Land Form 51

TANZANIA

CERTIFICATE OF OCCUPANCY

(Issued under section 9 of the Land Ordinance)

Date of Issue:

Title Number: 22301

Land Office Number: 39809

Land: Plot Nos. 92 & 93, Block 'BB' Nyakato Mwanza Township

Term: Thirty Three Years

C.T. NO. 22301

IN CONSIDERATION of the sum of shillings Six Hundred Fifty thousand (Shs.650,000/=) only, I, ASTOPHEL RUMISHAEL MASSAMU of P.O. Box 1589, Mwanza, DO HEREBY TRANSFER to AUTO SPARES (MWANZA) LIMITED, a limited liability Company registered under the Companies Ordinance (Cap.212) and having its registered Office at Mwanza, of P.O. Box 16, Mwanza, the Right of Occupancy registered under the above reference.

SIGNED and DELIVERED by the said ASTOPHEL RUMISHAEL MASSAMU who is known to me personally/identified to me by ..... the latter being known to me personally in my presence this 4th day of OCTOBER, 1993.

A.R. Massamu

ASTOPHEL RUMISHAEL MASSAMU

SIGNATURE: RESIDENT MAGISTRATE MWANZA

POSTAL ADDRESS: Box 13

MWANZA

QUALIFICATION: RESIDENT MAGISTRATE

SEALED with the Common SEAL of the said AUTO SPARES (MWANZA) LIMITED and DELIVERED in the presence of us this 4th day of OCTOBER, 1993.

SIGNATURE: .....

POSTAL ADDRESS: P.O.BOX 16

.....

QUALIFICATION: DIRECTOR

SIGNATURE: .....

POSTAL ADDRESS: P.O.BOX 16

.....

QUALIFICATION: DIRECTOR

DRAWN BY:

ASTOPHEL RUMISHAEL MASSAMU,
P.O. Box 1589,
MWANZA.

FEES PAID

STAMP DUTY SHS 33740/= ERV No 165222 OF 4/10/93

CONSENT SHS 2000/= ERV No 534709 OF 4/10/93

REGISTRATION SHS 1944 ERV No 534418 OF 4/10/93

ADJUDICATION SHS ..... ERV No ..... OF .....

PENALTY SHS ..... ERV No ..... OF .....

SIGNATURE .....

IN EXCERCISE OF THE POWER TO THAT EFFECT DELEGATED TO ME IN TERMS OF GOVERNMENT NOTICE NO 478 OF 19 68

I, CLIFFSON KILASARA TENGA

.....Hereby Approve This Disposition

DATE 4th October 19 93.

SIGNATURE .....

IN EXCERCISE OF THE POWER TO THAT EFFECT DELEGATED TO ME IN TERMS OF GOVERNMENT NOTICE NO 399 OF 19 68

I, CLIFFSON KILASARA TENGA

.....Hereby Approve This Disposition

DATE 4th October 19 93.

SIGNATURE .....

LAND OFFICER

FILED DOCUMENT No. 3920

4-10-93

at 2.15 pm

Assistant Registrar of Titles

Stamp Duty Rs. 100/= Paid

165222

at 4-10-93

Assistant Registrar of Titles

TANGANYIKA

STAMP DUTY PAID ON

ORIGINAL DEED 33740/=

Receipt No. 165222 4-10-93

TITLE NO. 22301
REGISTERED
25th August, 1978
Land Form 32 1.00 P.M

L.O. No. 39809

L.D. No. RLDO/MZ/321

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 21st day of August One thousand nine hundred and seventy eight

TITLE NO. 22301

THIS IS TO CERTIFY that ASTOPHEL RUMISHAEL MASSAMU of P.O. Box 1589, MWANZA

(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") ~~as joint tenants or as tenants in common in equal shares~~ for a term of thirty three years from first day of July One thousand nine hundred and seventy seven according to the true intent and meaning of the Land Ordinance 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 1978, shall thereafter pay rent of ~~Five hundred and eighty shillings (580/=)~~ (Eight thousand (8,000/=) only) 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 1987, 1997 and 2007 or within three years thereafter in each case.

F.D 39809

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 Mwanza District Development Council (hereinafter called "the Authority").

