


TITLE No. 25855  
 REGISTERED on 2-12-09  
1.00 P.  
 M Mwiray  
 Asst. Registrar of Titles



16017  
 11809755  
26-10-00  
 Pwani M Mwiray  
 Assistant Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY  
(Section 9 of the Land Ordinance)

The 3rd day of December, Two thousand and nine.

TITLE No. 25855 LR Mwanza

THIS IS TO CERTIFY that MARY ANTONIUS BRONKOST of P.O. Box 10131, MWANZA

(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 occupants for a term of **thirty three** years from **the first** day of **October**, one thousand nine hundred ninety 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 thereof or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2000 shall thereafter pay rent of shillings twenty one thousand seven hundred Amu/ALO (TShs 21,700/=) only, 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 (hereinafter called "the Minister") on the first day of July in each of the years **2009, 2019 and 2029** 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 **Mwanza City Council** (hereinafter called "the Authority");

TANZANIA  
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 Receipt No. 11809755 26-10-00  
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- (ii) By the **thirty first** day of **March 2000**, Submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations 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 2002**.
- (v) At all time during the term after the **thirtieth** day of **June 2002**. have on the land buildings approved by Authority and maintain them in good order and repair to the satisfaction of Commissioner for Lands (hereinafter called "the Commissioner");
- (vi) Not to erect or commence to erect on the land any building except in accordance with building plans and specifications which will 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.

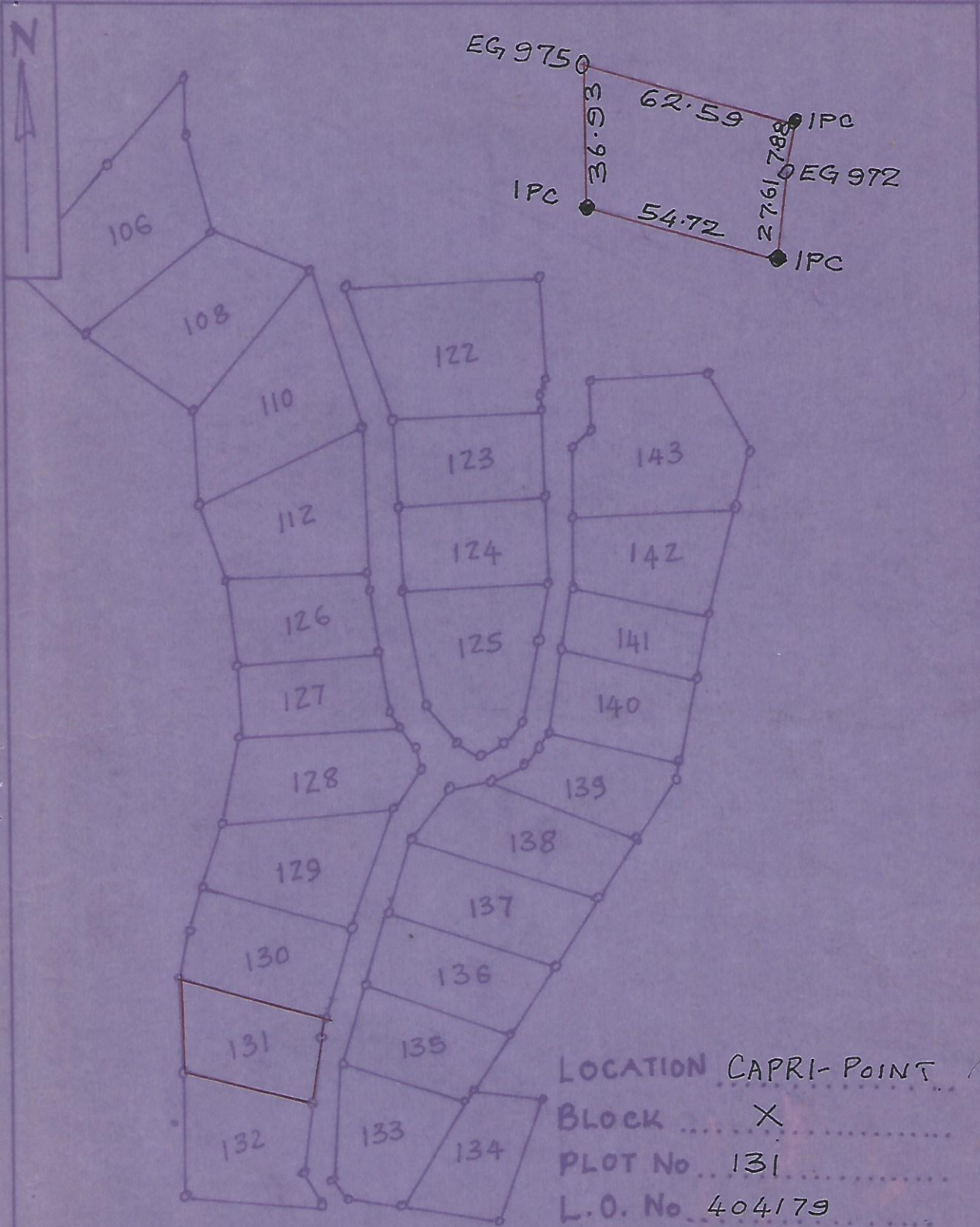
Approval of plans of any building by the Authority shall not imply that the Construction of such a building will satisfy the Occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

