

TANZANIA

THE LAND ORDINANCE

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

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

~~(Under Section 20)~~

Date of Issue:

Title Number:

17564-M/34R

Land Office Number: 379067.

Land: PLOT NO. 271 BLOCK 'M' SEED FARM IN SONGEA MUNICIPALITY.

Term: THIRTY THREE YEARS.

17564-MB-11A

UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS AND HUMAN SETTLEMENTS DEVELOPMENT



LAND REGISTRY,
P.O. Box 2984,

Telegrams: "

Telephone: 2502318

MBEYA.

In reply please quote:

Ref. No. LR/MBYTI/17564-MB-11A/3 ^{22nd Feb.} 2010

To: ABDALLAH ALI SEGEMANI
P.O. Box 634
MBEYA

THE LAND REGISTRATION ORDINANCE (CAP.334)

RE:

TITLE NO: 17564-MB-11A/V.O. NO: 319067

PLOT NO: 271 BLOCIA MUSEE FARM

SONGHA MUNICIPALITY

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

PRINCIPAL ASST. REGISTRAR OF TITLES

Copy to:

Commissioner for Lands

...rent of shillings Two thousand six hundred thirty six and

Asst. Registrar of Titles



Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The

21st

day of

February

Two thousand and Eleven

Title No.

17564-MB+U.

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 185/- Paid
on original Receipt No. 33227
of 8-2-90
Stamp Duty Officer

THIS IS TO CERTIFY that **ABDALLAH ALLY SELEMENI** of P.O. Box 634, **MBEYA** (hereinafter called ("the Occupier")) is entitled 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 **October, One thousand nine hundred ninety five** 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 therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 1995; shall thereafter pay rent of shillings **Two thousand six hundred thirty six and twenty five cents (Tshs.2,636.25/=)** 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 **2005, 2015 and 2025**, or within three years thereafter in each case.
2. The Occupier shall:-
 - (i) 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 **Songea Municipal Council** (hereinafter called "the Authority");
 - (ii) At all times during the term after the 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).
 - (iii) 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;

- (iv) 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 the consent of the Commissioner shall not be necessary;

to a sub-letting of the whole of the land or of the whole or any part of any building on it where 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 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. Plant tree on the Land

6. 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.

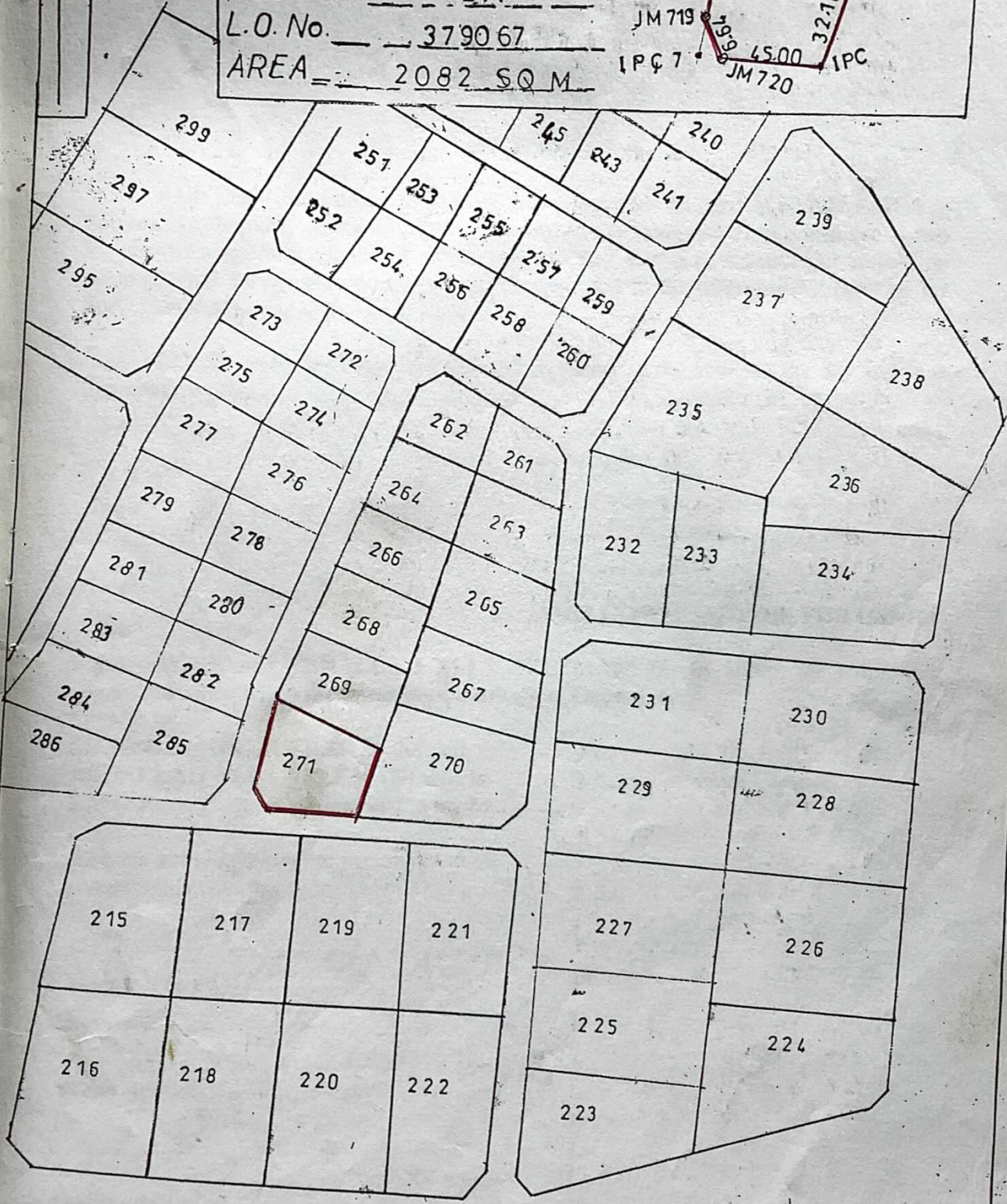
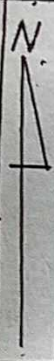
7. **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for **Residential** purposes only. Use Group 'A' uses classes (a) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

