

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



LAND REGISTRY,

P.O.Box 1191,

Dar es Salaam

Date: - 28th May, 2010

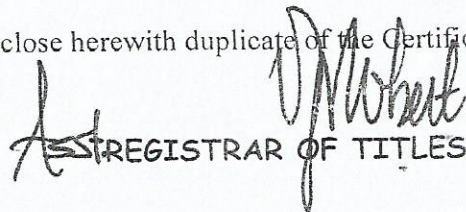
Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:

Ref. No. LR/T 87090
IBRAHIM MUSSA KISHERY GEUZYE
P. O. BOX 2240
ARUSHA

Sir/Gentlemen/Madam,

RE: TITLE NO: 87090 LAND OFFICE NO: 261059
PLOT NO.87 BLOCK E TEMEKE AREA DSM

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.


REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 290846 refers

87090
31.3.10
1:00PM

[Signature]

1001-
27564100
21.11.2006
[Signature]

THE UNITED REPUBLIC OF TANZANIA.

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

2601-
27564100
21.11.2006
[Signature]

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 87090
L.O. No. 261059.
L.D. No. TM/E/87.

The 22nd day of March Two thousand and seven. *[Signature]*

THIS IS TO CERTIFY that **IBRAHIM MUSSA KISHERY GEUZYE** of P.O. Box 2240 **ARUSHA** (hereinafter called "the Occupier") is entitled to the 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 **October, Two thousand and six** 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 there for or amendment thereof and to the following special conditions:-

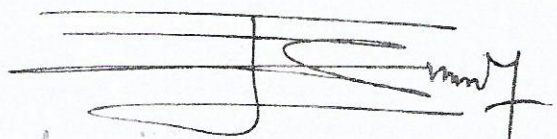
1. The Occupier having paid rent up to the thirtieth day of June, **2007**, shall hereafter pay rent of shillings **five thousand four hundred (Shs.4,500/=)** a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner 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.
 - (iii) Building shall be in permanent materials.

- (iv) Building plans to be submitted to the **Temeke Municipal Council** within six months from the commencement of the Right.
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Building to be completed within thirty six months from the day of commencement of the Right.
3. **USER:** The land 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) Regulations, 1960 as **amended in 1993**.
 4. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
 5. The Occupiers 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.
 6. The President may revoke the right for good cause and in public interest.

SCHEDULE

ALL that Land known as Plot No. 87 Block 'E' situated at **Temeke** in **Dar es Salaam City** containing **Three thousand nine hundred seventy (3970) square feet** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **12791** 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.


Asst. COMMISSIONER FOR LANDS

Ref: W.O. 261059

I, the within named **IBRAHIM MUSSA KISHERY GEUZYE** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

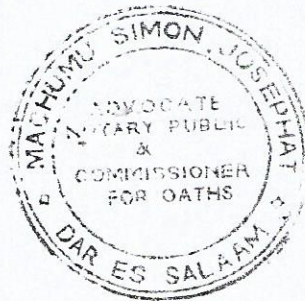
SIGNED and DELIVERED by the said **IBRAHIM MUSSA KISHERY GEUZYE** who is known to me personally/identified to me by the latter being known to me personally in my presence this ... 10th day of AUGUST 2007.

Witness's Signature.....

Postal Address: P.O. Box 5340

DAR-ES-SALAAM

Qualification: ADVOCATE



LAND REGISTRY DAR-ES-SALAAM
TRANSFER

Filed Document No. 212722

Date of Registration 15.07.2021 time 03:01 pm

To ABDULRAHMAN AHMED HASSAN MOHAMED


ABDULRAHMAN AHMED and AHMED ABDULRAHMAN

AHMED, CONS: Tsh 87 000 000/= ONLY, P.O.Box 42577
DLSALAAM

(equal shares)

Registrar of Titles

Land Form 33
 TITLE NO. 94839
 REGISTERED 28/6/2012
 AT 1:00 P.M.
 Senior Area Registrar of Titles



M. M. M. M.

L.O. NO. 391697
 LD/TM/E/88
 TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 100/= Paid
 Receipt No. 0558090
 of 18/12/1997
M. M. M. M.
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY
 (Section 9 of the Land Ordinance)

The 25th day of June, Two thousand and eleven. *twelve* AC2

THIS IS TO CERTIFY that MUNAA ALLY SALIM of P.O. BOX 46343, DAR ES SALAAM (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 October, One thousand nine hundred ninety seven** according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulations made there-under 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 1998**, shall thereafter pay rent of **shillings nine thousand four hundred sixty (Tshs. 9460/=)** 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 Lands (hereinafter called "the Minister") on the first day of July in each of the years **2008, 2018 and 2028** or within three years thereafter in each case.
2. Occupier shall:-
 - (i) Maintain 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 **DAR ES SALAAM CITY COUNCIL** (hereinafter called "the Authority");
 - (ii) At all times during the term of the Right 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");
 - (iii) 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;

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 6995/= Paid
 on original Receipt No. 0558090
 of 18/12/1997
M. M. M. M.

- (iv) 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 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 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 the whole or any part of the land or buildings on it by any person other than the Occupier or her employees or agents or 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.
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. **USER:** The land and the existing buildings erected thereon shall be maintained and the same 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) Regulations, 1960 as amended in 1993.
7. The President may revoke the Right for good cause and in public interest.

