

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 194708

Land Office Number: 1165055.

Land: PLOT NO. 555, 556, 557, 558, 559 & 560 BLOCK SS CHEKENTI
MWASONGA IN KIGAMBONI MUNICIPALITY.

Term: NINETY NINE YEARS.

TANZANIA

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Date of Issue:

Title Number: 194708

Land Office Number: 1165055.

Land: PLOT NO. 555, 556, 557, 558, 559 & 560 BLOCK 30 CHIKENI
MWASONGA IN KIGAMBONI MUNICIPALITY.

Term: NINETY NINE YEARS.

Telegrams: LANDS
 Telephone: 2121241-9




LAND REGISTRY,
 P.O. Box 1191,
 Dar es Salaam

TITLE No. **194708**
 REGISTERED ON: **19-11-2021**
 AT: **12:45 P**

 Senior Asst. Registrar of Titles



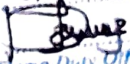
Land Form No. 22
 TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **290324/-** Paid
921320079641649
 On Original Receipt Shs
16-11-2021
 of: 
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **100/-** Paid
 Receipt No: **921320079641649**
 of: **16-11-2021**

 Stamp Duty Officer

Title No. **194708**

L. O. No. 1165055.

LD/KGMC/LD/CHMW/SS/15053.

The **19th** day of **November** Two thousand and **Twenty-One**.

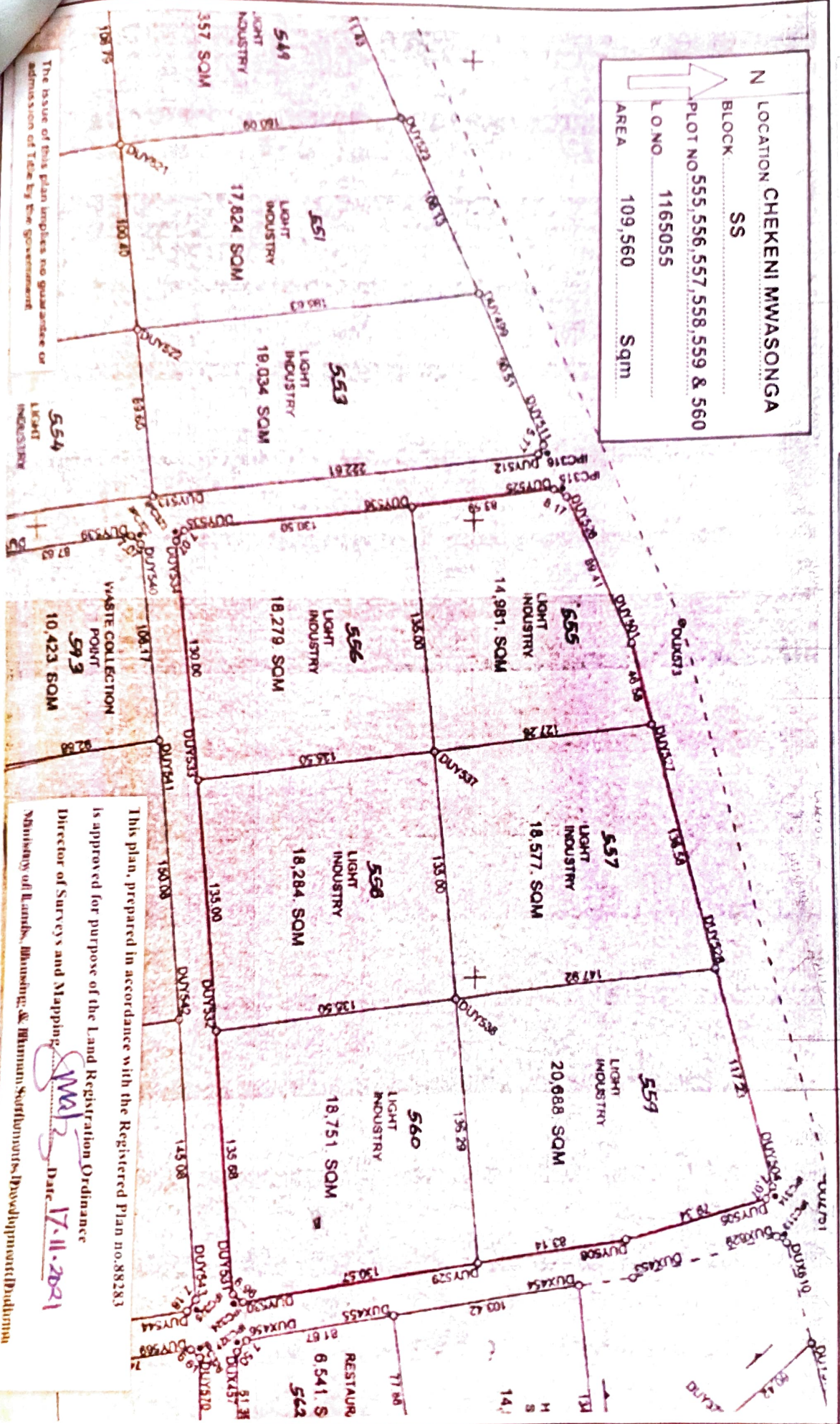
THIS IS TO CERTIFY that CASH SALE STORES LTD is a limited liability Company Incorporate in Tanzania Under the Companies ordinance (Cap. 212) of P.O. Box 64, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **Ninety nine** years from the first day of **October, Two thousand and Twenty One** 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2021; shall hereafter pay rent of shillings **four million three hundred fifty five thousand ten (4,355,010/=)** 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) Building shall be in permanent materials.
 - (iv) Building plans to be submitted to the **Kigamboni 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. The Occupier shall further
4. Make and maintain of the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.
 5. 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.
 6. 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.
 7. Fence the land with good quality fencing, car parking spaces shall be provided as required by the Authority. Loading unloading facilities shall be provided within the boundaries of the land.
8. **USER:** The land shall be used for **Industrial – Service Trade** purposes only. Use Group 'M' Use classes (a) and (c) as defined in the Urban Planning (Use groups and Use Classes), Regulations 2018.
9. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
10. 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 or public interest.

