



TANZANIA INVESTMENT CENTRE
Application form for Extension of Certificate of Incentives

COMPANY DETAILS

Company Name	SHAMS DEVELOPMENT COMPANY LIMITED	Incorporation Number	85422
Email	info@shamsdvp.co.tz	Incorporation Date	8/25/2011 12:00:00 AM
Region	Dar-es-salaam	Post Address	71119
District	Kinondoni	Telephone	0713780780
Physical Address		Mobile	0788300300

AMENDMENT DETAILS

Project Name	SHAMS DEVELOPMENT COMPANY LIMITED
Certificate Number	061322
Issued Date	3/27/2014 12:00:00 AM

REASONS FOR AMENDMENT

Change of Company Name	<input checked="" type="checkbox"/>	Re-issue	<input checked="" type="checkbox"/>
Change of Address	<input checked="" type="checkbox"/>	Lost Certificate	<input checked="" type="checkbox"/>
Change of Location	<input checked="" type="checkbox"/>	Change of Shareholder	<input checked="" type="checkbox"/>
Change of Implementation Period	<input checked="" type="checkbox"/>		

Reason for extension

FAILURE TO COMPLETE THE PROJECT IN DUE TIME
BECAUSE OF THE BOUNDARY DISPUTE IN OUR PLOT
(PLOT 340, MSASANI ROAD) AND OUR NEIGHBOUR PLOT
341a (NHC BUILDING).

APPLICANT DETAILS

Applicant Name	HusseinShams	Mobile Number	0788300300
Email	husseinshams9@gmail.com	Title	Director
Signature		Date	Wednesday, October 5, 2022

Wednesday, October 5, 2022

1/1

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

**CONTRACT FOR DISPOSITION OF A
RIGHT OF OCCUPANCY
(Under Section 64)**

**TITLE NO.113268
PLOT NO. 340
L.O NO.332532
L.D NO. 272958
OYSTERBAY
KINONDONI
DAR ES SALAAM**

I, **GRAY LAZARUS MWAKALUKWA** of P.O. Box , 10735 Dar es Salaam ("the Vendor").
HEREBY AGREE to transfer to **SHAMS DEVELOPMENT COMPANY LIMITED** of P.O.
Box 71119, Dar es Salaam ("the Purchasers"), the right of occupancy registered under the above
reference:

Type of intended disposition: **Transfer of Right of Occupancy.**

Consideration: Tanzania Shillings ~~Seventy~~ ^{Five} Five Hundred Million Only (TZS 500,000,000/-
Only).

1. Mode of payment of consideration:

**Full Payment upon the execution of this contract, receipt of which the Vendor hereby
acknowledges.**

2. Date of execution of the deed of disposition: 14/04/2021

3. Date of delivery of possession of the property, title deed and other necessary documentation:
upon execution of this contract

4. Covenants binding upon the vendor/transferor:


**Delivery of possession of the property, the originals of the following documents:
Certificate of Title, up to date land rent, property tax, electricity and water bills receipts
and payment of half capital gains tax.**

5. Covenants binding upon the purchaser/transferee:


a) **Payment of the purchase price as per clause 1 above.**

b) **Payment of the costs of this transfer, including half of capital gains tax, stamp duty,
valuation fees, consent fees, registration fees and advocates fees.**

SIGNED and DELIVERED by the said
GRAY LAZARUS MWAKALUKWA
who is identified to me by
the latter being known to me personally in my
presence this 14 day of 2021


.....
GRAY LAZARUS MWAKALUKWA

SIGNATURE
POSTAL ADDRESS


.....
P.O. BOX
.....



QUALIFICATION

.....
Advocate
.....


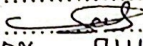


SEALED with the Common Seal of the said)
SHAMS DEVELOPMENT COMPANY LIMITED)
and DELIVERED in the presence of us)
this day of April, 2021)

NAME:
SIGNATURE
POSTAL ADDRESS
QUALIFICATION


.....

71119 D.S.M.
.....
M.D.
.....

NAME:
SIGNATURE
POSTAL ADDRESS
QUALIFICATION


.....

P.O. BOX 71119 DAR ES SALAAM
.....
SECRETARY
.....

Drawn by:

Shams Development Company Limited
P.o Box 71119
Dar es Salaam

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

NOTIFICATION OF A DISPOSITION
(under Section 36)

TITLE NO.113268
PLOT NO. 340
L.O NO.332532
L.D NO. 272958
OYSTERBAY
KINONDONI
DAR ES SALAAM

TO: COMMISSIONER FOR LANDS

I, **GRAY LAZARUS MWAKALUKWA** of P.O. Box 10735, Dar es Salaam, HEREBY NOTIFY you of the disposition which is intended to be made in favor of **SHAMS DEVELOPMENT COMPANY LIMITED** of P.O. Box 71119, Dar es Salaam, the right of occupancy registered under the above reference.

