

BADHI YA SERIKALI

39348992 1

48-201-1704-01-02

RECEIPT

EA KWA
from

JALAL ENTERPRISES

KIASI
Amount

Shs.		Cts.	
159	848		

SHILINGI (Kwa maneno)
of Shillings (Words)

One hundred fifty nine thousand eight hundred forty eight only

NA SENTI
And Cents

Land Rent x Penalty 2009/2010 & 2010/2011 Plot No 43 Pangani

DHA TASLIMU/HUNDI

By Cash/Cheque No. CHQ No. 993037

KITUO - Station

YA MPOKEAJI - Receiving Officer's
Signature

CHEO - Title
Acc

TAREHE - Date
19/7/2010

Kibaha Town Council

DSM

Sir/Gentlemen/Madam,

**RE: TITLE NO: 84025 LAND OFFICE NO: 303976
PLOT NO.43 BLOCK PANGANI AREA KIBAHA**

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


REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 283753 refers

Date of Issue:

Title Number: 84025

Land Office Number: 303976.

Land: PLOT NO. 43 PANGANI IN KIBAHA TOWNSHIP.

Term: SIXTY SIX YEARS.

84025-
 30.07.2009
 1.000000

REGISTRAR OF TITLES

Land Form No. 22

90,38100/- PAID
 30910720
 9.10.2008

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT,
 THE LAND ACT, 1999
 (NO. 4 OF 1999)
 CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Duty Shs 90,380/- Paid
 Original Receipt No. 30910720
 Issued 9.10.2008

Stamp Duty Officer

Title No. 84025-
 L.O. No. 303976.
 L.D. No. KTC/LD/PT/1545.

The 30th day of July Two thousand and nine.

THIS IS TO CERTIFY that **ABDURAFIU JAAFAR BWANIKA** of P.O. Box 35613, **DAR ES SALAAM** trading in the name and style of **JAALAB ENTERPRISES** (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 **Sixty six** years from the first day of **October, 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 there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2009; shall hereafter pay rent of shillings ~~Nine hundred and four thousand eight hundred (Tshs. 904,800/-)~~ **Four Million one Hundred Forty Seven thousand (Tshs. 4,147,000/-)** 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. FD 219404 HM/ART
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.

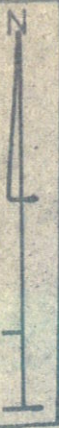
- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
- (iii) Building shall be in permanent materials.
- (iv) Building plans to be submitted to the **Kibaha Town 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.

FD 219404
HM/ART

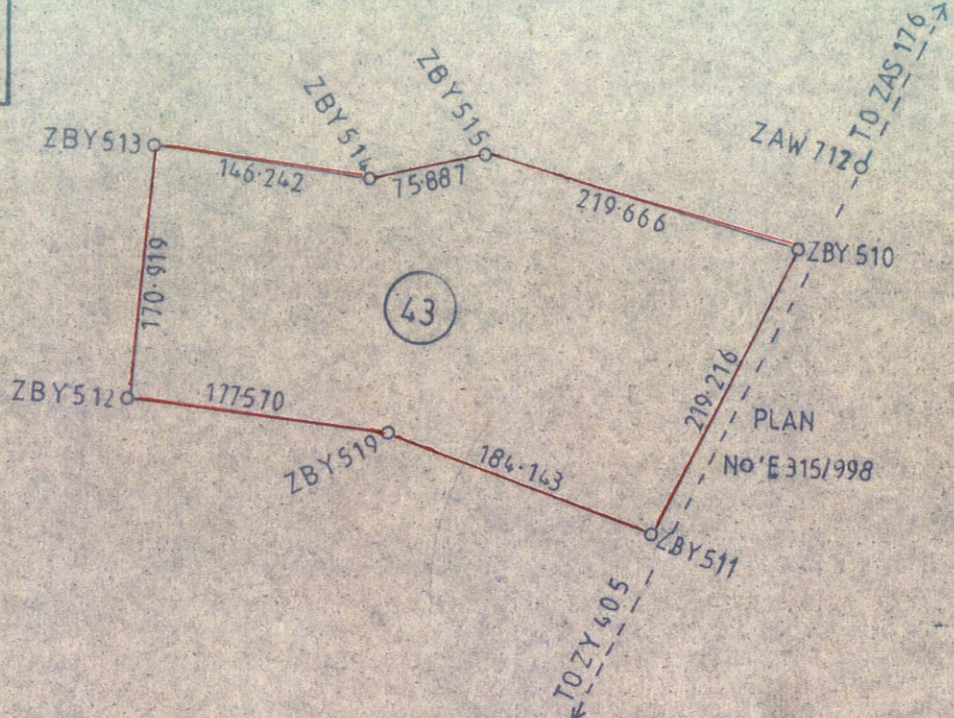
3. **USER:** The land shall be used for ^{Light Industrial} ~~INSTITUTION~~ purposes only. Use Group **'K'** use class ~~(b)~~ and Use Group **'H'** Use class ~~(d)~~ as defined in the ~~Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.~~ ^{Urban Planning (Use Groups and Use classes), Regulations 2018}