KIGAMBONI MUNICIPAL COUNCIL
KIGAMBONI MUNICIPAL COUNCIL

N
 LOCATION CHEKENI MWASONGA
 BLOCK SS
 PLOT NO 555, 556, 557, 558, 559 & 560
 L.O NO 1165055
 AREA 109,560 Sqm



The issue of this plan implies no guarantee or administration of Title by the Government

This plan, prepared in accordance with the Registered Plan no. 88283
 is approved for purpose of the Land Registration Ordinance
 Director of Surveys and Mapping
 Ministry of Lands, Housing & Human Settlements Development
 Dar es Salaam
 Date: 17.11.2021

SCHEDULE

All that Land known as Plot No. 555,556,557,558,559 & 560 Block 'SS' situated at Chekeni Mwasonga in Kigamboni Municipality containing one hundred nine thousand five hundred sixty (109560) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 88283 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.


ASSISTANT COMMISSIONER FOR LANDS

The within named CASH SALE STORES LTD hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
CASH SALE STORES LTD)
and DELIVERED in the presence of us)
this 16 day of NOVEMBER 2021.)

Name ALLY JAWAD JIVRAJ)

Signature )

Postal Address: P.O. Box 64, DSM, Tanzania.)
DIRECTOR)

Qualification: GUYUM ABBAS HASSARAU)
JIVRAJ.)

Name )

Signature)

Postal Address: P.O. Box 64)
DAR ES SALAAM)

Qualification: DIRECTOR)

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING, URBAN SETTLEMENTS DEVELOPMENT



Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. L.R/T 194708

LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 19 Nov, 2021

CASH SALE STORES LTD
P.O Box 64
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 194708 LAND OFFICE NO: 1165055
PLOT NO. 555,556,557,558,559, & 560 BLOCK SS AT CHEKENI MWASONGA

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

John
Asst. REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 387349 refers

TITLE No: 194708
 REGISTERED ON: 19-11-2021
 AT: 12:45 P M
 Senior Asst. Registrar of Titles



Land Form No. 22
 TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 290324/= Paid
 921320079641649
 On Original Receipt Shs:
 of: 16-11-2021
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

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 Stamp Duty Shs: 100/= Paid
 Receipt No: 921320079641649
 of: 16-11-2021
 Stamp Duty Officer

Title No. 194708

L. O. No. 1165055.

LD/KGMC/LD/CHMW/SS/15053.

The 19th day of November Two thousand and Twenty-One.

