

TIMBER & HARDWARE

The Land Registration Ordinance (Cap. 334)

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Certificate of Title

Number 186071/23



Certifies True Copy of the Original

Murujuma Choggy

Advocate, Notary Public & Commissioner

for Oaths

Sign:

Date: 9/12/20



This Certificate of Title is a public document and should be preserved in a safe place. It must not be destroyed or mutilated. It shall be produced with a true and correct copy of the registration of any alteration or transmission of the land.

Every person intending to acquire any estate or interest in the land should search the land registry to verify its official records to verify himself that no caveat, injunction, writ or order or notice affecting the land has been entered in the land register since this Certificate of Title was issued.



TANGANYIKA TERRITORY
 STAMP DUTY PAID ON
 ORIGINAL S.M. 6524
 Receipt No. 558/49
 Asst. Registrar

REG. NO. 558/49

REGISTERED 5.11.49
 at 9/11/49
 Asst. Registrar

The Land Ordinance (Cap. 63) of the Law

CERTIFICATE OF OCCUPANCY.

TANGANYIKA TERRITORY
 STAMP DUTY S.M. 6524 Paid
 Receipt No. 558/49 at 2.11.49
 Asst. Registrar

23rd of December

Nineteen Hundred and Forty-nine

Title No. 6524

THIS IS TO CERTIFY that ALLI BASSA MUYALI of Dar-es-Salaam (hereinafter called the Occupier) is entitled to a Right of Occupancy in and over the land described in the Schedule hereto and more particularly delineated in the plan annexed hereto for a term of Ninety-nine years from the fifteenth day of October nineteen hundred and forty-eight according to the true intent and meaning of the said Ordinance and subject to the provisions thereof and to any regulations made thereunder and any enactment in substitution thereof or amendment thereof and to the following special terms and conditions, viz.:-

1. The Occupier shall pay during the said term the rent of shillings six hundred and fifty-three (Shs. 653/-) to be paid yearly in advance without any deduction on the fifteenth day of May in each year during the said term PROVIDED ALWAYS that the said rent shall be subject to revision by the Governor after the expiration of twenty years from the date of commencement of the said Right of Occupancy and shall also be subject to revision or further revision after the expiration of every subsequent period of twenty years throughout the term of the said Right of Occupancy provided that such revision shall be subject to the following conditions:-

2. The covenants shall be:-

- (i) To erect buildings on the land of a value of not less than Shillings Thirty thousand (Shs. 30,000/-).
- (ii) Within a period of six months from the date of commencement of the Right of Occupancy to submit to the Municipality of Iar-es-Salsum such plans of the proposed buildings (including block plans showing the position of the buildings) drawings elevations and specifications thereof as will satisfy the said Authority and as will ensure compliance with the building covenant contained in paragraph (i) supra. Such plans and specifications shall be submitted in triplicate.
- (iii) To commence building operations within a period of Three months from the date of notification by the said Authority, of approval of the plans and specifications, such buildings to conform to a building line decided upon by the said Authority. The plans will in addition to the approval required under sub-paragraph (ii) above also be subject to the approval of the Chief Engineer, Railway Administration.
- (iv) To complete the buildings according to the said plans and specifications so that the said buildings are ready for use and occupation within a period of Twenty-four months from the date of commencement of the Right of Occupancy.
- (v) At all times after the expiration of the period mentioned in the last preceding sub-paragraph to have on the land approved buildings of the type and specifications hereinbefore referred to and to maintain the same in good order and repair to the satisfaction of the said Authority.
- (vi) Not to erect nor commence to erect on the land any building of any kind whatsoever except in accordance with building plans and specifications which shall have been approved by the said Authority and the Chief Engineer, Railway Administration, as hereinbefore provided.

3. No transfer of the said Right of Occupancy will receive consent until the foregoing covenants have been complied with except in special circumstances of which the Governor shall be the sole judge.

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THE SPECIALLY APPOINTED OFFICER REPORTED TO:

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THESE pieces or parcels of Land being Plots Numbers
160 and 171, Non-offensive Factory Area, situate in
Kor-es-Saleem containing Fifty-four thousand Three
hundred and Thirty-four (54,334) square feet as
indicated on the Land Survey Division Plan Number
474
1909 annexed hereto and thereon bordered red.

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approval

the within-named ALLI HASSAN HAWANI hereby accept the
terms and conditions contained in the foregoing Certificate
of Occupancy.

