

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



LAND REGISTRY,

P.O.Box 1191,

Dar es Salaam.

Date: <sup>6<sup>th</sup></sup> April, 2005

Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:

Ref. No. LR/T 57255  
JACOB FREDRICK MSAKI  
P. O. BOX 22376  
DAR ES SALAAM

Sir/Gentlemen/Madam,

RE: TITLE NO: 57255 LAND OFFICE NO: 233327  
PLOT NO.132 BLOCK SERVICE TRADE MIKOCHE NI AREA DSM


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

Asst.   
REGISTRAR OF TITLES

Copy to: Commissioner for Lands  
Your LD File No: 178383 refers

TITLE NO. 57255  
 REGISTERED 30-3-05  
 AT 1.00 PM

*[Signature]*  
 Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.  
 Land Form No. 22  
 Stamp Duty Shs. 100/= Paid  
 and Revenue Receipt No. 21709813  
 of 15-9-04 Issued.  
*[Signature]*  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 6,000/= Paid  
 on original Receipt No. 21709813  
 of 15-9-04  
*[Signature]*  
 Stamp Duty Officer

Title No. 57255  
 L.O. No. 233327.  
 L.D. No. 178383.

The 24<sup>th</sup> day of March, Two thousand and five.

THIS IS TO CERTIFY that JACOB FREDRICK MSAKI of P.O. Box 22376, DAR ES SALAAM hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land **ninety nine** years from the first day of July, **Two thousand and four** 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, 2005, shall hereafter pay rent of shillings **One hundred nineteen thousand one hundred ninety** (Tshs.119,190/=) 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) Building to be in permanent materials.
  - (iv) Submit building plans to the **Kinondoni Municipal Council** within six months from the date of the commencement of the Right.
  - (v) Building construction to begin within six months after approval of plans.
  - (vi) Building to be Complete within thirty six (36) months from the date of the commencement of the Right.

3. **USER:** The land shall be used for **Service Trade purposes only**, Use Group 'M' use classes (a), (b) and (c) 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.

**SCHEDULE**

ALL that Land known as Plot No. 132 Service Trade Mikocheni situated at Mikocheni in Dar es Saalam City containing three thousand nine hundred seventy eight (3,978) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 27873 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]*

**COMMISSIONER FOR LANDS**

1, the within named **JACOB FREDRICK MSAKI** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SIGNED** and **DELIVERED** by the said **JACOB FREDRICK MSAKI** who is known to me personally/~~identified to~~ me by

*[Handwritten Signature]*

~~the latter being known to me personally~~ in my presence this 2<sup>nd</sup> day of March 2005.....

Witness's Signature.....



Postal Address:.....

*Dar es Salaam*

Qualification:.....

