

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:


Title Number: 14 / 636

Land Office Number: 628008

Land: PLOT NO. 1362 BLOCK 'G' MIMI KIJIONI AREA IN TOWN MUNICIPALITY

Term: SIXTY SIX YEARS

TITLE No. 141636
 REGISTERED 14.09.2015
 AT 01.00PM



[Signature]
 Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 100/- Paid
 Receipt No. 717610
 of 25.08.2015

[Signature]
 Stamp Duty Officer
 Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 12212/- Paid
 On Original Receipt No. 717610
 of 25.08.2015

[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 141636
 L.O. NO. 628808
 LD/TMC/MKJ/C/23600

The 11th day of September Two thousand and Fifteen

THIS IS TO CERTIFY that HEKE WINGA KIDIKU of P. O. Box 46052, DAR ES SALAAM (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 **sixty six years (66)** from the first day of **July, 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June 2016, shall thereafter pay rent of shillings **Two hundred twenty eight thousand one hundred eighty six (TShs. 228,186/-)** only 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. Building to be in permanent materials.
 - iv. Building plans to be submitted to the **TEMEKE MUNICIPAL COUNCIL** within six months from the commencement of the Right.
 - v. Building 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:** The land and the buildings to be erected thereon shall be used for **Service Trade** purposes only. Use **Group 'M' use class (c)** 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 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

ALL that land known as **Plot No. 1362 Block 'C'** situated at **Mtoni Kijichi Area in Temeke Municipality** containing **five thousand four hundred thirty two (5432) square metres** shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **82091** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

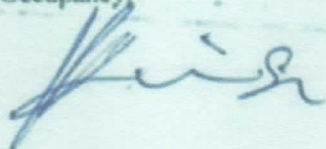
GIVEN under my hand and official seal the day and year first above written.



ASSISTANT COMMISSIONER FOR LANDS

I, the within named **HEKE WINGA KIDIKU** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SIGNED and DELIVERED by the said)
HEKE WINGA KIDIKU)
who is known to me personally/identified)
to me by)
the latter being known to me personally)
in my presence this)
day of August ^{31st} 2015.)



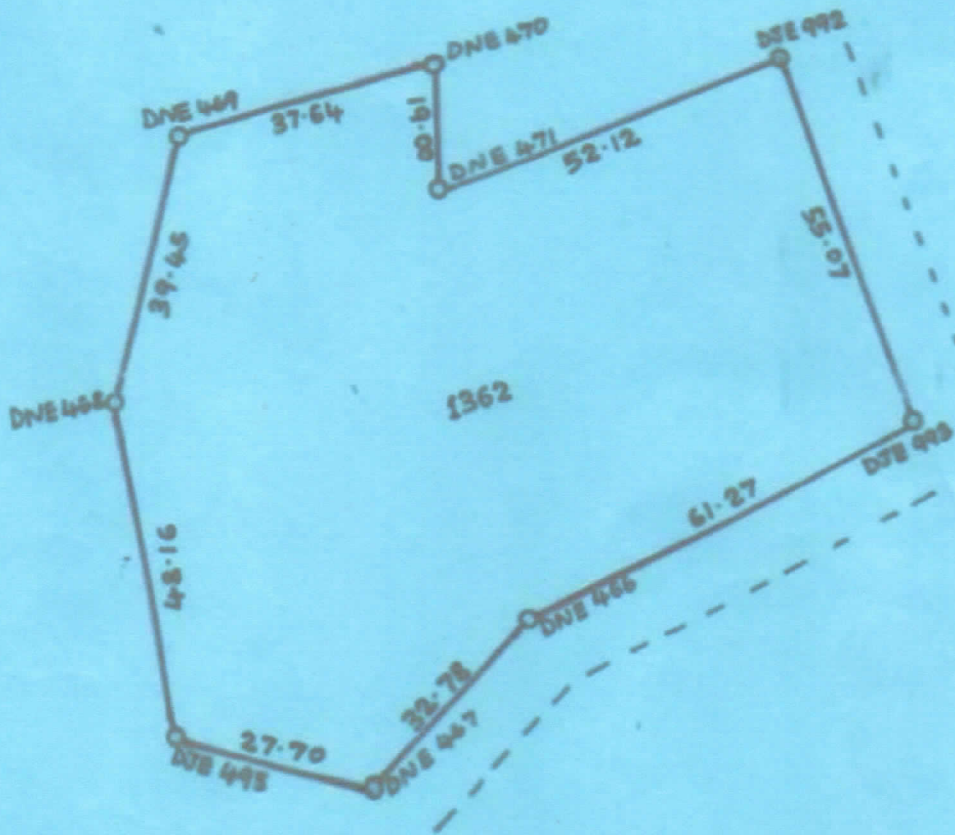
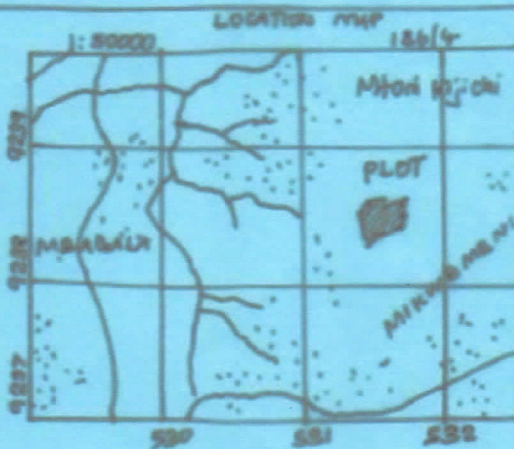
(Witness's)
Signature:..... )
Postal address:..... 78900 &)
DAR ES SALAAM)
Qualification:..... ADVOCATE)



