

11/11/2020
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TANZANIA

Land Form 51

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Certified True Copy of the Original
Signed: ~~...~~ Date: 16/11/2020
FELIX JAMES
Advocate, Notary
Public & Commissioner for Oaths

Date of Issue:

Title Number: 28864

Land Office Number: 55221.

Land: PLOT NO. 20 INDUSTRIAL AREA MSAWU MURGORO TOWNSHIP.

Term: NINETY NINE YEARS.

28864
11 APRIL 1983
Land Form 32
10 CD



L.O. No. 55221

M.G.D. No. 1827

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 30th day of November One thousand
nine hundred and ninety
TITLE No. 28864

THIS IS TO CERTIFY that SANTOKH SINGH of P.O. Box 99, MOROGORO.

(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") as joint tenants/as-tenants-in-common-in-equal-shares for a term of ninety nine years from the first day of

July One thousand nine hundred and seventy nine 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 19 80 shall thereafter pay rent of Shillings two thousand five hundred eighty (Shs. 2,580/=) 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 1989, 1999, 2009, 2019, 2029, 2039, 2049, 2059 and 2069 or within three years thereafter in each case.

2. The Occupier shall:—

- (i) Erect 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 Morogoro Town Council (hereinafter called "the Authority");
- (ii) By the thirty first day of December, 1979 submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevation and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;
- (iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;
- (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirtieth day of June, 1982;
- (v) At all times during the term after the thirtieth day of June, 1982 have on the land buildings 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");

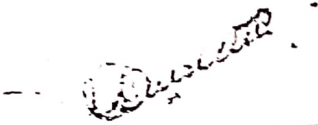
Certified True Copy of the Original
Signed: [Signature] Date: 10/11/2020
FELIX JAMES
Advocate, Notary
Public & Commissioner for Oaths

Scanned with CamScanner

SCHEDULE

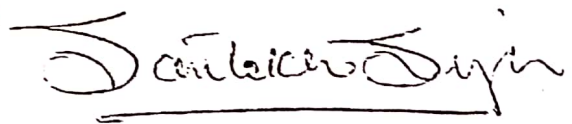
ALL that land known as Plot No. 20 Industrial Area ^{decayed} Msamvu Morogoro Township containing two point one, five (2.15) acres ^{square feet} shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 18846 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam. /red

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

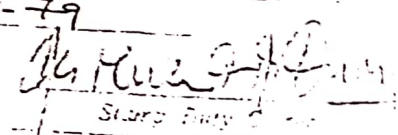

DIRECTOR OF LAND DEVELOPMENT SERVICES
COMMISSIONER FOR LANDS

I the within-named SANTOKH SINGH hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

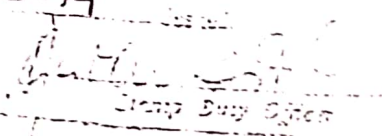
SIGNED and DELIVERED by the said SANTOKH SINGH who is known to me personally/ identified to me by JOSINDER SINGH SAGGU the latter being known to me personally in my presence this 21st day of JANUARY 1983.



Witness's Signature:.....
Postal Address:..... P. M. MAJITHIA
ADVOCATE
P.O. BOX 955
DAR-ES-SALAAM
Qualification: TANZANIA

TANZANIA STAMP DUTY
Stamp Duty Ss. 70/=
and Revenue Receipt No. 769678
20-8-79

Stamp Duty Officer

Certified True Copy of the Original
Signed... Date: 21/1/83
FELIX JAMES
Advocate, Notary
Public & Commissioner for Oaths

TANZANIA STAMP DUTY
Stamp Duty Ss. 20/=
and Revenue Receipt No. 769678
20-8-79

Stamp Duty Officer

- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provided;
- (vii) 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 Commissioner for Surveys and Mapping.

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 or modification of any condition in the Right.

3.—(i) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary—

~~to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;~~

to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or his employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

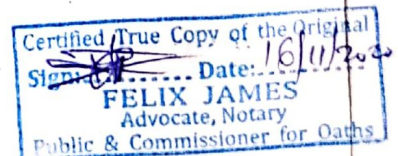
5. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:—

- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
- (iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

6. Only one main building together with the usual and necessary out-buildings shall be built on the land and the same shall be used for GENERAL INDUSTRIAL purposes only; Use Group 'O' use class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

7. The President may revoke the Right for good cause and in public interest.

Printed by Regional Hart's Rotaprint, Durr Region



LAND REVENUE ACT 1948 (Sect 67)

Filed Document No. 81007

Date of Registration 29-4-91 1:00 P.M.

To GURCHARAN SINGH SOHEL of P.O. Box 99, Morogoro as legal personal representative of SANTOKH SINGH, deceased

Senior Ass. Registrar of Titles

NOTE

In this document every reference to Commissioner shall be read as Commissioner of Survey and Mapping and every reference to the Director of Lands shall be read as the Director of Lands and Survey and Mapping respectively.

LAND REVENUE ACT 1948 (Sect 67) INCUMBRANCE REGISTERED UNDER SECTION III (1)

Filed Document No. 86733

Date of Registration 24-4-95 12:00 Noon

The Estate of the registered owner is or may be subject to a charge for estate duty on the estate of SANTOKH SINGH, deceased.