(ii) By the thirty first day of December, 1977, submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevation sand specifications of them as 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;

(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 and occupation by the thirtieth day of June 1980;

(v) At all times during the term after the thirtieth day of June, 1980, 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");

Stamp Duty Shs. 7/= Paid
on Revenue Receipt No. H.868574
16-8-77
Asst. Registrar of Titles

REGISTERED
Stamp Duty Shs. 14/=
on Revenue Receipt No. H.868534
16-8-77
Asst. Registrar of Titles

(vi) Not erect or commence to erect on the land any building 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 Commissioner 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 Right and shall not imply waiver or modification of any condition in the Right.

3.—(i) 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 Commissioner PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary—

to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

~~to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;~~

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or his employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). 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 circumstances of which the Commissioner shall be the sole judge.

5. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf: —

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

F.D 39896

6. **Only one main building together with the usual and necessary out-buildings shall be built on the land and the same shall be used for Residential** commercial only **purposes; Use Group 'A', Use Classes (a)(d) and (e) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.** as amended in 1993

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

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 0F 1999)
RENEWAL OF RIGHT OF OCCUPANCY
(Under Section 32)

C.T. NO. 22301
L.O. NO. 39809
L.D. NO. DLDO/MZ/521

TO: **AUTO SPARES (MZA) LIMITED** of P.O. Box 16, **MWANZA** I, HEZEKIEL UFOROSIA KITILYA Assistant Commissioner for Lands of P.O. Box 668, MWANZA HEREBY CERTIFY that the right of Occupancy registered under the above reference and which is due to expire on this 30th day of June 2010 is RENEWED on this 1st day of July 2010 on the following terms and conditions.

The words and figures "shall thereafter pay rent of five hundred and eighty shillings (shs. 580/=) appearing in condition number one of the Certificate of Occupancy be deleted and replaced by the words and figures "shall thereafter pay rent of forty eight thousand shillings (shs. 48,000/=) and that the words "shall be built on the land and the same shall be used for Residential purposes; Use Group 'A' Use Classes (a), (b) and (c) as defined in the Town and Country Planning (Use classes) Regulation, 1960" appearing in condition number six of the Certificate of Occupancy be deleted and replaced by the words" shall be built on the Land and the same shall be used for Residential and Commercial purposes only; Use Group 'B' Use Class (d) as stipulated in the Town and Country Planning (Use Classes) Regulation, 1960 as amended in 1993."

The Right of Occupancy shall expire on 30th day of June 2043.