- 4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
- 5. 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.
- 6. The President may revoke the right for good cause and in public interest.

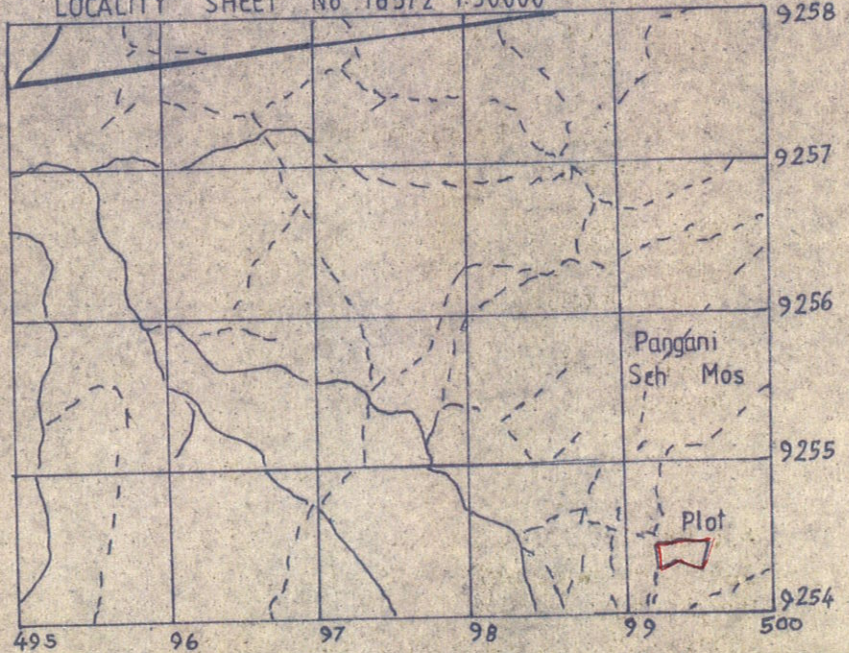
KIBAHA TOWNSHIP



LOCATTON Pangani
 PLOT No. 43
 L.O. No. 303976
 AREA = 7.54 Ha



LOCALITY SHEET No. 185/2 1:50000



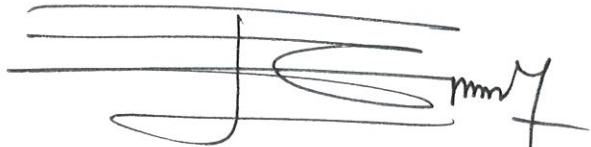
This plan prepared in accordance with Registered plan No. 52934 is approved for purposes of the Land Registration Ordinance Director of Surveys and Mapping. Mambo Date 10.10.2008
 Ministry of Lands Housing and Urban Development
 Dar es Salaam

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

SCHEDULE

ALL that Land known as Plot No. **43** situated at **Pangani** in **Kibaha Township** containing **seven decimal point five four (7.54) Hactares** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **52934** 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.