*Advocate*

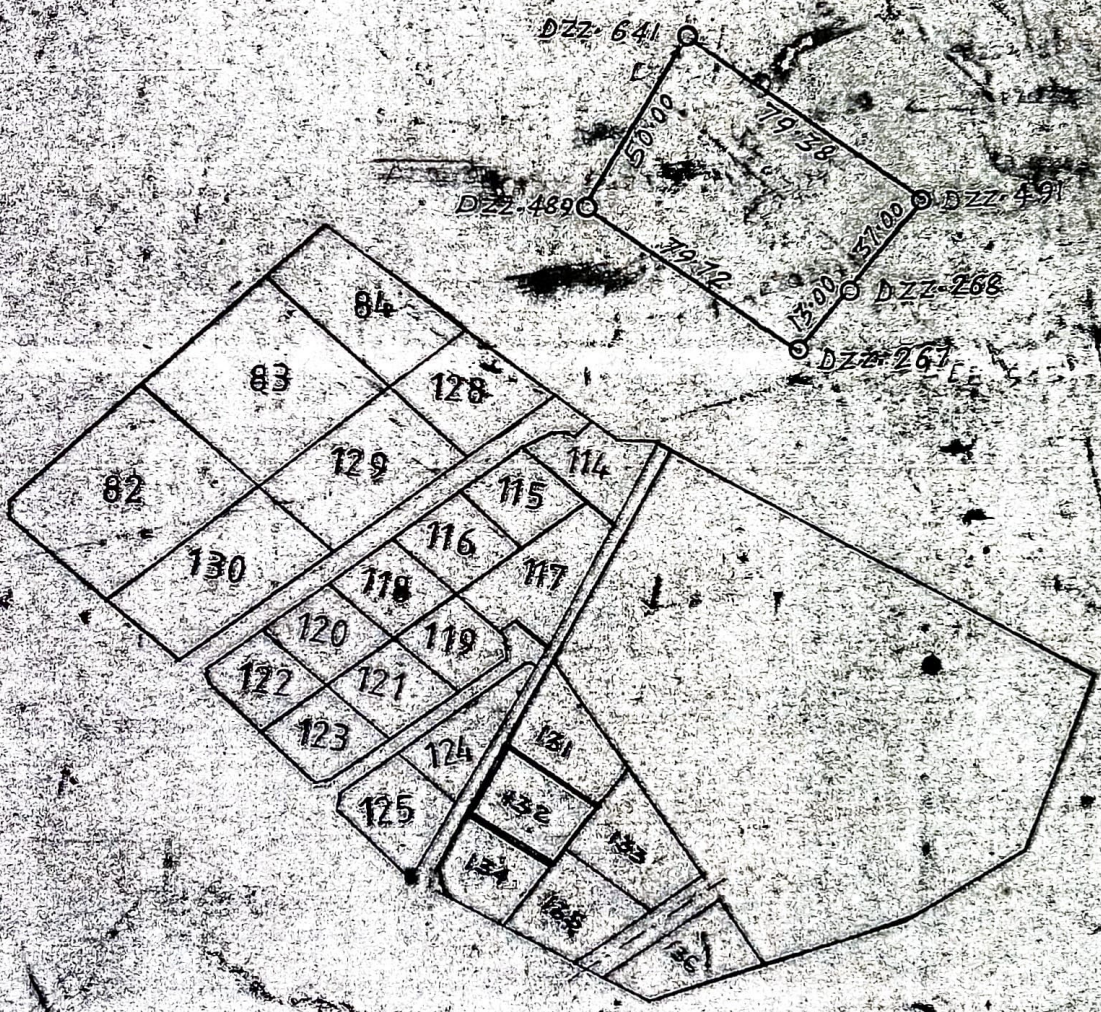
**LAND REGISTRY DAR-ES-SALAAM  
TRANSFER**

Filed Document no 123541  
Date of registration 6.8.09 time 9:15  
to ADVENT CONSTRUCTION LIMITED  
of P.O. Box 8702, D'SALAAM  
(Cons USD. 250,000)

  
Senior Asst Registrar of Titles

# DAR ES SALAAM CITY

LOCATION MIKOGHENI SERVICE  
 TRADE  
 BLOCK \_\_\_\_\_  
 PLOT NO. 132  
 L.O. No. 233327  
 AREA 3978 SQ. FT. SQM



Issue of this plan implies the Government's  
 recognition of title by the Government.

27873

This plan, prepared in accordance with Registered Plans,  
 approved for purposes of the Land Registration Act,  
 Section of Surveys and Mapping, Ministry of Lands, Housing and Urban Development, Dar es Salaam.  
*Kwanga*  
 Date 6/1/2008

**THE UNITED REPUBLIC OF TANZANIA**

**THE LAND ACT, 1999  
(NO.4 ACT OF 1999)  
TRANSFER OF A RIGHT OF OCCUPANCY  
(Under Section 62)**

**TITLE NO. No. 57255**

IN CONSIDERATION of the sum of Usd.250,000 (Usd. Two hundred and Fifty thousand only) I, **JACOB FREDRICK MSAKI** of P O Box 22376, Dar es Salaam **HEREBY TRANSFER** to **ADVENT CONSTRUCTION LIMITED**, a limited liability company incorporated in Tanzania under the Companies Act (Cap. 212 R E 2002) of P.O. Box 8702, Dar es Salaam, the Right of Occupancy registered under the above reference.

Signed and delivered by the said **JACOB FREDRICK MSAKI** who is known to me/ identified to me by **ASHUROSU MUKUBA JOG** the latter being known to me personally in my presence this **27<sup>th</sup>** day of March, 2009



Signature: **MUSTAFA CHANDOO & CO**  
Postal Address: **ADVOCATES**  
**P.O. BOX 5052**  
Qualification: **DAR-ES-SALAAM**

SEALED with the common seal of the said **ADVENT CONSTRUCTION LIMITED** and delivered in the presence of us this **27<sup>th</sup>** day of March, 2009



Signature:   
Name: **Ashuros Mubwa Jog**  
Postal Address **P O Box 8702, Dar es Salaam**  
Qualification: **Director**

Signature:   
Name: **MUSTAFA CHANDOO & CO**  
Postal Address: **P O Box 8702, Dar es Salaam**  
Qualification: **Director/ Secretary**