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RECEIVED and DELIVERED by
the said ALLI HASSAN
HAWANI who is able to
read and write the
language in which the
within written document
written this 6th
day of October
1949, in my
presence:-



H. B. Saad
Hassan, at Law,
Member

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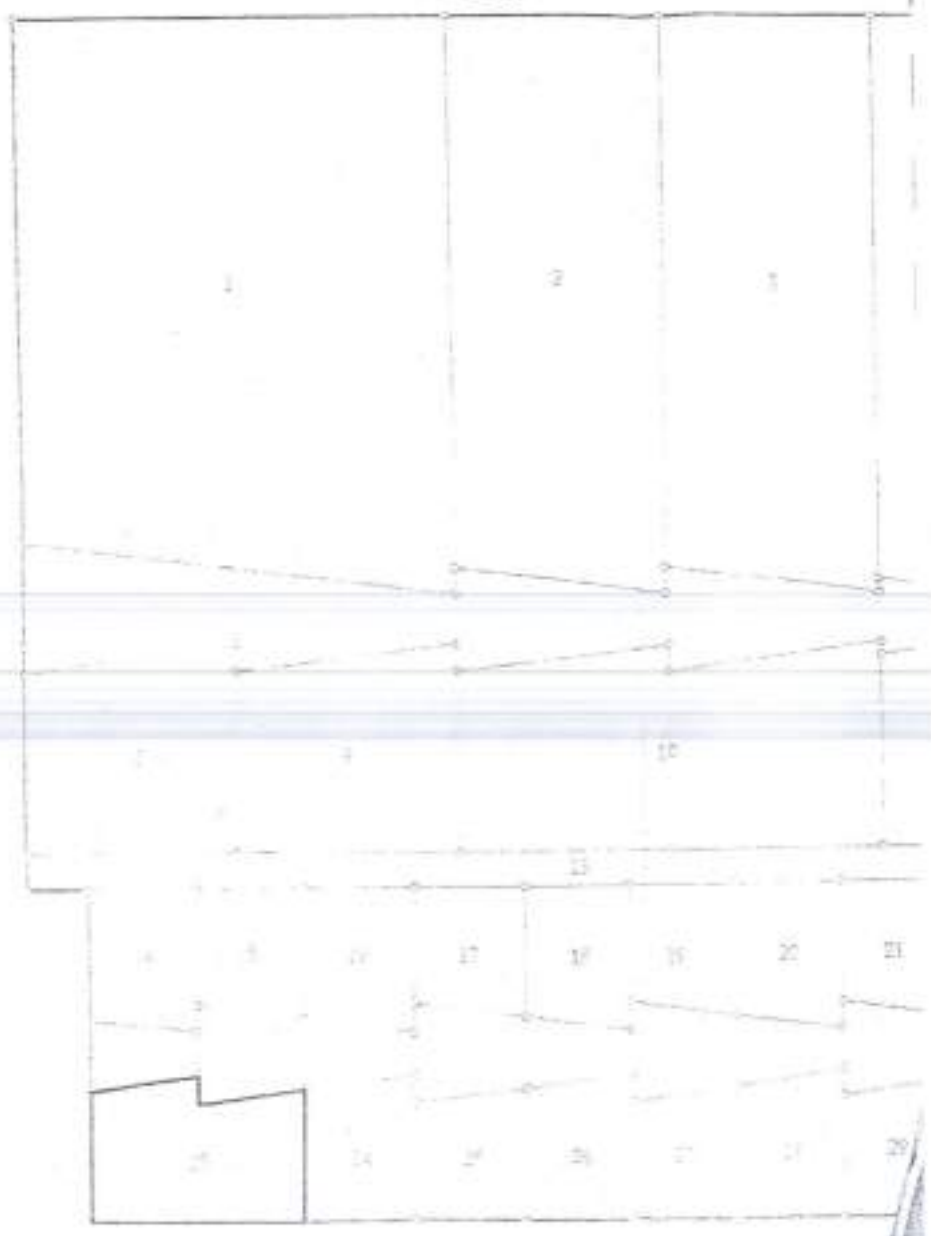
Occupancy
have
of which

TRANSFER
Registered 30-8-50 at 11 p.m.
By Hassan Hassan
and Hassan Hassan
in common in equal shares

IN CHARGE
No. 1292 Registered 12.11.50 at 3.30 p.m.
To HANRY GEORGE DOSS AND
MAHADEO RUSHYRAN CAITALE
as Trustees - to secure the 200,000/-
(including title No. 6052 & 6989)



PUGU



Area	10.5 ac
Volume	
Weight	

Handwritten notes or labels along the left edge of the drawing area.

