

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)


Date of Issue:


Title Number: 47379. LAND RECEIPT MOSHI


Land Office Number: 313956.

Land: PLOT NO. 523 BICOP '3' DISTRICT, ARUSHA CITY.

Term: ENTIRE PERIOD (55) YEARS.

TITLE No. 47379
REGISTERED ON
1-9-2015
at 9:00 AM

Asst. Registrar of Titles



Stamp Duty Shs. 100/= Paid
Land Revenue Receipt No. 4810274
of 20-4-2015 Land Form No. 22
Issued.

Asst. Registrar of Titles

Stamp Duty Shs. 112156 Paid
on Original Revenue Receipt
4810274 of 20-4-2015

THE UNITED REPUBLIC OF TANZANIA

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


Asst. Registrar of Titles

CERTIFICATE OF OCCUPANCY LAND REGISTRY MOST

(Under Section 29)

Title No: 47379
L.O. No. 313966
ARD/N/C/523

The 1st day of September, Two Thousand and Fifteen

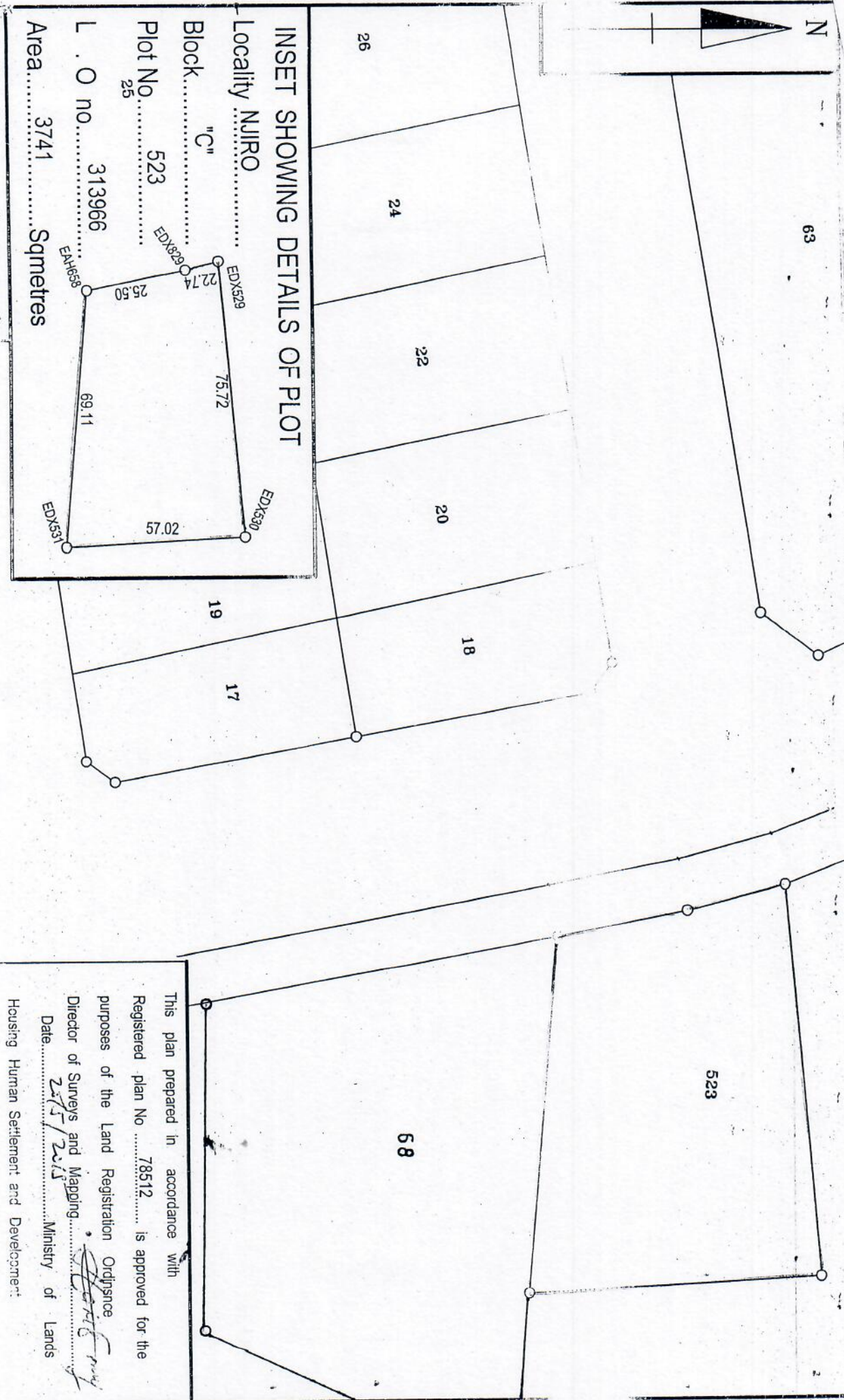
THIS IS TO CERTIFY that **SATBIR SINGH HANSPAUL** of P.O. Box 149 ARUSHA (hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **Thirty Three** years from the first day of **April Two Thousand and Fifteen** 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 therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2014; shall thereafter pay land rent of shillings **Two Million Two Hundred Forty Four Thousand Six Hundred only (2,244,600/=)** 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) Erect on the land 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 **ARUSHA CITY COUNCIL** (hereinafter called "**the Authority**").
 - (iv) Submit to the Authority building plans within Six months from the date of commencement of **the Right**.
 - (v) Begin building construction within six months after the approval of the building plans by the Authority.
 - (vi) Complete the building construction within Thirty Six months from the date of commencement of **the Right**.
3. **USER:** The land shall be used for **Service Trade Industrial purposes only**, Use Group 'M' Use class (a) 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 further:-
 - (i) make and maintain on the land throughout the term adequate arrangements 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;
 - (iii) provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
 - (iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority;
 - (v) Loading and unloading facilities shall be provided within the boundaries of the land.
 6. 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.
 7. The **President** may revoke the right for **good cause** and in **public interest**.



Director of Surveys and Mapping
 Date: 25/5/2015
 Ministry of Lands
 Housing Human Settlement and Development



INSET SHOWING DETAILS OF PLOT

Locality NIJRO
 Block "C"
 Plot No. 25 523
 L. O no. 313966
 Area 3741 Sqmetres

This plan prepared in accordance with
 Registered plan No. 78512 is approved for the
 purposes of the Land Registration Ordinance
 Director of Surveys and Mapping
 Date 27/5/2015 Ministry of Lands
 Housing Settlement and Development

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LAND REGISTRY, MOSHI

MORTGAGE DOCUMENT

Document No.

444-96-4-00000

Date of registration

4-9-2016 time 9:00 AM

EXIM BANK (INDIA) LIMITED TO SECURE UNSPECIFIED AMOUNT

ASST. REG. OF TITLES

Asst. Registrar of Titles

LAND REGISTRY, MOSHI

TRANSFER

Filed Document No.

46376

Date of registration

6-4-2017 time 1:00 PM

To DHARAM SINGH HANSPAL

& SONS LIMITED A.P.O. BOX 613

ROZWAHA. (CONSTN), 600,000,000/-

Asst. Registrar of Titles