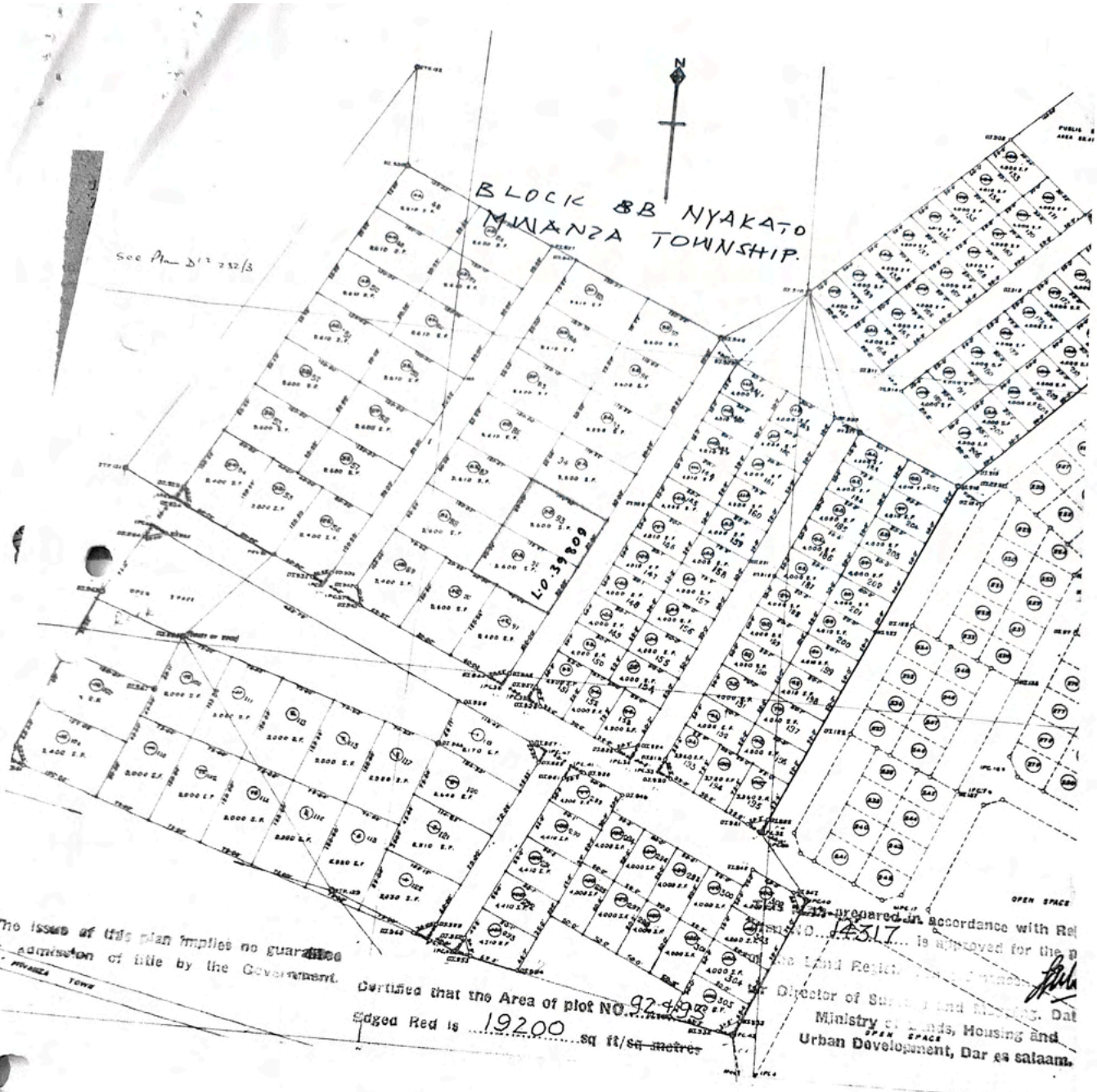
Dated at ....Mwanza....this....24th....day of ....December....2013

Assistant Commissioner for Lands

Served upon me

.....
Occupier
Date: 31/3/2014

Copy: The Registrar



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

Certified that the Area of plot NO. 92495 Edged Red is 19200 sq ft/~~sq metres~~

prepared in accordance with Re... NO. 14317 ... is approved for the p... the Land Regist... Surveyed.

the Director of Su... and Mapping. Dat...

Ministry of Lands, Housing and Urban Development, Dar es salaam.

SCHEDULE

ALL that land known as Plot Nos. 92 & 93, Block 'BB' Nyakato Mwanza Township containing nineteen thousand two hundred (19200)

square feet shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 14317 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.

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

DIRECTOR
LAND DEVELOPMENT SERVICES
COMMISSIONER FOR LANDS

I, the within-named ASTOPHEL RUMISHAEL MASSAMU hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said ASTOPHEL RUMISHAEL MASSAMU who is known to me personally/~~identified to me by~~

~~the latter being known to me personally~~ in my presence

this 13th day of July 1978

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

Postal Address:.....Box 293

.....MWANZA

Qualification:.....LAND OFFICER

NOTE

In this document every reference to "Commissioner for Lands" and "Commissioner for Surveys and Mapping" should be read and construed as a reference to the Director of Land Development Services and the "Deputy Commissioner for Surveys and Mapping" respectively.

Chapa, Dodoma 710/2-78/4m.

