

# Certificate of Title

Number 186072/20

*This Certificate of Title is a valuable document and should be kept in a safe place. It must not be mutilated or written upon. It must be produced with any application for the registration of any disposition or transmission of the land.*

*Any person intending to acquire any estate or interest in the land should search the land registry or require an official search to satisfy himself that no caveat, injunction, order or notice affecting the land has been entered in the land register since this Certificate of Title was issued.*

*The description of the land appearing in this Certificate of Title is not, nor is the index map or any plan filed in the land registry, conclusive as to the boundaries or extent of the land but indicates the general boundaries only.*

UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO. 4 OF 1999)

CERTIFICATE APPROVAL OF A DISPOSITION  
(Under Section 39)

C.T NO..... 6291.....  
L.O. NO..... 10715.....  
L.D. NO. Tim/LS/Pa/86.....  
Land Description Plo. 86.....  
Block.....  
Pugu ROAD.....

I, Paul Alex Masoy..... **COMMISSIONER FOR LANDS/AUTHORISED OFFICER** hereby **APPROVE** the disposition of the right of occupancy registered/issued under the above reference/CT number subject to the following:-

.....  
.....  
.....

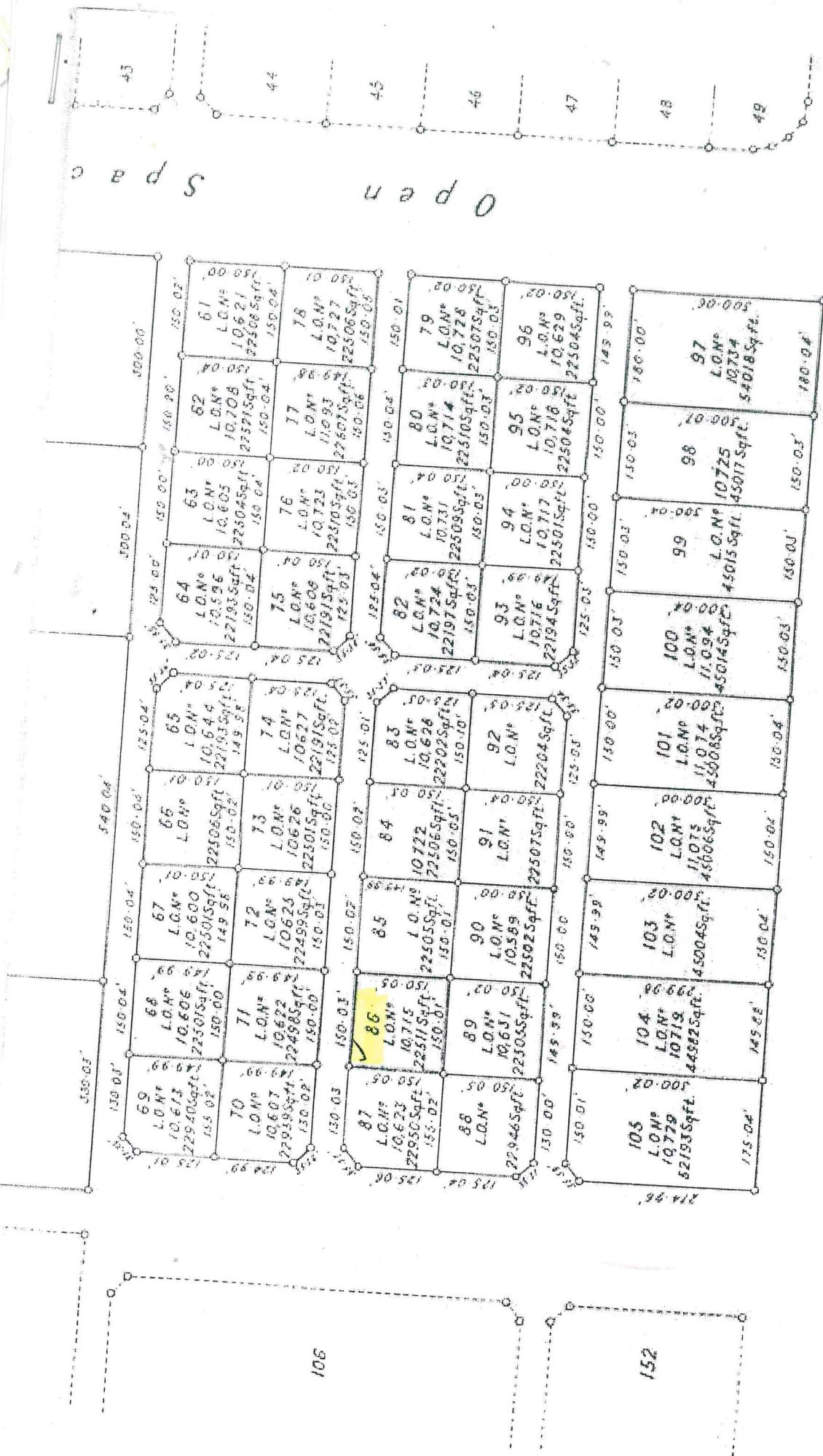
Consent granted as per minute No. .... of 14 August 2020.....