Senior Ass. Registrar of Titles

Certified True Copy of the Original Sign: [Signature] Date: 6/11/02 FELIX JAMES Advocate, Notary Public & Commissioner for Oaths

LAND REVENUE ACT 1948 (Sect 68)

Filed Document No. 86733

Date of Registration 24-4-95 12:00 Noon

ARWINDER SINGH SOHEL s/o SANTOKH SINGH SOHEL P.O. Box 387, Morogoro

Senior Ass. Registrar of Titles

TRANSFER

86818

1-6-1995 1:00 P.M.

To: OMAR MBARAK & BROTHERS LIMITED, of P.O. Box 63 Morogoro (Cons. Shs. 400,000/=)

Senior Ass. Registrar of Titles

**LAND REGISTRY DAR-ES-SALAAM
TRANSFER**

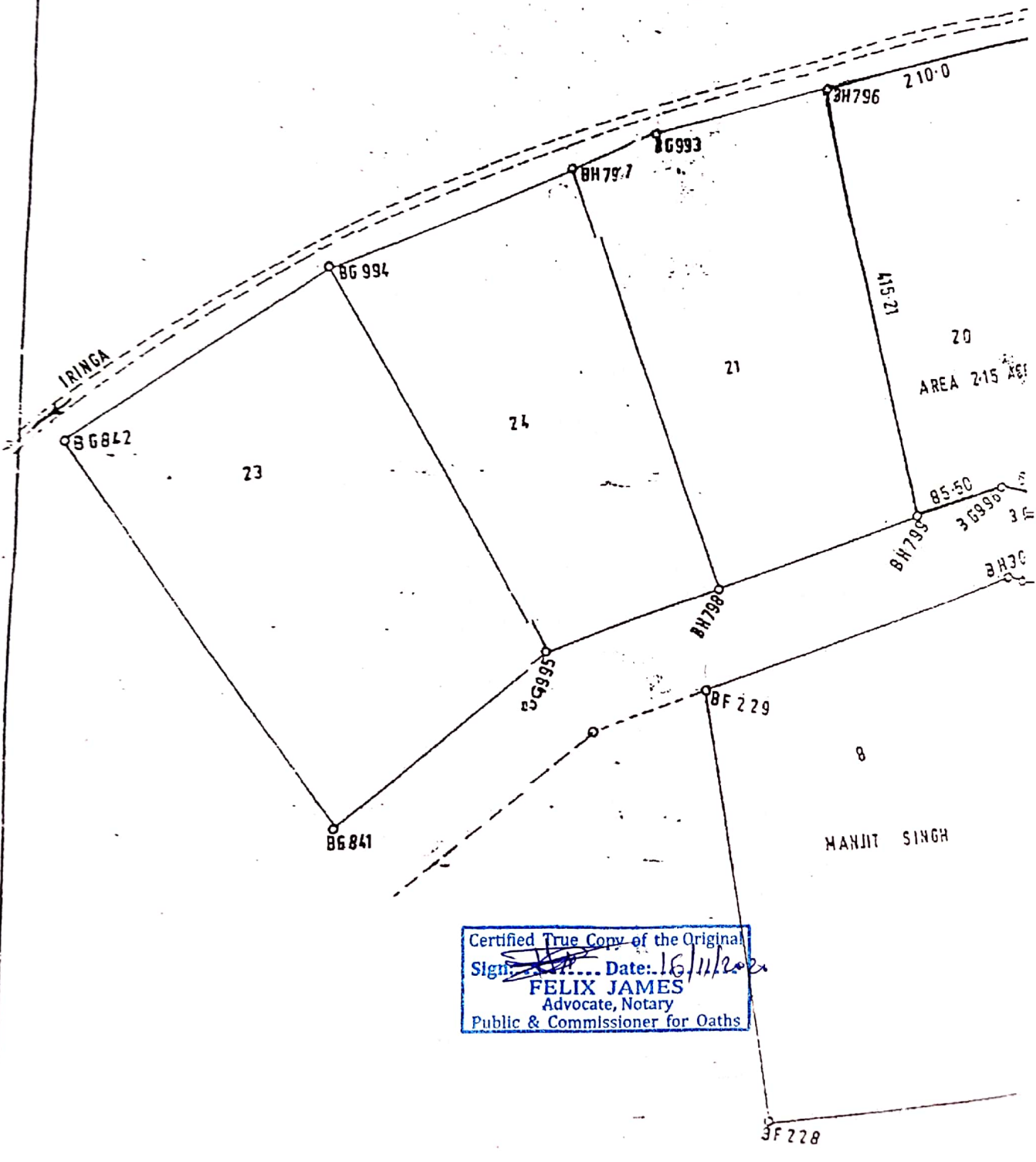
Filed Document no 110677
Date of Registration 2.2.06 time 11:00A

to ABDULLATIF TWALIB of
Box 683 MURUGORO.
(In Lms of Tsh 1,200,000/-)

[Signature]
Senior Assi Registrar of Titles

Certified True Copy of the Original
Sign: *[Signature]* Date: 6/11/2020
FELIX JAMES
Advocate, Notary
Public & Commissioner for Oaths

MOROGORO TOWNSHIP



Certified True Copy of the Original
 Sign: *[Signature]* Date: 16/11/2022
FELIX JAMES
 Advocate, Notary
 Public & Commissioner for Oaths