TRANSFER 3920

4-10-93 2.15pm

AUTO SPARE (MWANZA) LIMITED P.O.Box 16 MWANZA

Cons (Shs- 650,000/=)

MWANZA LAND REGISTRY

RENEWAL OF A RIGHT OF OCCUPANCY

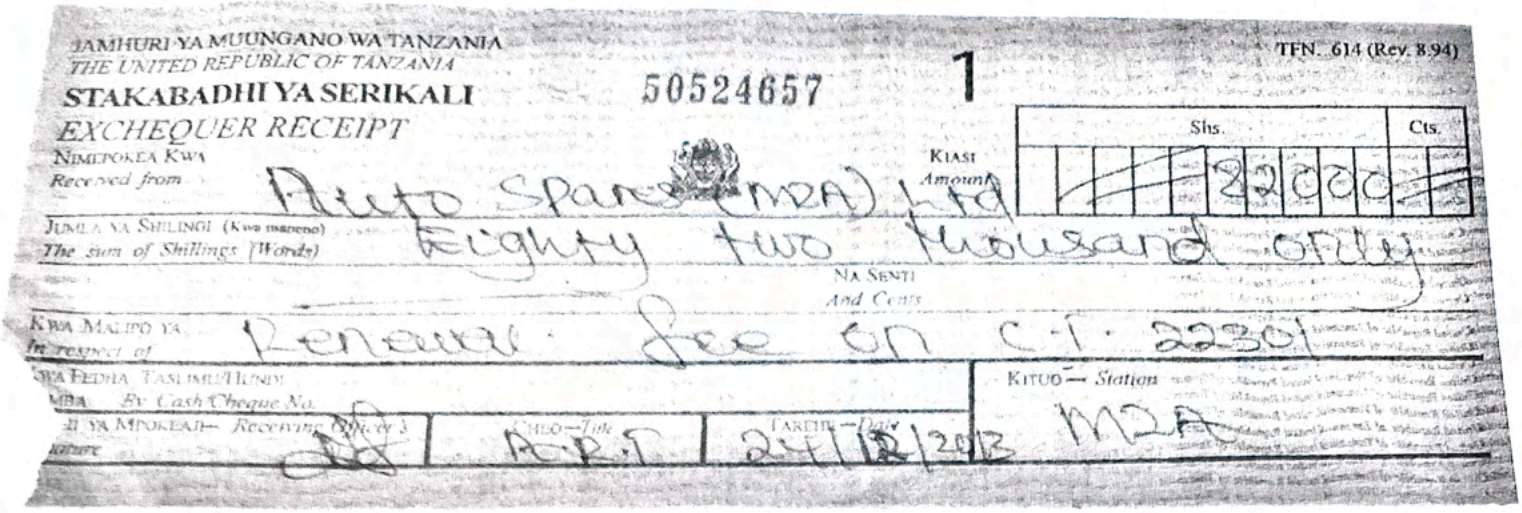
39899

Filed Document No.

24-12-2013 12:30Pm

Date of Registration

To The right of occupancy registered under the above referenceand which is due to expire on this 30th day of June 2010 IS RENEWED on this 1st day of July 2010 on the following terms terms and conditions including rent Sus 48,000/= per annum. The right of occupancy shall expire on 30th day of June 2013



JAMHURI YA MUUNGANO WA TANZANIA
THE UNITED REPUBLIC OF TANZANIA
TFN. 614 (Rev. 8.94)

STAKABADHI YA SERIKALI
EXCHEQUER RECEIPT

50524657 1

Nimepokea Kwa
Received from Auto Spares (MZA) Ltd

Kiasi
Amount

Shs.	Cts.
82000	

Jumla ya Shilingi (Kwa maneno)
The sum of Shillings (Words) Eighty two Thousand only