- 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 any building on it without the previous written consent of the Commissioner provided that 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.

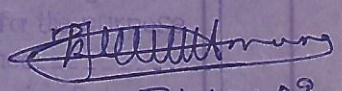
- (ii) Occupation or use of whole or any part of the land or building on it by any person other than Occupier or **her** employees, or agents or contractors or members of the household shall be deemed dealing with the land or buildings

# MWANZA CITY.



LOCATION CAPRI-POINT  
 BLOCK ..... X .....  
 PLOT No. 131 .....  
 L.O. No. 404179 .....  
 AREA 2.170 ..... SQM.

This plan prepared in accordance with Registered  
 plan NO. 29230 approved for use by the  
 of the Land Registration Ordinance.  
 For Director of Surveys and Mapping, Dar es Salaam.  
 Ministry of Lands and Housing  
 Urban Development Dar es Salaam

  
 31-10-09

The Issue of the Plan Implies no guarantee  
 or admission of Title of Government.

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 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 the Government for the land during the term of the Right.
- (iii) such some as the commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of the same upon which the land fronts abuts or adjoins, whether such demand is made before during or after such making or improvement there of. This condition does not oblige the Government to make or improve roads.

6. **The Land and the buildings to be erected thereon shall be used for Residential purposes only; Use Group 'A' Use Classes (a) and (c) as defined in the Town and Country Planning (Use Classes) Regulation, 1960 as amended in 1993.**

7. The president may revoke the Right for good cause or in Public interest.


#### SCHEDULE

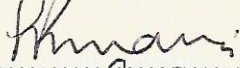
All that land known as Plot No131 Block 'X' Capri-point in Mwanza City containing two thousand one hundred seventy (2170) square meters shown for identification only edged red on the plan attached to this certificate and defined in registered survey plan number 29230 deposited at the office of the Director for Survey and Mapping in 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 **MARY ANTONIUS BRONKOST** as joint occupants hereby accept the terms and conditions contains in the foregoing Certificate of Occupancy.

**SIGNED** and **DELIVERED** by the said **MARY ANTONIUS BRONKOST** who is known to me )  
personally /identified to me by.....) x   
.....the latter being known to me. the)  
personally in my presence this.....12.....day of)  
November 2009. )

Witness's  
Signature.....   
Postal Address..... Box 6068  
Mwanza  
Qualification..... Advocate



MWANZA LAND REGISTRY  
**TRANSFER**  
 Filed Document No. 43517  
 Date of Registration 03-06-2015 12:20 PM  
 To SAMEENA MURTAZA  
 HUSEINBHAY P.O BOX  
 1007 MWANZA  
 CWS TSHS 50,000,000/-  
 Mwanza  
 Patil

MWANZA LAND REGISTRY  
**TRANSFER**  
 Filed Document No. 55029  
 Date of Registration 20-12-019 11:00 AM  
 To CAPRI HEIGHTS LIMITED  
 OF P.O. BOX 347, MWANZA  
 (CWS TSHS 177,000,000/-)  
 Mwanza  
 Senior Asst. Registrar of Titles

~~MWANZA LAND REGISTRY~~  
~~**MORTGAGE**~~  
~~Filed Document No. 50153~~  
~~Date of Registration 10-02-2018 10:25 AM~~  
~~08-03-2019 11:19 AM~~  
~~ACCUBANK TANZANIA~~  
~~LTD P.O BOX 95068 DAR ES~~  
~~SALAMA~~  
~~TO SECURE UNSPECIFIED~~  
~~Assets~~  
~~Asst. Reg. of Titles~~

MWANZA LAND REGISTRY  
**TRANSFER**  
 Filed Document No. 52901  
 Date of Registration 18-3-2019 10:37 AM  
 MAHEBOOB JAFER ALI  
 RAMJI MADHANI P.O BOX  
 347 MWANZA  
 CWS TSHS (100,000,000/-)  
 Mwanza  
 Senior Asst. Registrar of Titles