

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 132349

Land Office Number: 527006.

Land: PLOT NO. 368 OLD KINONDONI AREA IN KINONDONI
MUNICIPALITY

Term: THIRTY THREE YEARS

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



LAND REGISTRY,
P. O. Box 1191,
DAR ES SALAAM.

Telephone: 121241-9
In reply please quote:

Ref. No: LR/T/132349/21

17th MAY, 2017

DIAMOND TRUST BANK TANZANIA LIMITED
P.O BOX 115
DAR ES SALAAM

RE; THE LAND REGISTRATION ACT (CAP 334)
APPLICATION FOR MORTGAGE

The Registrar of Titles/Documents has the honor to return the Documents enclosed with your letter LR: No.66 dated 5TH MAY, 2017 which have not been registered for the following reasons.....

1. Signature of mortgagor differ from Land Registry

2.


APOLLO LAIZER
ASST.REGISTRAR OF TITLES.

ENCLOSURES;

Original CT No. 132349
Mortgage deeds ...3 copies
Discharge of Mortgage ...2 copies
Notification of disposition ...1 copy

132349
06-08-2014
01:00PM



[Signature]
Asst. Registrar of Titles

Land Form No. 22

TANZANIA STAMP DUTY ACT.
Stamp Duty Shs. 100/= Paid
Receipt No. 49210978
of 25-02-2013
[Signature]
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANZANIA STAMP DUTY ACT.
Stamp Duty Shs. 540/= Paid
on original Receipt No. 49210978
of 25-02-2013
[Signature]
Stamp Duty Officer

Title No. 132349
L.O. No. 527806.
KMC/LD/18361.

The 24th day of July

Two thousand and fourteen.

THIS IS TO CERTIFY that **LADISLAUS ROBERT MUSHI** of P.O. Box 3041, **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 **thirty three** years from the first day of **January, two thousand and thirteen** 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:-

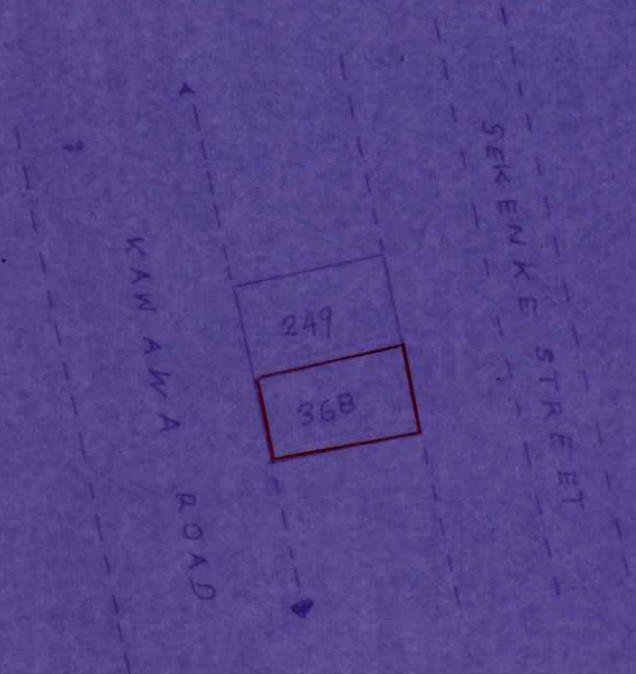
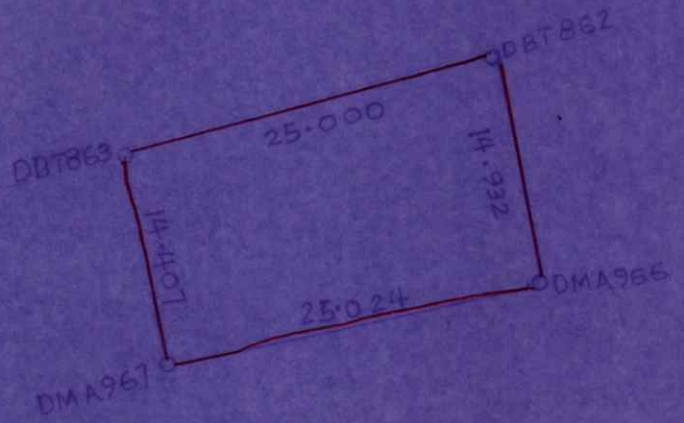
1. The Occupier having paid rent up to the thirtieth day of June, 2013; shall hereafter pay rent of shillings **forty four thousand and forty (44,040/=)** only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner 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) Maintain 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 **Kinondoni Municipal Council** (hereinafter called "the Authority").
 - (iv) At all times during the term of the Right 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").
 - (v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved by the Authority.
3. **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for **Commercial/Residential** purposes only. Use Group '**B**' use class (**c**) and as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as **amended in 1993**.
 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.