Na Senti
And Cents

Kwa Malipo ya
In respect of Renewal fee on C.I. 22301

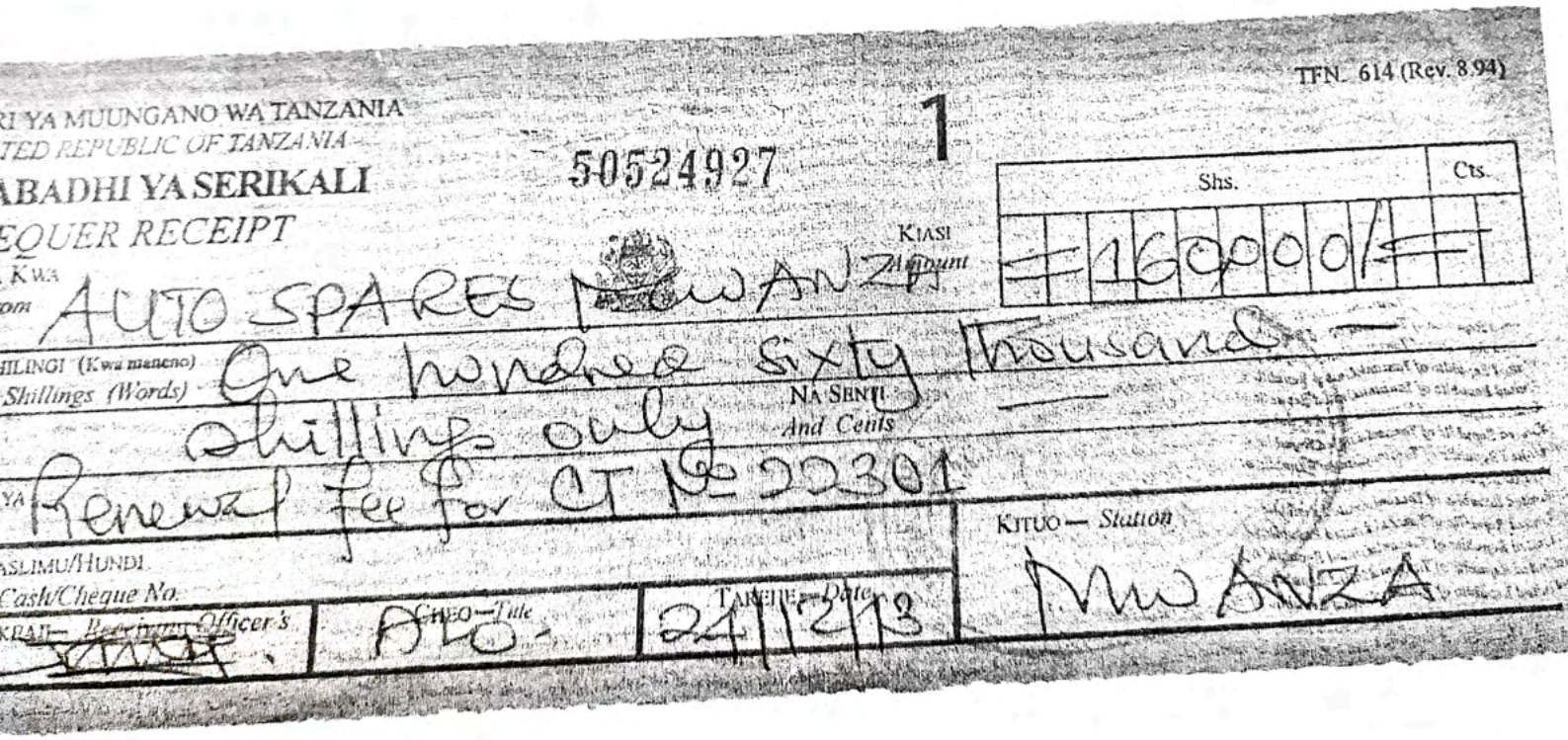
Kwa Fedha Taslimu/Hundi
Mba By Cash/Cheque No.

Kituo — Station MZA

Jina la Mpokeaji — Receiving Officer's Name
Saini
Signature

Cheo — Title A.R.O

Tarehe — Date 24/12/2013



RI YA MUUNGANO WA TANZANIA
TED REPUBLIC OF TANZANIA
TFN. 614 (Rev. 8.94)

ABADHI YA SERIKALI
EQUER RECEIPT

50524927 1

KWA
om AUTO SPARES (MZA) LTD

Kiasi
Amount

Shs.	Cts.
160000	

HILINGI (Kwa maneno)
Shillings (Words) One hundred Sixty Thousand shillings only

Na Senti
And Cents

YA Renewal fee for CI № 22301

ASLIMU/HUNDI
Cash/Cheque No.

Kituo — Station MWANZA

KPAJI — Receiving Officer's
Name

Cheo — Title ARO

Tarehe — Date 24/12/13