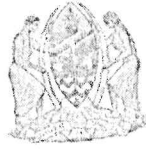


THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 162314



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 06 Jun, 2017

SHIRIN MEHBOOB HADDANALI VERSI
P.O Box 20819
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 162314 LAND OFFICE NO: 730139
PLOT NO. 7 BLOCK K AT KISEMVULE

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

Copy to: Commissioner for Lands

Your LD File No: EZ/LD/5165 refers


REGISTRAR OF TITLES

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 162314 MG

Land Office Number: 730139.

Land: PLOT NO. 7 BLOCK "K" AT KISEMULE IN MKURANGA DISTRICT.

Term: NINETY NINE (99) YEARS.

TITLE No. 162314 MG
 REGISTERED 17-05-2017
 AT 1:00 pm

LAND REGISTRY
 TANGANYIKA

[Signature]
 Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 34,780/= Paid
 On Original Receipt Shs. 12231001 and Form No. 22
 of 13-01-2017

[Signature]
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 100/= Paid
 Receipt No. 12231001
13-01-2017

[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT 1999

(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

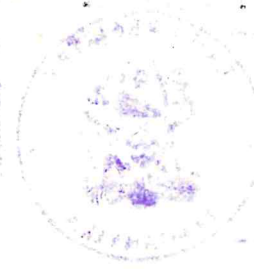
(Under Section 29)

Title No. 162314 MG
 L.O. NO. 730139
 LD/MK/4521

The 8th day of May Two thousand and Seventeen

THIS IS TO CERTIFY that **SHIRIN MEHBOOB HADDANALI VERSI** of P.O. Box 20819, UNROAD NO. 416 DAR ES SALAAM (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 **ninety nine** years from the first day of **October, Two thousand and sixteen** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution thereof or amendment thereof and to the following special conditions:-

