

Land Form 23 A.

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

# CERTIFICATE OF OCCUPANCY

(Under Section 29)


Date of Issue:


Title Number: 47379 LAND RESERVE WASHI


Land Office Number: 373906.


Land: 130000. 100 HECTAR OF LAND, WASHI DISTRICT.

Term: 99 YEARS (99) YEARS.

Certified true copy of the Original  
Sign:  Date: 1/11/2004  
BELLA TELESPHORY KALOLI  
Advocate, Notary Public & Commissioner  
for Oaths

TITLE No. 47379  
 REGISTERED ON  
1-9-2015  
 at 9:00 AM  
  
 Asst. Registrar of Titles



Stamp Duty Shs. 100/= Paid  
 Original Revenue Receipt No. 4810274  
 of 20-4-2015 Land Form No. 22  
 issued.  
  
 Asst. Registrar of Titles

Stamp Duty Shs. 112156 Paid  
 on Original Revenue Receipt  
4810274 of 20-4-2015

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
 (NO. 4 OF 1999)

  
 Asst. Registrar of Titles

CERTIFICATE OF OCCUPANCY (LAND REGISTRY M039)

(Under Section 29)

Title No. 47379  
 L.O. No. 313966  
 ARD/NIC/523

The 1st day of September, Two Thousand and Fifteen

THIS IS TO CERTIFY that **SATBIR SINGH HANSPAUL** of P.O. Box 149 ARUSHA (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 **April Two Thousand and Fifteen** 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 therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2014; shall thereafter pay land rent of shillings **Two Million Two Hundred Forty Four Thousand Six Hundred only (2,244,600/=)** 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.
  - (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.

Certified true copy of the Original  
 Sign:  Date: 1/11/2014  
**BELLA TELESPHORY KALOLI**  
 Advocate, Notary Public & Commissioner  
 for Oaths

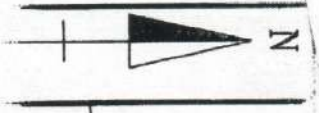


- (iii) Erect on the land buildings in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the **ARUSHA CITY COUNCIL** (hereinafter called "**the Authority**").
  - (iv) Submit to the Authority building plans within Six months from the date of commencement of **the Right**.
  - (v) Begin building construction within six months after the approval of the building plans by the Authority.
  - (vi) Complete the building construction within Thirty Six months from the date of commencement of **the Right**.
3. **USER:** The land shall be used for **Service Trade Industrial purposes only**, Use Group 'M' 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 further:-
- (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
  - (ii) make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose;
  - (iii) provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
  - (iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority;
  - (v) Loading and unloading facilities shall be provided within the boundaries of the land.
6. 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.
7. The **President** may revoke the right for **good cause** and in **public interest**.

Director of Surveys and Mapping  
 Date..... 23/5/2017 ..... Ministry of Lands  
 Housing Human Settlement and Development

Certified true copy of the Original  
 Sign..... Date.....  
 BELLA TELESFHORY KALOLI  
 Advocate, Notary Public & Commissioner  
 for Oaths

ARUSHA CITY



INSET SHOWING DETAILS OF PLOT

Locality NIJRO  
 Block "C"  
 Plot No. 523  
 L. O no. 313966  
 Area 3741 Sqmetres

This plan prepared in accordance with Registered plan No. 78512 is approved for the purposes of the Land Registration Ordinance  
 Director of Surveys and Mapping  
 Date: 27/12/15  
 Ministry of Lands  
 Housing Human Settlement and Development

Certified true copy of the Original  
 Sign: [Signature] Date: 11/11/2015  
 BELLA TELESFHORY KALOLI  
 Advocate, Notary Public & Commissioner  
 for Oaths

or use in  
 m to the  
 reinafter  
 e date of  
 al of the  
 e date  
 nly, Use  
 ng (Use  
 of  
 dequate  
 use and  
 ut such  
 require  
 ke and  
 Medical  
 shall be  
 aries of  
 ition in  
 er with  
 ith that

**SCHEDULE**

ALL that Land known as Plot No. 523 Block 'C' situated at Njiro in Arusha City containing Three thousand seven hundred forty one (3741) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 78512 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.



**COMMISSIONER FOR LANDS**

I, the within named **SATBIR SINGH HANSPAU** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SIGNED and DELIVERED** by the said )  
**SATBIR SINGH HANSPAU** who is known )  
to me personally/identified to me by )

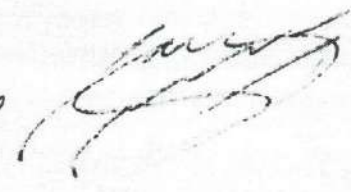
..... )  
the latter being known to me personally in my )  
presence this..13<sup>th</sup> day of...April,.... 2015. )

Witness's )

Signature..... )

Postal Address... 6101, Arusha..... )

Qualification:..... ADVOCATE..... )



Certified true copy of the Original  
Sign:..... Date:.....  
**BELLA TELESFHORY KALOLI**  
Advocate, Notary Public & Commissioner  
for Oaths

LAND REGISTRY, MOSM

Document No. 44476

Date of registration 4-7-2016

Time 9:00 AM

EXIM BANK (INDIA) LIMITED TO SECURE UNSPECIFIED AMOUNT

Asst. Reg. of Titles

LAND REGISTRY, MOSM  
TRANSFER

Filed Document No. 46376

Date of registration 6-4-2017

Time 1:00 PM  
To DHARAM SINGH HANSPAL & SONS LIMITED A.P.O. BOX 613 BAZARHA. (CONSTN, 600,000,000/-)

Asst. Registrar of Titles

Certified true copy of the Original  
Sign: [Signature] Date: 11/11/2021  
BELLA TELESFHORY KALOLI  
Advocate, Notary Public & Commissioner  
for Oaths