I, HEREBY present the following particulars: -

1. Nature of disposition - **Transfer of Right of Occupancy**
2. Particulars of Purchasers: - **SHAMS DEVELOPMENT COMPANY LIMITED**
all of P.O. Box 10117, Dar es Salaam
3. I, the applicant supply the following documents: -
 - (i) Original Certificate of Title/Offer
 - (ii) Original Land rent receipts up to June 30th 2021
 - (iii) Original Deed of Transfer (in Duplicate)
 - (iv) Approved Valuation Report
 - (v) Valuation Fees Receipts
 - (vi) Consent Fees Receipts

Date:

Fees:.....


.....
APPLICANTS

.....
COMMISSIONER FOR LANDS/AUTHORISED OFFICER

DATE.....

PLACE.....

Copy: The Registrar

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

Land Form No. 30

APPLICATION FOR APPROVAL OF DISPOSITION (S)
(Under Section 36)

TITLE NO.113268
PLOT NO. 340
L.O NO.332532
L.D NO. 272958
OYSTERBAY
KINONDONI
DAR ES SALAAM

I, GRAY LAZARUS MWAKALUKWA of P.O. Box 10735, Dar es Salaam ("the Vendor.")
(hereinafter referred to as "the Applicant") HEREBY APPLY for APPROVAL of disposition of a
right of occupancy registered under the above reference on the day of 2021.

WE, HEREBY present the following particulars: -

1. Nature of disposition – **Transfer of Right of Occupancy**
2. Particulars of transferees: - to **SHAMS DEVELOPMENT COMPANY LIMITED**
of P.O. Box 71119 , Dar es Salaam,
3. We, the applicants supply the following documents: -
 - (i) Original Certificate of Title/Offer
 - (ii) Original Land rent receipts up to June 30th 2021
 - (iii) Original Deed of Transfer (in Duplicate)
 - (iv) Approved Valuation Report
 - (v) Valuation Fees Receipts
 - (vi) Consent Fees Receipts

Date:


APPLICANT (S)

For Official Use Only

- a) Approved/Refused
- b) Remarks

.....
COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date:

Fee.....

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

TRANSFER OF A RIGHT OF OCCUPANCY
(Under Section 62)

TITLE NO.113268
PLOT NO. 340
L.O NO.332532
L.D NO. 272958
OYSTERBAY
KINONDONI
DAR ES SALAAM

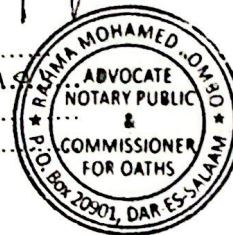
IN CONSIDERATION of the sum of Tanzania Shillings Five Hundred Million Only (TZS 500,000,000/-), I, GRAY LAZARUS MWAKALUKWA (Vendor) of P.O. Box. 10735 Dar es Salaam, HEREBY TRANSFER to SHAMS DEVELOPMENT COMPANY LIMITED (Purchaser) of P.O. Box 71119, Dar es Salaam, the right of occupancy registered under the above reference.

SIGNED and DELIVERED by the said GRAY LAZARUS MWAKALUKWA Who is identified to me bythe latter being known to me personally in my presence this14..... day of04..... 2021


.....
GRAY LAZARUS MWAKALUKWA

SIGNATURE
POSTAL ADDRESS
QUALIFICATION

.....
P.O. Box 1209
Dar es Salaam
.....
ADVOCATE



SEALED with the Common Seal of the said SHAMS DEVELOPMENT COMPANY LIMITED)
and DELIVERED in the presence of us)
this14..... day of April, 2021)

NAME:
SIGNATURE
POSTAL ADDRESS
QUALIFICATION

Hussein M. Shams
.....
71119 Dar es Salaam
.....
Managing Director

NAME:
SIGNATURE
POSTAL ADDRESS
QUALIFICATION

Mariam Said Shantle
.....
P.O. BOX 71119 DAR ES SALAAM
.....
SECRETARY

Drawn by:

**Shams Development Company Limited
P.o Box 71119
Dar es Salaam**



Jamhuri ya Muungano wa Tanzania

United Republic Of Tanzania

Ministry of Lands, Housing and Human Settlements Development

Exchequer Receipt

Stakabadhi ya Malipo ya Serikali

Receipt Number : 922181113984673

Received From : AKSA ATTORNEYS

Amount : 161000 TZS

Amount In Words : one hundred sixty one thousand

In Respect Of : Stamp Duty;Land Registration Fees

Bill Reference : 9911103521

Payment Control Number : 991175872688

Payment Date : 2022-06-30 08:50:08

Issued By : GePG App

Date Issued : 2022-10-04

Signature

Government Payment Gateway © 2017 All Rights Reserved (GePG)



DAR ES SALAAM ZONAL OFFICE
PO BOX 1191, DAR ES SALAAM
Tel: No. +255 22 2120458
Fax: No. +255 22 212 4576
E-mail: rt@ardhi.go.tz



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

OFFICIAL SEARCH REPORT

TITLE NUMBER: 113268

LD NUMBER: 272958

TITLE REGISTERED: 05-JUL-2009 13:00

SEARCH ISSUED: 08-OCT-2022 10:37

Applicant: AKSA ATTORNEYS
P.O. BOX 33884
KINONDONI
DAR ES SALAAM

The following is a search summary of the subsisting entries on property.