Being transfer of Right of Occupancy.....

  
\_\_\_\_\_  
**COMMISSIONER FOR LANDS/AUTHORISED OFFICER**  
17th AUG. 2020

Date:.....  
To: Name: MARIAM HAWIERS COMPANY LIMITED.....  
Address: PO: Box 42003.....  
DAR-ES-SALAAM.....

Copy: The Registrar of Title



Concrete Blocks shown thus ..... C  
 Stones Not placed ..... NP

*W. H. ...*  
 CHIEF SURVEYOR

D: 474  
 5908

106

152

TANGANYIKA TERRITORY.

The Land Ordinance (Cap. 68 of the Laws).

CERTIFICATE OF OCCUPANCY.

The *Eight* day of *September*  
Nineteen hundred and Forty-nine.

Title No. *6291*

THIS IS TO CERTIFY that GULAMHUSEIN RATTANSI KANJI of Dar-es-Salaam (hereinafter called the Occupier) is entitled to a Right of Occupancy in and over the land described in the Schedule hereto and more particularly delineated in the plan annexed hereto for a term of Ninety-nine years from the Eighth day of October Nineteen hundred and Forty-eight according to the true intent and meaning of the said Ordinance and subject to the provisions thereof and to any regulations made thereunder and any enactment in substitution therefor or amendment thereof and to the following special terms and conditions, viz.:-

1. The Occupier shall pay during the said term the rent of Shillings Two hundred and Seventy (Shs. 270/-) to be paid yearly in advance without any deduction on the Eighth day of October in each year during the said term PROVIDED ALWAYS that the said rent shall be subject to revision by the Governor after the expiration of twenty years from the date of commencement of the said Right of Occupancy and shall also be subject to revision or further revision after the expiration of every subsequent period of twenty years throughout the term of the said Right

at noon  
The Registrar of Titles

Receipt No. 14936 I of 8.10.48

*Subreddy*  
Csm. Registry Superintendent

STAMP DUTY RECEIPT No. 14936 I of 8.10.48

*Subreddy*  
Csm. Registry Superintendent

2. The Occupier undertakes:-

- (i) To erect buildings on the land of a value of not less than Shillings Fifteen thousand (Shs. 15000/-).
- (ii) Within a period of Six months from the date of commencement of the Right of Occupancy to submit to the Municipality of Dar-es-Salaam such plans of the proposed buildings (including block plans showing the position of the buildings) drawings elevations and specifications thereof as will satisfy the said Authority and as will ensure compliance with the building covenant contained in paragraph (1) supra. Such plans and specifications shall be submitted in triplicate.
- (iii) To commence building operations within a period of Three months from the date of Notification by the said Authority of approval of the plans and specifications, such buildings to conform to a building line decided upon by the said Authority.
- (iv) To complete the buildings according to the said plans and specifications so that the said buildings are ready for use and occupation within a period of Twenty-four months from the date of commencement of the Right of Occupancy.
- (v) At all times after the expiration of the period mentioned in the last preceding sub-paragraph to have on the land approved buildings of the type and specifications hereinbefore referred to and to maintain the same in good order and repair to the satisfaction of the said Authority.
- (vi) Not to erect nor commence to erect on the land any building of any kind whatsoever except in accordance with building plans and specifications which shall have been approved by the said Authority as hereinbefore provided.