DAR ES SALAAM CITY



LOCATION OLD KINONDONI
BLOCK -
PLOT NO 368
LO NO 527806
AREA 367 SQM



This plan prepared in accordance with Registered plan # 69514
Approved for purposes of the Land Registration Act
Director of Surveys and Mapping *[Signature]* Date 06/08/2014
Ministry of Lands, Housing and Urban Development, Dar es Salaam

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

SCHEDULE

ALL that land known as Plot No. **368** situated at **Old Kinondoni** in **Kinondoni Municipality** containing **three hundred sixty seven (367)** square meters shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered **69514** 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

[Handwritten Signature]
Ag. ASSISTANT COMMISSIONER FOR LANDS

I, the within named **LADISLAUS ROBERT MUSHI** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
LADISLAUS ROBERT MUSHI)
who is known to me personally/identified to)
me by.....)

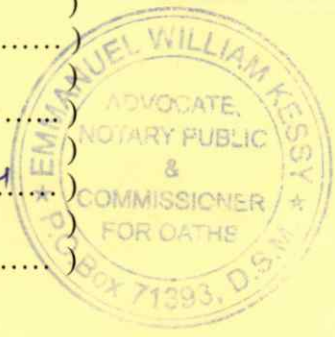
[Handwritten Signature]

the latter being known to me personally in)
my presence this.....day of)
....., 2013)

Witness's)
Signature:.....)

Postal Address:.....)
.....)

Qualification:.....)



LAND REGISTRY DAR - ES - SALAAM

~~MORTGAGE~~
DISCHARGED
FD: 17792

Filed Document No. 164547
24.03.16 1:00
Date of Registration 01-12-2014 time 11:36a.m

To EQUITY BANK (TANZANIA)
LIMITED. PO BOX 110183 DSM
(To secure unspecified amount)

~~W. M. M. M.~~
Asst Registrar of Titles Senior Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM

~~MORTGAGE~~
DISCHARGED
FD 188604

Filed Document No. 177193
ON S.S. 2017 24.03.16 1:00
Date of Registration time 1:00 m

To TWIGA BANCORP LIMITED
AT 1:00 PM
P.O. BOX 10119, D'SALAAM.

(To secure Unspecified Amount)
~~W. M. M. M.~~
Asst Registrar of Titles Senior Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM

MORTGAGE

Filed Document No. 189277
Date of Registration 16-6-17 time 1:00 P.m

To DIAMOND TRUST BANK TANZANIA
LIMITED OF PO BOX 115 DAR-ES-SALAAM

(To secure unspecified Amount).

~~W. M. M. M.~~
Senior Asst. Registrar of Titles

Land Rent Assessment

ASSESSMENT DATE: 5-May-2017

ID 163911 **NUMBER** 368

AREA 367 SQM **LOT TYPE** Plot

LAND RENT USE Commercial/Residential

REGION DAR ES SALAAM **DISTRICT** KINONDONI

LOCATION Old Kinondoni **BLOCK** -

OWNER: LADISLAUS ROBERT MUSHI

ADDRESS: 3041 DSM

Last Pay Date	Balance	Interest	Total
21-Apr-2017	-59.30	0.00	-59.30
Total	-59.30	0.00	-18.00

Issued By:JOYNESS MHALILA

C.T. 132349

Land Rent Assessment

ASSESSMENT DATE: 1-Dec-2014

ID 163911 **NUMBER** 368

AREA 367 SQM **LOT TYPE** Plot

LAND RENT USE Commercial/Residential

REGION DAR ES SALAAM **DISTRICT** KINONDONI

LOCATION Old Kinondoni **BLOCK** -

OWNER: LADISLAUS ROBERT MUSHI

ADDRESS: 3041 DSM

Last Pay Date	Balance	Interest	Total
1-Jan-2013	0.00	0.00	0.00
Year	Rent	Interest	Total
2013/2014	11,010.00	1,321.20	12,331.20
2014/2015	11,010.00	0.00	11,010.00
Total	22,020.00	1,321.20	23,341.20



Land Rent Assessment

ASSESSMENT DATE: 24-Mar-2016

ID 163911 **NUMBER** 368

AREA 367 SQM **LOT TYPE** Plot

LAND RENT USE Commercial/Residential

REGION DAR ES SALAAM **DISTRICT** KINONDONI

LOCATION Old Kinondoni **BLOCK** -

OWNER: LADISLAUS ROBERT MUSHI

ADDRESS: 3041 DSM

Last Pay Date	Balance	Interest	Total
2-Dec-2014	0.00	0.00	0.00
Year	Rent	Interest	Total
2015/2016	11,010.00	330.30	11,340.30
Total	11,010.00	330.30	11,350.00

Issued By:consolata KIMARO

