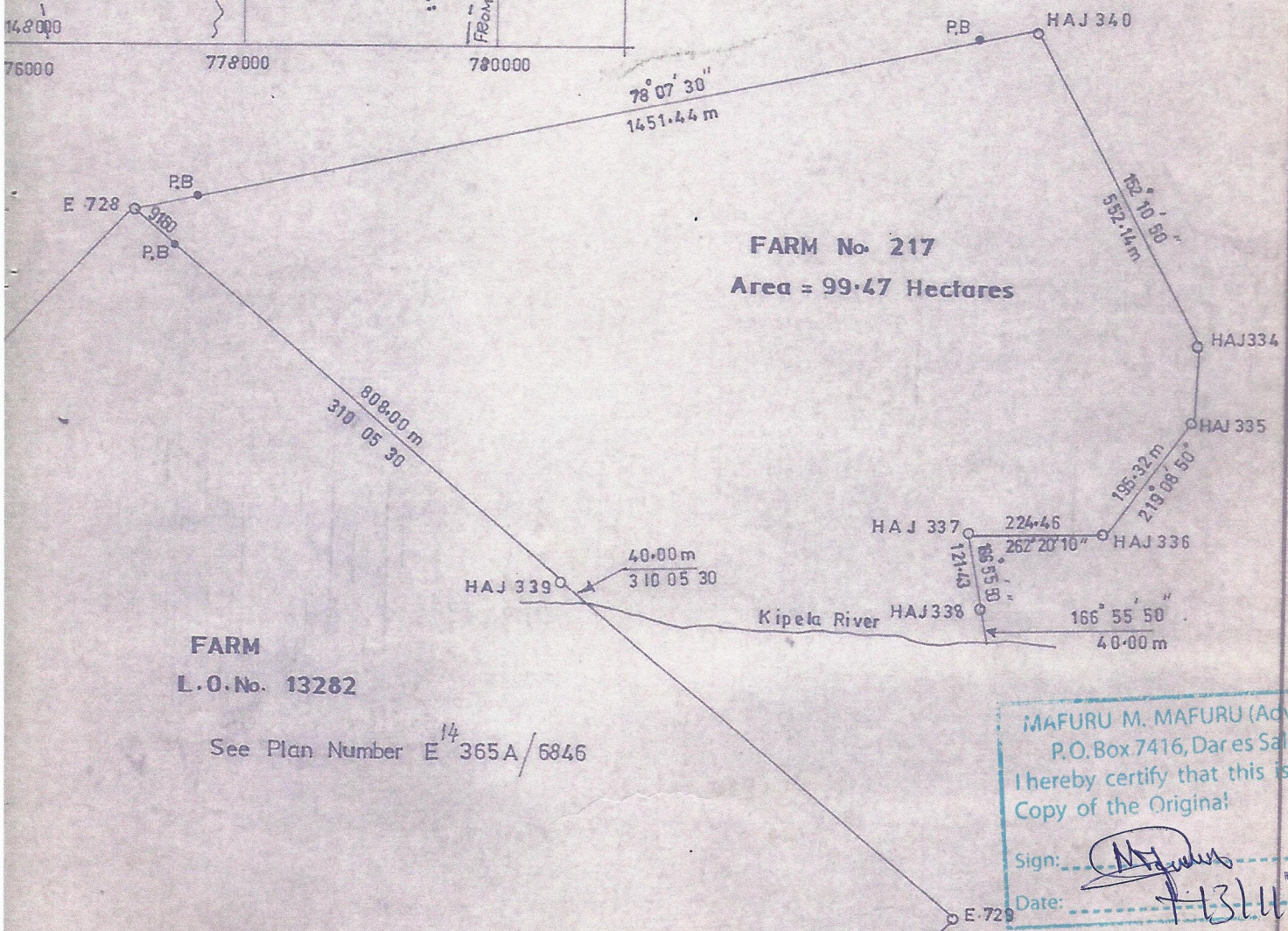
*Handwritten signature*

MAFURU M. MAFURU (Advocate)  
 P.O. Box 7416, Dar es Salaam  
 I hereby certify that this is a true  
 Copy of the Original  
 Sign:   
 Date: 13/1/2002

LOCALITY: KIDAMALI VILLAGE  
**FARM No. 217**  
**L O No. 187341**  
**AREA 99.47 HECTARES**



**LOCATION DIAGRAM**  
 Sheet Number 215/1  
 Scale 1:50,000



**FARM**  
**L.O.No. 13282**

See Plan Number E 365A/6846

**MAFURU M. MAFURU (Advocate)**  
 P.O. Box 7416, Dar es Salaam  
 I hereby certify that this is a true  
 Copy of the Original!  
 Sign: *[Signature]*  
 Date: *13/11/2003*

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

This plan prepared in accordance with Registered Plan Number 33930  
 is approved for the purposes of the Land Registration Ordinance  
 Director of Surveys and Mapping *[Signature]* Date *18/6/2003*  
 Ministry of Lands and Human Settlements Development Dar es Salaam.

LAND REGISTRY, NINYA

TRANSFER

Filed Document No. 27879-MB/12

Date of Registration 30-1-2018 1:00pm

1. ABDOSHAMA KH  
NASSER AHMED  
AL SHEBANI OF P-0602  
(2837 DAR ES SALAM)  
(US\$ 125,000)

Senior Asst. Registrar of Deeds

MAFURU M. MAFURU (Advocate)  
P.O. Box 7416, Dar es Salaam  
I hereby certify that this is a true  
Copy of the Original  
Sign: [Signature]  
Date: 13/1/2018