

TITLE No. 31204
 REGISTERED 25-2-86
 Land Form 32
 AT 10.00 A.M
Jaulina
 Senior Ass. Registrar of Titles



TANZANIA STAMP DUTY ACT
 Stamp Duty Shs. 20/- Paid
 and Revenue Receipt No. 393398
 of 18-1-85 issued
Jaulina
 Stamp Duty Officer

DSM/L.D. No. 23227
 TANZANIA STAMP DUTY ACT
 Stamp Duty Shs. 36/- Paid
 on original Receipt No. 875852
7-2-86
Jaulina
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 22nd day of February One thousand
 nine hundred and eighty six

TITLE No. 31204

THIS IS TO CERTIFY that ENEAS REUBEN CHAROKIWA OF P.O. BOX 45654
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") ~~as joint tenants/as tenants in common in equal shares~~ for a term of thirty three years from the first day of January One thousand nine hundred and eighty five according to the true intent and meaning of the Land Ordinance 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, 1986, shall thereafter payment of shillings six hundred seventy five (Shs. 675/=) 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 1995, 2005 and 2015 or within three years thereafter in each case.

2. The Occupier shall:—

- (i) Erect 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) By the thirtieth day of June 1985, submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;
- (iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;
- (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirty first day of December 1987;
- (v) At all times during the term after the thirty first day of December 1987 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");

(vi) 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 as hereinbefore provided;

(vii) 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 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 after condition 2(iv) has been complied with by the Occupier 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;

to a sub-letting of the whole of the land or of the whole or any part of any building on it 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 his employees agents 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(i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

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. Only one main building together with the usual and necessary out-buildings shall be built on the land 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.

7. The President may revoke the Right for good cause and in public interest.

SCHEDULE

All that land known as Plot No. 155 Block 'A' Temeke area
Dar es Salaam City containing six hundred and forty (640)
square metres shown for identification only edged on the plan attached to this Certificate and defined
on the registered survey plan numbered 15085 deposited at the Office of the Commissioner
for Surveys and Mapping at Dar es Salaam.

GIVEN under my hand and seal and by Order of the Minister the day and year first
above written.

Director of Land Development Services
COMMISSIONER FOR LANDS

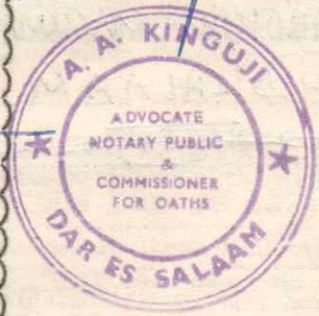
GP 1/20 15041/1-62/850/159

I, the within-named ENEAS REUBEN CHAROKIWA hereby accept
the terms and Conditions Contained in the foregoing Certificate
of Occupancy.

SIGNED and DELIVERED by the said
ENEAS REUBEN CHAROKIWA
who is known to me personally/
identified to me by

the latter being known to me
personally in my presence this 23rd
day of January 1986

(Witness's)
Signature:
Postal Address: Bora 740
.....
Qualification: Advocate
.....



In this document every reference to
Commissioner for Land and "Commissioner
for Survey and Mapping" should be read
and constructed as a reference to the
"Director of Land Development Services"
and "Director of Survey and Mapping"
respectively.

LAND REGISTRY, DAR ES SALAAM
 MORTGAGE
DISCHARGED UNDER FD. 112768
 Filed Document No. **78000**
 ON **10.1.07** at **11.20 am**
 Date of Registration **3.3.89** Time **9.30 A** in
 To **TANZANIA HOUSING BANK**
 (To Secure Shillings 100,000/=)
By **MM Mwayi**
 Senior Assistant Registrar of Titles
 Assist. Reg of Titles

LAND REGISTRY, DAR ES SALAAM
TRANSFER
 Filed Document No. **220981**
 Date of Registration **29.06.2022** Time **09:00 A**
 To **MEANING EAST AFRICAN CONNECTION**
COMPANY LIMITED, Box 7559, DAR.
 (Cons. Tshs. 90,000,000/=)
 Senior Assistant Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
CHANGE OF OWNERSHIP S.67
 Filed Document No. **216007**
 Date of Registration **22-02-22** Time **09:40A**
 To **CHARLES CHAROKIWA MASUMAI**
 of P.O. Box 45654, D'SM as Legal Personal Representative of **ENEAS REUBEN CHAROKIWA (Deceased)**
 Senior Assistant Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
ASSENT TO THE BEQUEST S.68
 Filed Document No. **216008**
 Date of Registration **22-02-22** Time **09:40A**
 To **CHARLES CHAROKIWA MASUMAI**
 of P.O. Box 24654, D'SALAAAM.
 Senior Assistant Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
 Filed Document No. **216726**
 Date of Registration **14.04.2022** Time **05:50 AM**
 To **THE RIGHT OF OCCUPANCY IS RENT**
WEB AND SHALL NOW EXPIRE ON 31ST DEC
EMBER 2085 AND THE LAND RENT HAS INCREASED UP
TO TSHS 26,880/=
 Senior Assistant Registrar of Titles



THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
RENEWAL OF RIGHT OF OCCUPANCY
(Under Section 32)

PLOT NO: 155 BLOCK 'A' TEMEKE SHOPPING CENTRE AREA
DAR ES SALAAM CITY

C.T No. 31204
L.O No. 91312

To **CHARLES CHAROKIWA MASUMAI** as legal personal representative of
~~ENEAS REUBEN CHAROKIWA (Deceased)~~, *LDM/LO*
P.O Box 45654,
Dar es Salaam.

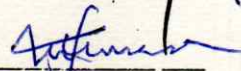
I, IDRISA JUMA KAVERA, Assistant Commissioner for Lands of P.O Box-9230, Dar es Salaam **HEREBY CERTIFY** that the right of occupancy registered under the above C.T number and which has expired is **RENEWED** subject to the following terms and conditions:-

1. **THAT**, the Right of Occupancy is renewed for a term of Sixty six-(66) years with effect from 1st day of January, 2019.
2. **THAT**, the Right of Occupancy shall now expire on the 30th day of December 2085
3. **That**, the land shall be used for **Commercial/Residential Purpose only**. Use group "B" use class (d) as defined in the Urban Planning Act No. 8, 2007 (Use group and Use Classes) Regulations, 2018.
4. **THAT**, the renewal is subject to reversion of the land rent payable from TShs 675/= per annum to TShs 26,880 /= per annum in accordance to section 33(6) of the Land Act, No. 4 of 1999.

Dated at *DAR ES SALAAM* his *28th* day of *March* 2021.


Asst. Commissioner for Lands/Authorized Officer

Served upon me:


Occupier

Date..... *1/11/2021*

Copy. Registrar of Titles.


The following payments have been paid:

Renewal fee	Tshs. 100,000/=	ERV No. 9921305076956267 dated 1/11/2021
Stamp duty fee	Tshs. 1,000/=	ERV No. 9921305076956267 dated 1/11/2021
Registration fee	Tshs. 80,000/=	ERV No. 9921305076956267 dated 1/11/2021

FILED DOCUMENT No: 216726
REGISTERED ON: 14-04-2022
AT: 05:50 AM

Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 9921305076956267 Paid
On Original Receipt Shs: 1000/=
of: 01/11/2021

Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 1000/= Paid
On Original Receipt Shs: 9921305076956267
of: 01/11/2021

Stamp Duty Officer

Handwritten notes and signatures at the bottom of the page.

Handwritten signature and date.

01/11/2021