ASST. COMMISSIONER FOR LANDS

I, the within named **ABDURAFIU JAAFAR BWANIKA** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
ABDURAFIU JAAFAR BWANIKA)
who is known to me personally/identified to me)
by... IGNATIUS MOGELLA)



the latter being known to me personally in my)
presence this 28th day of July, 2009)

Witness's FULGENCE KANUTI)
Signature Ful)

Postal Address: P.O. Box 9230)
DAR ES SALAAM)

Qualification: LAND OFFICER)

LAND REGISTRY DAR - ES - SALAAM
Discharge of Mortgage
 Filed Document No. 133691 @ 02:53P
 Date of Registration 30.3.11 time 10:32
 AKIBA Commercial Bank
 LTD. OF P.O. Box 669 D/SALAAM
 To Secure unspecified amount
 Asst-Registrar

LAND REGISTRY DAR - ES - SALAAM
CHANGE OF TRANSFER NAME
 Filed Document No. 212579 @ 02:53P
 Date of Registration 08-07-2021 time 02:53P
 AKIBA COMMERCIAL BANK
 P. LC of BOX 669, D/SALAAM.
 Asst-Registrar

LAND REGISTRY DAR - ES - SALAAM
TRANSFER
 Filed Document No. 212580
 Date of Registration 08-07-2021 time 02:53P
 AFRISIAN GINNING LIMITED
 of Box 19964, D/SALAAM.
 (Cons: Tshs 475,000,000/=)
 Senior Asst. Registrar of

LAND REGISTRY DAR - ES - SALAAM
VARIATION
 Filed Document No. 219404
 Date of Registration 10-6-2022 time 10:30A
 TERMS AND CONDITIONS OF THE
 RIGHT OF OCCUPANCY VARIED
 AND LAND RENT INCREASED
 TO Tshs 4,147,000/=

THE UNITED REPUBLIC OF TANZANIA

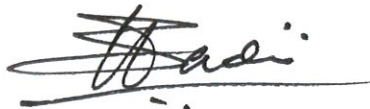
THE LAND ACT, 1999
(NO. 4 OF 1999)APPROVAL OF CHANGE/VARIATION OF CONDITIONS
OF A RIGHT OF OCCUPANCY
(Under Section 35(4))C.T. No. 84025
PLOT NO. 43 PANGANI
KIBAHA TOWNSHIP

I, **HUSSEIN SADIKI IDDI**, Assistant Commissioner for Lands of P.O. Box 9132 Dar es Salaam **HEREBY APPROVE** to the following variation of the conditions of the right of occupancy registered under the above reference.

1. **THAT** words “**Institution, Use Group ‘K’ Use class (b) and Use Group ‘H’ Use class (d)** as defined in the Town and Country Planning (use classes” Regulations, 1960, as amended in 1993” appearing on condition '3' of the said Certificate of occupancy be deleted and replaced by words “ **Light Industrial, Use group ‘M’ Use Classes (a), (b) & (c)** as defined in the Urban Planning (**Use Groups and Use Classes), Regulations 2018**”.



2. **THAT** words and figures “**nine hundred four thousand eight hundred (Tshs. 904,800/=)**” appearing on condition one (1) of the Certificate of Occupancy be deleted and replaced thereon by the words and figures “**four million one hundred forty seven thousand (Tshs. 4,147,000/=)**”

Dated at Dar es Salaam this.....*8th*.....day of.....*June*....., 2022



ASSISTANT COMMISSIONER FOR LANDS

Served upon me:


Occupier 
Date.....*7/06/2022*.....

Copy: Registrar

The following payments have been paid:

Approval fee: Tshs: 50,000/= ERV No *922146108484317* dated
Stamp duty: Tshs: 2,000/= ERV No*!!*..... dated
Registration Fee: Tshs: 80,000/= ERV No*!!*..... dated
} *26/5/2022*

FILED DOCUMENT No: 219 404

REGISTERED ON: 10-6-2022

AT: 10:30 AM



[Handwritten signature]

Senior Asst. Registrar of Titles