TEMEKE MUNICIPALITY



LOCATION	MTONI KIJICHI
BLOCK	C
PLOT No.	1362
L.O. No.	628808
AREA	5432 SQMSQFT



The plan prepared in accordance with Registered Plan No. 62041

is approved for purpose of the Land Registration Scheme for
 Director of Surveys and Mapping. Date: 20/8/15

Ministry of Lands Housing Settlements Development, Dar es Salaam

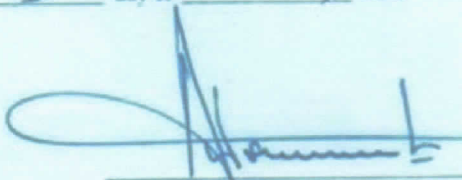
The issue of this plan implies no guarantee or admission of title by the Government.

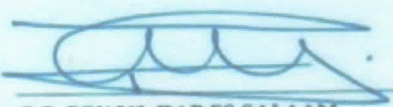
THE LAND ACT, 1999
(No. 4 OF 1999)
DISCHARGE OF MORTGAGE
(Under Section 121)

C.T. NO. 141636
L.O. No. 628808
L.D/TMC/MKJ/C/23600

The CRDB Bank Plc of P.O. Box 268, Dar es Salaam being the owner of the Mortgage registered under FD. No. 173013 hereby **DISCHARGES** the said Mortgage. The said mortgage is hereby wholly **discharged**.

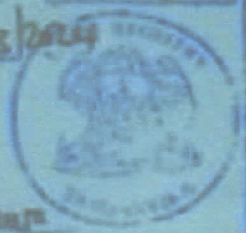
SEALED with the COMMON SEAL of the said
CRDB BANK PLC in the presence of us
this 13 day of 03 2024

Signature: 
Postal Address: P.O. BOX 268, DAR ES SALAAM
Qualification: MANAGING DIRECTOR

Signature: 
Postal Address: P.O. BOX 268, DAR ES SALAAM
Qualification: HEAD OF LEGAL SERVICES

Drawn by:
CRDB Bank PLC
P.O. Box 268
Dar es Salaam.

FILED DOCUMENT No. 230246
REGISTERED ON 25/03/2024
AT: 01:00pm
Senior Asst. Registrar of Deeds



TANGANYIKA STAMP DUTY ACT.
Stamp Duty Size 4,499,500 Paid
Receipt No. 9240852440549864
of: 25/03/2024

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Size 5000 Paid
Receipt No. 9240852440549864
of: 25/03/2024



~~MO. 230246~~
~~173073~~
~~25/12/2024 1:10~~
CRDB BANK PLC, OF
P.O. BOX 268, DUM
(TO SECURE UNSPECIFIED
AMOUNT)
ASST. REGISTRAR OF TITLES

~~LAND REGISTRY DAR - ES - SALAM~~
~~MORTGAGE~~
~~228412 230246~~
~~15/12/2024 01:00pm~~
~~4/12/23 2:30P~~
CRDB BANK PLC OF P.O. BOX
268 DUM TO SECURE
UNSPECIFIED AMOUNT.
ASST. REGISTRAR OF TITLES

LAND REGISTRY DAR - ES - SALAM
TRANSFER under power of SALE
230246
25/12/2024 01:00pm
ASBATH LOGISTICS LTD
OF P.O. BOX 336 RAUSHA
(ONE, TEN, FIFTY, ONE)
ASST. REGISTRAR OF TITLES