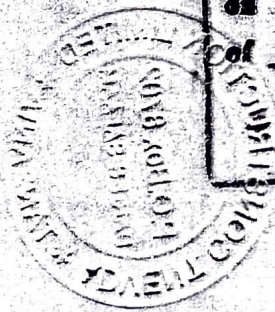
**DRAWN BY:**

**MUSTAFA CHANDOO & COMPANY, ADVOCATES, GROUND FLOOR (G03),  
ZAHRA TOWER, INDIRA GANDHI/ZANAKI STREET, P O BOX 5052,  
DAR ES SALAAM**

123541  
REGISTERED 6.8.09  
AT 9.15 M  
TANGANYIKA REGISTRY  
TANGANYIKA  
Stamp and Department of Taxes

TANGANYIKA STAMP DUTY ACT,  
Stamp Duty Shs. 3000,000/-  
on original Receipt No. 3125213  
of 6.7.09  
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT,  
Stamp Duty Shs. 100/- Paid  
on Receipt No. 51725213  
of 6.7.09  
Stamp Duty Officer



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


CERTIFICATE OF APPROVAL OF A DISPOSITION  
(Under Section 39)

C.T. NO. .... 57255  
L.O. No. .... 233827  
LD. NO. .... 178383  
Land Description ... PLOT  
NO 132 MUKACHENI SERVICE TRADE

I, MAGESA MAGESA ..... **COMMISSIONER FOR  
LANDS/AUTHORISED OFFICER** hereby APPROVE the disposition of the right  
of occupancy under the above reference subject to the following:-

TRANSFER

Consent granted as per minute No. 2 of 4/7/2009



**COMMISSIONER FOR LANDS/AUTHORISED OFFICER**

Date: 6/7/2009

To: Name ADVENT CONSTRUCTION LIMITED  
Address: P.O BOX 8702 DIFLAAM

Copy: The Registrar

Stamp duty fees	3000000	=
Approval fees	5000	=
Registration fees	750780	=
ERV NO. ....		
for Commissioner for Lands F&M		

ERV No. 37725213 of 6/7/09  
 ERV No. 191242 of 6/7/09  
 ERV No. 37725214 of 6/7/09

*Handwritten signature*

**TANZANIA**  
**LAND REGISTRY**  
**APPLICATION FOR OFFICIAL SEARCH**

To: The Registrar of Titles  
WE, WHITE KNIGHTS

Title no. 57255

Hereby request to you to search the register in respect of the above and to advise me of the subsisting Entries.

Shs.40, 000/= Search fee is enclosed

From: WHITE KNIGHTS  
P.O. BOX  
DAR ES SALAAM.  
MOBILE; 0652201834

Date; 13.07.2017

For Official use

E.R.V.NO. 99004013373 of 13.07.2018

Issued Shs. 40, 000/=

The following is a summary of the subsisting entries on property: -

Title no. 57255

District: KINONDONI MUNICIPALITY IN DAR ES SALAAM CITY

Place: SERVICE TRADE MIKOCHE NI AREA.

Description: LO NO 233327 PLOT NO.132

Tenure: RIGHT OF OCCUPANCY

Term: 99 YEARS FROM 1<sup>ST</sup> JULY, 2004

Rent: SHS 119,190/=PER ANNUM (SUBJECT TO REVISION)

Area: 3978 SQM

Reservation: Terms and Conditions as contained in Certificate of Occupancy.

Owner: ADVENT CONSTRUCTION LIMITED OF P.O BOX 8702 DAR ES SALAAM.

Encumbrance: NIL.

**NOTE:** The records shown on the Official Search does not guarantee as to the genuineness of The Certificate of Title, if you intend to do any transaction you are advised to submit the Certificate of Title before the office of the Registrar of Titles for authenticity.

Date: 13 JULY, 2018.

  
JULIANA NGONYANI  
ASST.REGISTRAR OF TITLES.



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 No : **99004013373**

Received from : WHITE NIGHT CO.LTD

Amount : 40,000.00 TZS

Amount in Words : Forty Thousand Tanzanian Shilling  
Only

In respect of : **140368 - Miscellaneous Receipts**

Bill Reference : CT 57255

Payment Control Number : **991171080612**

Payment Date : **2018-07-13**

Issued by : ELIZABETH CHRISTOPHER  
MACHIBYA

Date Issued : 13-07-2018 10:22:41

Signature :

Government Payment Gateway © 2017 All Rights Reserved (GePG)