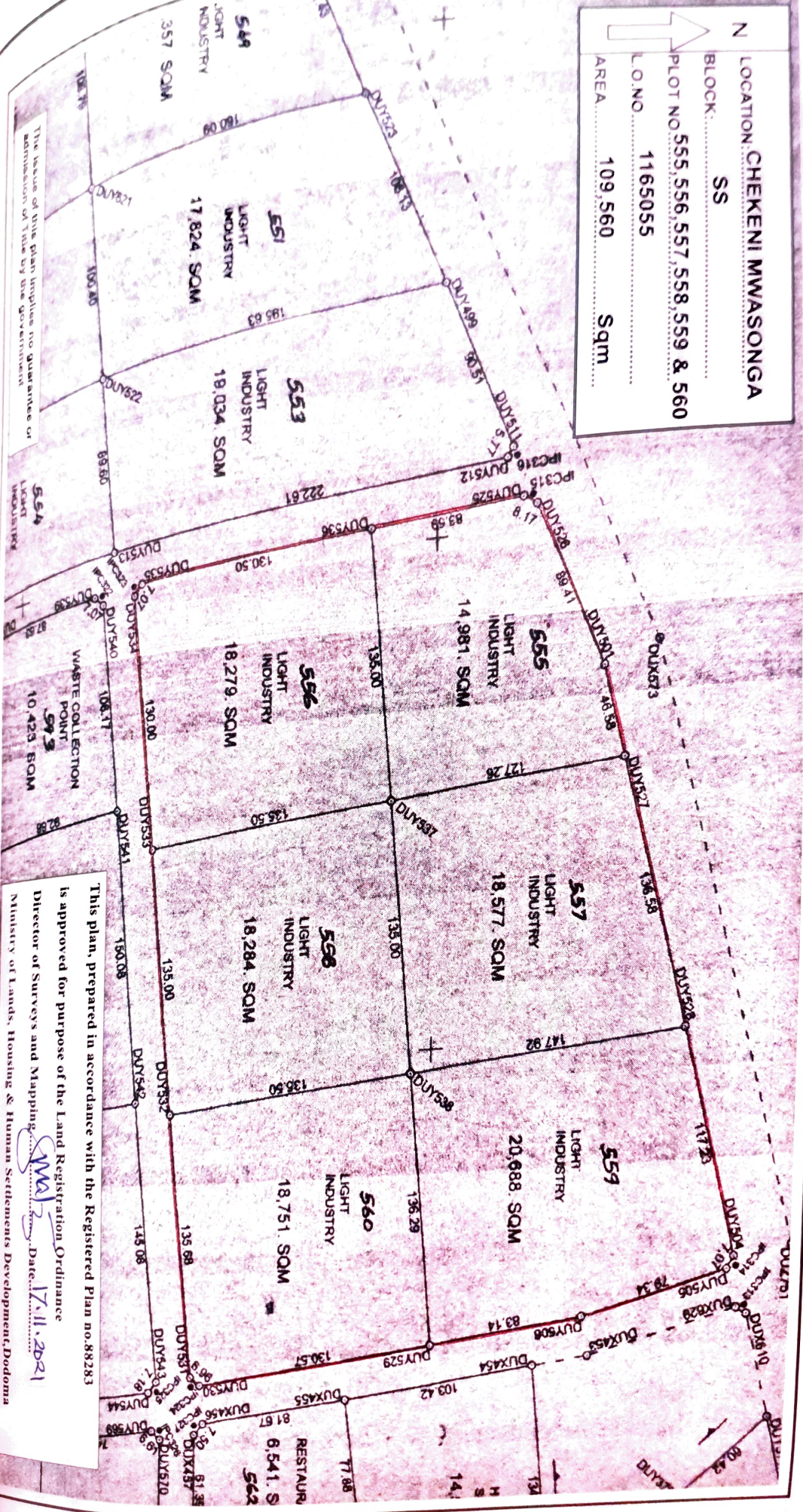
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KIGAMBONI MUNICIPAL COUNCIL

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 LOCATION: CHEKENI MWASONGA
 BLOCK: SS
 PLOT NO. 555, 556, 557, 558, 559 & 560
 L.O. NO. 1165055
 AREA: 109,560 Sqm



This plan, prepared in accordance with the Registered Plan no. 88283 is approved for purpose of the Land Registration Ordinance
 Director of Surveys and Mapping
 Ministry of Lands, Housing & Human Settlements Development, Dodoma
 Date: 17.11.2021

This is a plan prepared in accordance with the provisions of the Land Registration Ordinance, Chapter 223 of the Laws of Tanzania.

Telegrams: LANDS
Telephone: 2121241-9



LAND REGISTRY,
P.O Box 1191,
Dar es Salaam.



SCHEDULE

ALL that Land known as Plot No. **555,556,557,558,559 & 560** Block 'SS' situated at **Chekeni Mwasonga** in **Kigamboni Municipality** containing **one hundred nine thousand five hundred sixty (109560) square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **88283** 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.



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SEALED with the **COMMON SEAL** of the said)
CASH SALE STORES LTD)
and **DELIVERED** in the presence of us)
this... 16... day of... NOVEMBER....., 2021.)
Name ALIJ JAWAD JIVRAJ)
Signature [Signature])
Postal Address: P.O. BOX 64, DSM, TANZANIA.)
DIRECTOR)
Qualification: GULIYABAS HASSANU)
JIVRAJ)
Name [Signature])
Signature [Signature])
Postal Address: P.O. BOX 64)
DAR ES SALAAM)
Qualification: DIRECTOR)



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 194708

LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 19 Nov, 2021

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Ast • REGISTRAR OF TITLES

Copy to: Commissioner for Lands
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