

Ref: No: LR/ms/T/20364/2  
To: KIANUBHAI RAMESHWER PATEL  
Box 530

Date: 13<sup>th</sup> JULY 2006

Sir/Gentlemen/Madam ARUSHA  
RE: THE LAND REISTRATION ORDINANCE (CAP. 334)  
TITLE No: 20364 L.O. No: 252452 PLOT No: 22  
BLOCK: U AREA F ARUSHA MUNICIPALITY

I have the honour to enclose herewith the duplicate of Certificate Title numbered as above.  
Please endorse your signature on the enclosed form of receipt and return the same to me in due course.

I am, Sir/Gentlemen/Madam  
Your Obedient Servant

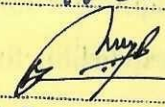
J. J. Mkyia  
PRINCIPAL ASSISTANT REGISTRAR OF TITLES  
MOSHI

C.C: Municipal  
The Region Land Officer,  
P.O. Box 3013  
KILIMANJARO/ARUSHA/TANGA

Date of C.O. 9-6-2006

Date of Issue:  
Title Number: 20364 LAND REGISTRY - MOSHI  
Land Office Number: 252452  
Land: Plot No. 22 Block "U" Area "F" in Arusha Municipality  
Term: Ninety nine (99) years




TITLE No. 20364  
REGISTERED ON  
13-07-2006  
at 11:30 A.M  
  
Asst. Registrar of Titles



Stamp Duty Shs. 100/= Paid  
and Revenue Receipt No. 23968801  
of 24-4-2006  
Land Form No. 22  
  
Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
NO. 4 OF 1999

Stamp Duty Shs. 13,200/= Paid  
Original Revenue Receipt No.  
23968801 of 24-4-2006  
  
Asst. Registrar of Titles

**CERTIFICATE OF OCCUPANCY**

(Under Section 29)

Title No. 20364 LAND REGISTRY - MOSHI  
L.O. No. 252452  
L.D. No. ARD/N/U/22

The 9th day of June 2006

THIS IS TO CERTIFY that **KANUBHAI RAMESHWER PATEL** of P.O. Box 530, ARUSHA,

(hereinafter called "the Occupier"/~~the Occupiers~~) is/are entitle 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 occupants/occupants in common in equal shares~~ for a term of **Ninety nine** years from the first day of **April**, Two Thousand **and six** 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier(s) having paid rent up to the thirtieth day of June 20 06 shall thereafter pay rent of shilings **two hundred sixty three thousand three hundred (263,300)** 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(s) shall:-  
(i) Be responsible for the protection of all beacons on the land throughout the term of the

(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) Buildings to be in permanent materials.

(iv) Building plans to be submitted to the **Arusha Municipal Council** within six months from the commencement of the Right.

(v) Buildings construction to begin within six months after the approval of the plans.

(vi) Building to be completed within thirty six months from the commencement of the Right.

### 3 USER

Only one main building together with the usual and the necessary out buildings shall be built on the Land and the same shall be used for **Commercial** purposes only. GROUP "D" use classes (a), (d), (e) & (g) Use GROUP "G" use class (a) as defined in the Town and Country planning (use classes) Regulations 1960 as amended 1993.

4 The Occupier(s) shall not assign the right within three years of the date hereof without the prior approval of Commissioner.

# ARUSHA MUNICIPALITY



This plan, prepared in accordance with Registered plan No. 22387, is approved for the purposes of the Land Registration Ordinance.

Director of Surveys and Mapping  
 Date: 25/04/06  
 Ministry of Lands, Housing and Urban Development  
 Dar es Salaam.

## INSET SHOWING DETAILS OF PLOT

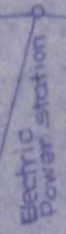
Locality AREA 'F', 'EE 194'

Block 'U'

Plot No. 22

L.O. No. 252452

Area 5,266 SQ. METRES



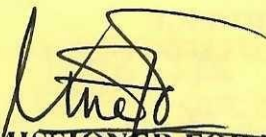
The issue of this plan implies no guarantee of admission of title by the Government.

5. The Occupier(s) 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 or in public interest

## SCHEDULE

that  
 All land known as **Plot Number 22 Block "U"**  
 /  
 situate at **Area "P"** in **Arusha Municipality** containing \_\_\_\_\_  
**five thousand two hundred sixty six (5266)** \_\_\_\_\_  
 square metres/square feet/aces shown for identification only edged red on the plan attached to this  
 Certificate and defined on the registered Survey Plan Numbered **22387** deposited at the  
 office of the Director for Survey and mapping at Dar es Salaam.

Given under my hand and official seal the day and year first above written.

  
**COMMISSIONER FOR LANDS**

I, **KANUBHAI RAMESHWER PATEL** the within named hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said )  
**KANUBHAI RAMESHWER PATEL** )  
 who is known to me personally/identified )  
 to me by ) + 

the latter being known to me personally in )  
 my presence this **28<sup>th</sup>** day of )  
**APRIL**, 2006 )

Witness's  
 Signature: 

Postal Address: **Box 825**  
**ARUSHA**

Qualification: **ADVOCATE**



LAND REGISTRY, MOSHI  
CHANGE OF OWNERSHIP u/s. 67

Filed Document No. 38730  
Date of registration 16-7-2014 time 1:00 P.  
To GOVIND JADAVJI PATEL BOX 2193 ARUSHA  
as a legal personal representative of  
KANUBHAI RAMESHWAR PATEL deceased.

  
Asst. Registrar of Titles

LAND REGISTRY, MOSHI  
CHANGE OF OWNERSHIP u/s. 68

Filed Document No. 38730  
Date of registration 16-7-2014 time 1:00 P. m  
To KANAKLATA KANUBHAI PATEL OF  
BOX 530 ARUSHA.

  
Asst. Registrar of Titles

LAND REGISTRY, MOSHI

MORTGAGE

~~Filed Document No. 46886  
Date of registration 29-6-2017 time 1:00 P. m  
To BANK M PANZANIA PLC,  
TO SECURE AN UNSPECIFIED  
Amount.~~

~~  
Asst. Registrar of Titles~~

LAND REGISTRY, MOSHI

MORTGAGE

Filed Document No. 48862  
Date of registration 31-5-2018 time 1:00 P. m  
To EXIM BANK (TANZANIA) LTD  
(TO SECURE UNSPECIFIED  
Amount)