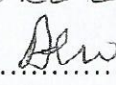
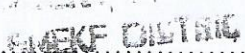
SCHEDULE

All that land known as Plot No. 88 Block 'E' situated at Temeke area in Temeke Municipality containing four hundred fifteen (415) square ^{meters} ~~meters~~ shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 12791 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam. Ac2

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 MUNAA ALLY SALIM hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SIGNED and DELIVERED by the said)
MUNAA ALLY SALIM)
who is known to me personally/identified)
to me by)
the latter being known to me personally)
in my presence this 11th)
day of OCTOBER 2011.)
Signature:..... )
Postal Address:..... 46266)
..... D'SALAM)
Qualification:..... )

LAND REGISTRY DAR - ES - SALAH
TRANSFER

Filed Document No. 212516


Date of Registration 14-06-21 time 01:22 P.m

To ABDULRAHAMAN AHMED HASSAN MOHAMED

ABDULRAHMAN AHMED HASSAN ABULLAHAMA

MAHMEED and AHMED ABULRAHMAN AHMED

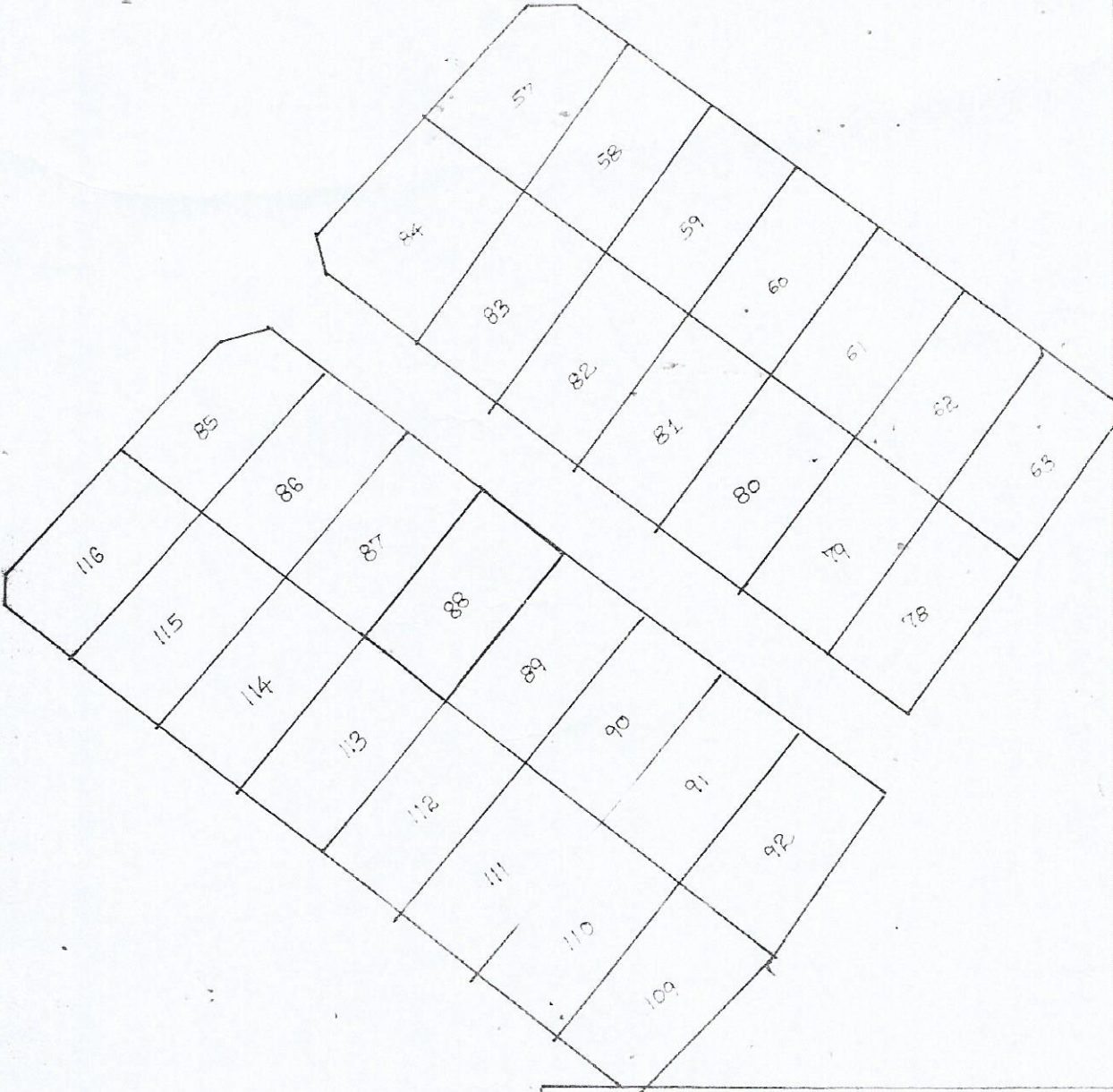
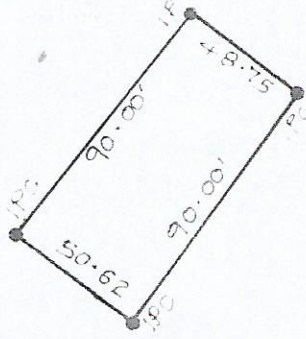
(EQUAL SHARES) of P.O. Box 42577, DSM
CONS. TZS. 77,000.


Senior Assst Registrar of Titles

TEMEKE MUNICIPALITY



LOCATION TEMEKE
 BLOCK E
 PLOT No. 88
 L.O. No. 391697
 AR 415 SQM/SQFT



The Issue of this plan implies no guarantee of admission of title by the Government,

The Plan Prepared in accordance with Registered Plan No 12791 is approved for Purpose of the Land Registration Ordinance
 Municipal Land Surveyor *[Signature]* Date 7/10/2011
 Temeke Municipal Council - Dar es Salaam