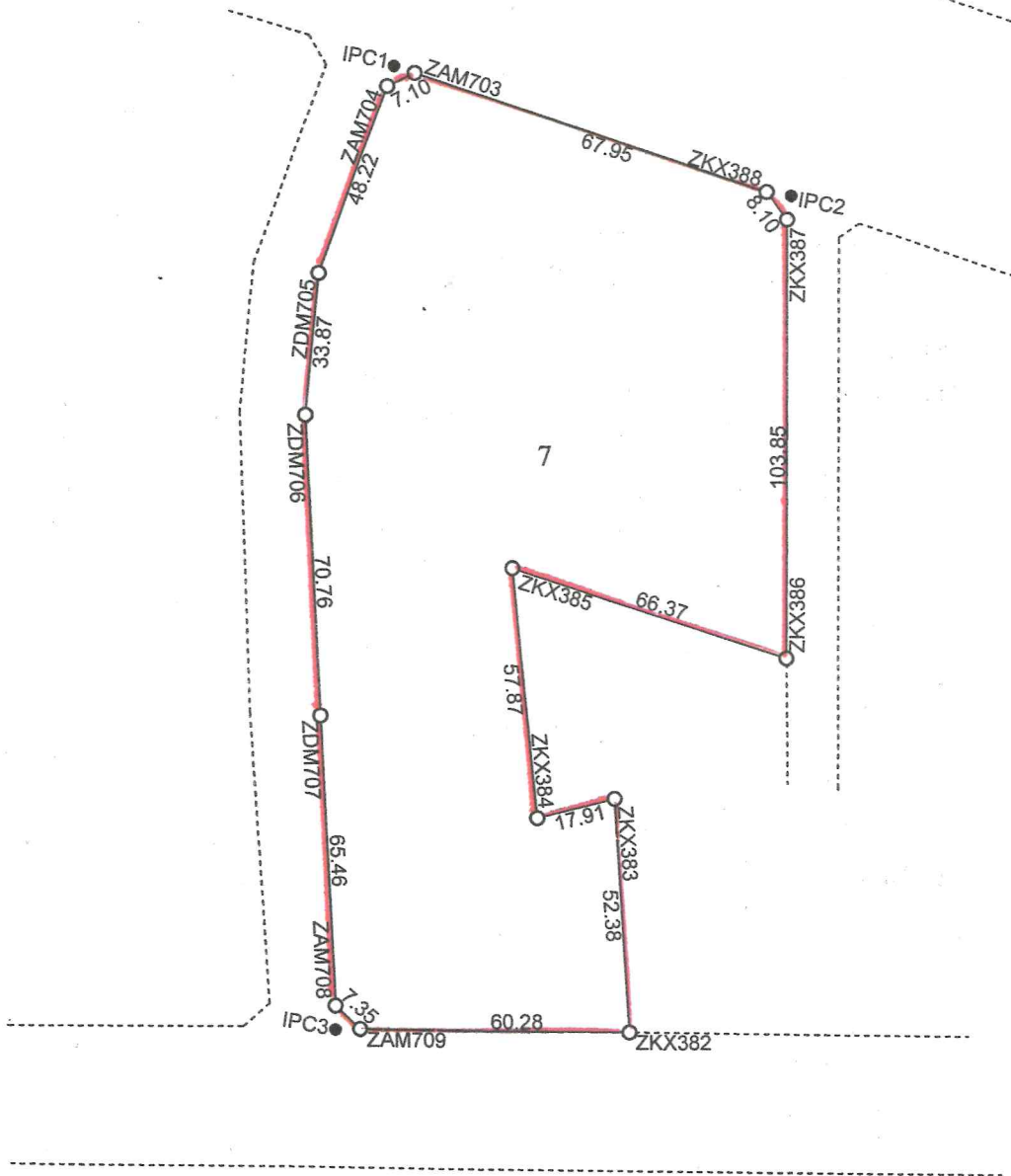
1. The occupier having paid rent up to the thirtieth day of June, 2017, shall thereafter pay rent of shillings **Six hundred ninety five thousand eight hundred (695,800/=)** only a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent may be revised 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) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of Right and with conform to the building line (if any) decided by the **Mkuranga District Council** (hereinafter called "the Authority")
 - (iv) 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 Authority.
 - (v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved the authority.
 3. The Occupier shall further
 - (i) Make and maintain of the land throughout the term adequate arrangement 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 good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.
 4. **USER:** The land and the buildings to be erected thereon shall be maintained and the same shall be used for **Industry purposes only**. Use Group 'O' use classes (a) as defined in the Town and Country Planning (Use Classes) Regulation, 1960 as amended in 1993.
 5. The occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
 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 premier, taxes and dues prescribed in connection with that disposition.
 7. The President may revoke the right for good cause or in public interest.

MKURANGA DISTRICT



LOCALITY..... KISEMVULE
BLOCK :..... K
PLOT No:..... 7
LO.No:..... 730139
AREA..... 17,841 SQM



This plan prepared in accordance with Registered Plan No...87772.....
is approved for purpose of the Land Registration Ordinance.

For Director of Surveys and Mapping *[Signature]* Date 27.01.2017

Ministry of Lands and Human Settlements Development, Dar es Salaam.

The issue of this plan implies no guarantee or admission of title by the Government.

SCHEDULE

All that Land known as Plot No. 7 Block 'K' situated at **Kisenvule** in **Mkuranga District** containing **Seventeen thousand eight hundred forty one (17,841) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the **registered survey plan** numbered **87772** 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.

[Handwritten signature]

ASSISTANT COMMISSIONER FOR LANDS

I, the within named **SHIRIN MEHBOOB HASSANALI VERSI** hereby accept the terms and conditions contained in the foregoing certificate of occupancy.

SIGNED and DELIVERED by the said)
SHIRIN MEHBOOB HASSANALI VERSI)
who is known to me personally/identified to me)
by WILBERT JOHN MDUMA)

S. J. J. J.

the latter being known to me personally in my)
Presence this 2nd day of JANUARY 2017.)

Witness's: *[Signature]*)
Signature:)

Postal Address: P.O BOX 77542 Dm)
Qualification: ADVOCATE)