NOTE: The information shown in this report represents the state of the Property/Title at the date and time of the Search Issued above.

The property on title 113268 consist of the following 1 parcels:

#	Plot No.	Block	District/Location	Survey Area (square meters)	Reg. Plan No.
1.	340		Kinondoni / Oysterbay	three thousand and ninety two (3,092.00)	7730

TOTAL AREA: three thousand and ninety two (3,092.00 square metres)

USE TYPE: Residential

GROUP/CLASS: A (a), (c);

TENURE TYPE: Right of Occupancy

TENANCY TYPE: Single Tenancy

TERM: ninety nine (99) years from the 1st day of January 2008

RENT: three hundred twenty four thousand six hundred and sixty (TSh. 324,660/=) yearly (Subject to revision)

REGISTERED RIGHT HOLDERS (1):

Single Tenant, Share 1/1

1. Gray Lazarus Mwakalukwa of P.O. BOX 10735, Dar es Salaam

RESERVATIONS:

Conditions as contained for the original Occupancy Title 113268.

ENCUMBRANCES (1):

As registered against the property at the time of the certificate issuance:

FD #	Deposit	
DSMF0013538		SHAMS DEVELOPMENT COMPANY LIMITED, P.O. BOX 71119, Kinondoni, Dar es Salaam
29-Jun-2022		

PENDING TRANSACTIONS (5):

Pending transactions may result in a change in the state of the title shown in this report.

-----End of Text-----

REGISTRATION OFFICER:

Subira Ambrose Ottaru

SUBIRA AMBROSE OTTARU



THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
 THE LAND ACT, Cap 113
 (Under Section 29)



Title Number: 113268

Date of Registration: 05-Jul-2009 [13:00]

As shown

REGISTRAR OF TITLES
 (14-Dec-2021)
 Registered under section 35 of the Land Registration Act (Cap 334).

I. REGISTERED OCCUPIER AND TENURE

THIS IS TO CERTIFY that **GRAY LAZARUS MWAKALUKWA** of P.O. BOX 10735, Kinondoni, Dar es Salaam (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **ninety nine (99) years** from the **first day of January two thousand and eight** 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 thereof amendment thereof and to special conditions.

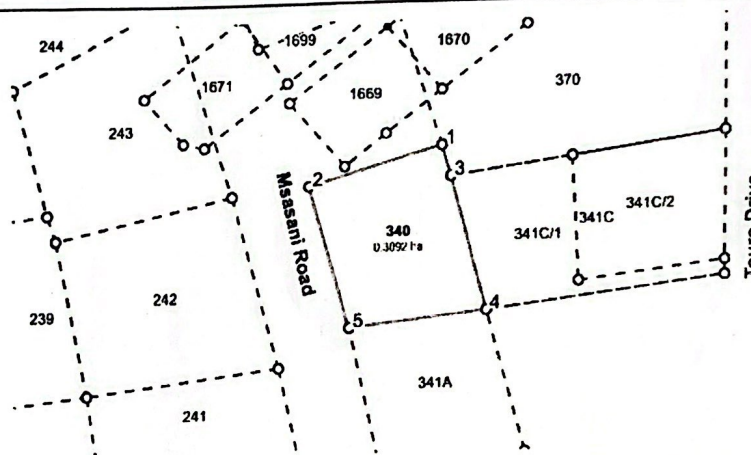
DESCRIPTION OF THE PROPERTY

District: Kinondoni
 Location: OYSTERBAY
 Block:
 Plot No.: 340
 Area: 3,092.00 Square Metres
 Reg. Plan No.: 7730

Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S

	X	Y
1	530987.70	9252072.37
2	530937.09	9252058.00
3	530991.11	9252060.94
4	531004.63	9252011.20
5	530952.32	9252005.48



III. CONDITIONS OF THE RIGHT

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for Residential purposes only. Use Group(s) and Use Class(es) A (a), (c); as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

IV. DISCLAIMER

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

GIVEN under my hand and my official seal the day and year first above written.

COMMISSIONER FOR LANDS
 (14-Dec-2021)

OCCUPIER:

Gray Lazarus Mwakalukwa

Gray Lazarus Mwakalukwa
 (16-Dec-2021)

