

Land Form-23 A.

TANZANIA

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

CERTIFICATE OF OCCUPANCY
(ISSUED UNDER SECTION 39)

(Under Section 29)

Date of Issue:

Title Number:

23931

Land Office Number: 49262.

Land: YOMBO FURNITURE PLOT TEMEKE AREA, IN DAR ES SALAAM

Term: THIRTY THREE YEARS.

5th March, 1980

11:00 P.M.

Armed J. Ombi
Secretary of Office



Revenue Receipt No. M-28397
 Date 25-3-78
Armed J. Ombi
 No. 49262.
 Director of Lands
 Dar es Salaam No. 4752.

CERTIFICATE OF OCCUPANCY.

The Eight day of February

One thousand nine hundred and ~~seventy nine~~ ^{eighty nine}

Title No. 28931

THIS IS TO CERTIFY that OMARI MLACHAKE AND HAMISI JUMA MAJINI OF P. O. BOX 45468, DAR ES SALAAM TRADING UNDER THE NAME AND STYLE OF YOMBO FURNITURE (hereinafter called "the Occupiers" are 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 tenants in common in equal shares for a term of Thirty Three years from the first day of April One thousand nine hundred and Seventy Eight according to the true intent and meaning of the Land Ordinance and subject to the provision thereof and to any regulations made thereunder and to any enactment in substitution ~~on~~ therefor or amendment thereof and to the following special conditions:-

B/148400
B/55A

1. The Occupiers having paid rent up to the thirtieth day of June, 1978, shall thereafter pay rent of ~~one thousand two hundred seventy five shillings (Shs. 1,275/-)~~ ^{one thousand two hundred} 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 1988, 1998 and 2008 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 September, 1978, 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 ~~X~~ 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;

Amulio

(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

KAMPANIA
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- (v) At all times during the term after the thirty first day of March, 1981 have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Director for Land (hereinafter called "the Director;
- (vi) Not erect or commence to erect on the land any buildings 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 Director 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 ~~whole Right~~ *or any part of it or of any building on it without the previous written consent of the Director; and shall not imply waiver or modification of any condition in the Right.*

3.(1) 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 Director.

(11) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupiers or their employees agents contractor or members of the household shall be deemed a dealing with the land or buildings.

4. The Director shall have an absolute discretion to give or withhold consent under condition 3. 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 circumstance of which the Director shall be the sole judge.

5. The Occupier shall further:-

- (i) Make and maintain on 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;

- (iv) Fence the land with a 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.

6. The Occupier shall pay to the Minister on demand made by the Director on his behalf:-

- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier(s) 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 Director 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.

7. The land and the buildings to be erected thereon shall be used for Industrial Service Trades. Use Group 'M' Use Class (b) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

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

SCHEDULE.

ALL that land known as Yembo Furniture Plot Temeke Area in the City of Dar es Salaam containing Twenty one thousand two hundred and fifty (21,250) Square Feet shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbered 13823 deposited at the office of the Director of Surveys at Dar es Salaam.

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

[Handwritten signature]

The within-named OMARI MLACHAKE AND HAMISI JUMA MAJINI hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said OMARI MLACHAKE who is known to me personally/identified to me by

O. Mlachake

the latter being known to me personally in my presence this 29th day of October 1979.

(Witness's Signature)..... *A. S. Kilingo*
(Postal Address)..... *Box 2203*
..... *D'S. M. M.*
(Qualification)..... *Advocate*



SIGNED and DELIVERED by the said HAMISI JUMA MAJINI who is known to me personally/identified to me by

H. Majini

the latter being known to me personally in my presence this 29th day of October 1979.

(Witness's Signature)..... *A. S. Kilingo*
(Postal Address)..... *Box 2203*
..... *D'S. M. M.*
(Qualification)..... *Advocate*



NOTE

In the absence of the Commissioner for Lands, Survey and Mapping, the Director of Lands, Survey and Mapping is acting as a reference to the Director of Lands, Survey and Mapping Services and Director of Lands, Survey and Mapping respectively.

LAND REGISTRY DAR-ES-SALAAM
TRANSFER

Filed Document no 105573
Date of Registration 5-3-2001 time 12:00 noon

to ALSIRAN MOHAMED WALLI
and FARHAN MOHAMED
WALLI both of P.O. Box 6732,
D'SALAAM

Senior Asst. Registrar of Titles

105573
Date of Registration 09/03/04 time 12:10
to BANK M (TANZANIA) LIMITED
BOX 96 D'SALAAM.
(AMOUNT SECURED VARIED TO
UNSPECIFIED AMOUNT)
Senior Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM
TRANSFER

Filed Document no 107270
Date of Registration 16-9-02 time 1:00 P.M.

to SATISH GORDHAN NARAN
and PRAKASH GORDHAN
NARAN both of P.O. Box 21489 D'SM

Senior Asst. Registrar of Titles

LAND REGISTRY
Filed Document No 130318
Date of Registration 20/08/2010 time 13:07 P.M.
To NATIONAL BANK OF COMMERCE LIMITED
BOX 40301 D'SALAAM.
(TO SECURE AN UNSPECIFIED AMOUNT)
Senior Asst. Registrar of Titles

FD-115725
115095

12-09-07 1:00 P
BANK OF HAWAII LIMITED
OF BOX 68651 D'SALAAM.
(TO SECURE \$150,000,000)

Asst-Registrar of Titles

RENEWAL
Filed Document No 148400
Date of Registration 12-11-2012 time 1:00 P.M.
No. TERMS AND CONDITIONS of also
RENEWED FOR A TERM OF 33 YEAR
w.e.f 01-04-2011 To 31-03-2044
Senior Asst. Registrar of Titles

DAR-ES-SALAAM

DISCLAIMER ON

17-03-08 12:03 P.M.

BANK M (TANZANIA) LIMITED
Box 96 D'SALAAM.

(TO SECURE UNSPECIFIED AMOUNT)
Senior Asst. Registrar of Titles

INSET

LOCALITY

TEMEKE

Block

Plot No. YOMISO FUMITOKI

L.O. No. 19262 43

21250 sq ft

AL 96

8207181 (G) 20447610726 (M) 528

This Plan prepared in accordance with Registered Plan No. 5825
 is approved for the purposes of the Land Registration Ordinance
 Director of Surveys and Mapping
 Date _____
 Survey and Mapping Division, Ministry of Land, Housing and Urban
 Development, Dar es Salaam.

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