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

SONGE A MUNICIPALITY

INSET SHOWING DETAILS OF PLOT

LOCATION	SEED FARM	JM 723	IPC
BLOCK	M		
PLOT N ^o	271		
L.O. No.	379067	JM 719	IPC
AREA	2082 SQ M	IPC 7	JM 720



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

This plan prepared in accordance with Registered plan No. 42377
 is approved for the purposes of Land Registration Ordinance

_____ Director of Survey and Mapping _____ Date 07/12/2020
 Ministry of Lands and Human Settlements Development D-S M



SCHEDULE

ALL that Land known as Plot No.271 Block 'M' situated at **SEED FARM** in **Songea Municipality** containing **Two thousand eighty two (2082) square meter** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered survey plan numbered **42377** deposited at the office of the Director 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.



ASST COMMISSIONER FOR LANDS

I, the within-named **ABDALLAH ALLY SELEMANI** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and **DELIVERED** by the said
ABDALLAH ALLY SELEMANI who is
known to me personally/identified to me by.....
.....
the latter being known to me personally in my
presence this ..10..day of ..DECEMBER....., 2010.

[Handwritten signature]

Witness's name: MENAS NGOMI
Signature: [Handwritten Signature]
Postal Address: Box 14 Songea
.....
Qualification: Land Officer

LAND REGISTRY, RUVUMA

DISCHARGED FD 146 RW

Mortgage No. 21732 MBYU

DAIED ON 18-11-2021 AT 10:40 AM

Date of Registration 10-8-2015 9:00 AM

ASST REGISTRAR OF TITLES. Tibore

JUB DEVELOPMENT BANK LIMITED

TO SEND TSH EQUIVALENT

TO US\$ 310,000.00

TSH 798,990,000

[Signature]

LAND REGISTRY RUVUMA

TRANSFER

Filed Document No.: 242 RLIV

Date of Registration: 21-12-2021 Time: 11:30 AM

To: JOSEPH ODDO HAULE OF

P. O. Box 339, SONGEA. (in

Cons of Tsh 10,000,000/=)

Tibore

Senior Asst. Registrar of Titles



**TIB
DEVELOPMENT
BANK**
Your Partner for Growth

TIB/ORG/18

14 July, 2016

Managing Director
Zuhifa Mills Co Limited,
P.O.BOX 634
Songea

Dear Sir,

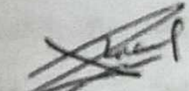
RE: RELEASE OF CERTIFICATE OF TITLE NUMBERS 17564 & 12120

The above heading refers.

We enclose herewith the original Certificate of Title Numbers 17564 and 12120 in the names of **ZUHIFA MILL CO LIMITED** of P.O.BOX 634, **Songea**, and **ABDALLAH ALLY SELEMENI** of P.O.BOX 634, **MBEYA** together with discharge forms.

Please acknowledge receipt of the same by signing the duplicate of this letter.

Yours faithfully,
TIB Development Bank Limited


Martha.J.J.Maeda
Acting Director of Legal Services

THE LAND REGISTRATION ORDINANCE
(CAP. 334)
DISCHARGE OF MORTGAGE

TITLE No 17564

WE, TIB DEVELOPMENT BANK LIMITED, a body corporate incorporated under the Companies Ordinance Cap. 212 of the Laws of Tanzania, of P. O. Box 9373, Dar es Salaam being the OWNER OF THE MORTGAGE REGISTERED AS FILED DOCUMENT Number 21732 HEREBY DISCHARGE THE SAID MORTGAGE.

SEALED with the **COMMON SEAL** of the said
TIB DEVELOPMENT BANK LIMITED
and **DELIVERED** at **Dar es Salaam** in the
presence of us this **14th day of July, 2016.**



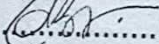
SEAL

Name: CHARLES G.SINGILI

Qualification ACTING MANAGING DIRECTOR

Address: P.O. BOX 9373

DAR ES SALAAM

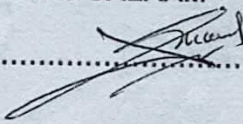
Signature:.....

Name: MARTHA J.J.MAEDA

Qualification: ACTING DIRECTOR OF LEGAL SERVICES

Address: P.O. BOX 9373

DAR ES SALAAM

Signature:

DRAWN BY:

TIB Legal Secretariat,
TIB Development Bank Limited,
Building Office No.3, Mlimani City Office Park,
Sam Nujoma Road,
P. O. Box 9373,
DAR ES SALAAM.