3. No transfer of the said Right of Occupancy will receive consent until the foregoing covenants have been complied with except in special circumstances of which the Governor shall be the sole judge.

4. The Occupier shall not at any time subdivide the land nor assign sublet nor otherwise dispose of any portion thereof nor any of the buildings to be erected thereon without the previous consent of the Governor.

THE SCHEDULE HEREINBEFORE REFERRED TO:

ALL THAT piece or parcel of land being Plot Number 86, Non-offensive Factory Area, situate in Dar-es-Salaam containing approximately Twenty-two thousand Five hundred and Eleven (22,511) square feet as delineated on the Land Survey Division Plan Number D. <sup>1 474</sup> ~~5908~~ annexed hereto and thereon bordered red.

I, the within-named GULAMHUSEIN RATTANSI KANJI hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by)  
the said GULAMHUSEIN RATTANSI KANJI who is able to read and write the language in which the within written document is written this <sup>35211</sup> day of August 1949, in my presence:-

*Gulamhusein Rattansi Kanji*

*(Signature)*

*A. Aweali*  
*Dr*

**CHARGE**

11195 Registered 17 Nov. 50 at 2 p.m.

THE DIAMOND JUBILEE INVESTMENT

TRUST LIMITED TO SECURE

Shs. 12,500/-

*(Signature)*  
Registrar of Titles

The Land Registration Ordinance, 1952 (Section 115 (3))

All subsisting entries TRANSFERRED to Title Number 186072/20

Registrar

5. The land shall be used only for the purpose of manufacture and/or storage of non-offensive goods and articles approved by the said Authority.

6. Adequate arrangements shall be made by the Occupier to the satisfaction of the said Authority for water supply, drainage and disposal of trade refuse and effluent.

7. All buildings to be erected on the land shall be rendered rat proof and maintained in such condition and the Occupier shall carry out such measures as the Medical Officer of Health for the said Authority shall require for this purpose.

8. Failure to comply with any of the terms or conditions herein contained or implied will be deemed to constitute good cause for revocation of this Right of Occupancy.

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



*W. Wood*  
LAND OFFICER.

THE UNITED  
CERTIFICATE

PART I: DESCRIPTION

District <u>DAR ES SALAAM</u> Area <u>22,511 Square feet;</u> Location <u>Plot No.86, Pugu Road, City of Dar es Salaam</u> Term Expires <u>7th October, 2047</u> Rent <u>600/= per annum</u> (Subject to Revision)	The Estate of the Registered Owner is subject to— The covenants and conditions contained in the Certificate
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PART II: OWNERSHIP

Date of Registration	Filed Document Number	Name and Postal Address of Registered Owner	Consideration or Declared Value	Initials of Registrar
<del>9-40</del>	<del>-</del>	<del>GULAMHUSEIN RATTANSI KANJI. F.D. 62118</del>	<del>Shs.</del>	
<del>10-74</del>	<del>63012</del>	<del>KHATIFA 40 RAJABALI KANJI as</del>	<del>-</del>	
<del>11-74</del>	<del>62118</del>	<del>Legal Personal Representative of Gulamhusein Rattansi Kanji, deceased</del>	<del>-</del>	
<del>10-74</del>	<del>63013</del>	<del>SEHMI PROBR COMPANY LIMITED</del>	<del>-</del>	
<del>1-6-88</del>	<del>76964</del>	<del>of P.O. Box 20417 Dar es Salaam CONSTRUCTION SYSTEMS LIMITED</del>	<del>46,000/-</del>	
		<del>of P.O. Box 19779 Dar es Salaam (including CT 25989)</del>	<del>-</del>	<del>MA</del>
02-2021	211322	MARIAM HAULIERS CO LIMITED OF P.O. BOX 42003, D'SALAAM.	220,000/-	

