

TANZANIA**CERTIFICATE OF OCCUPANCY***(Issued under Section 9 of the Land Ordinances)*

Date of Issue:

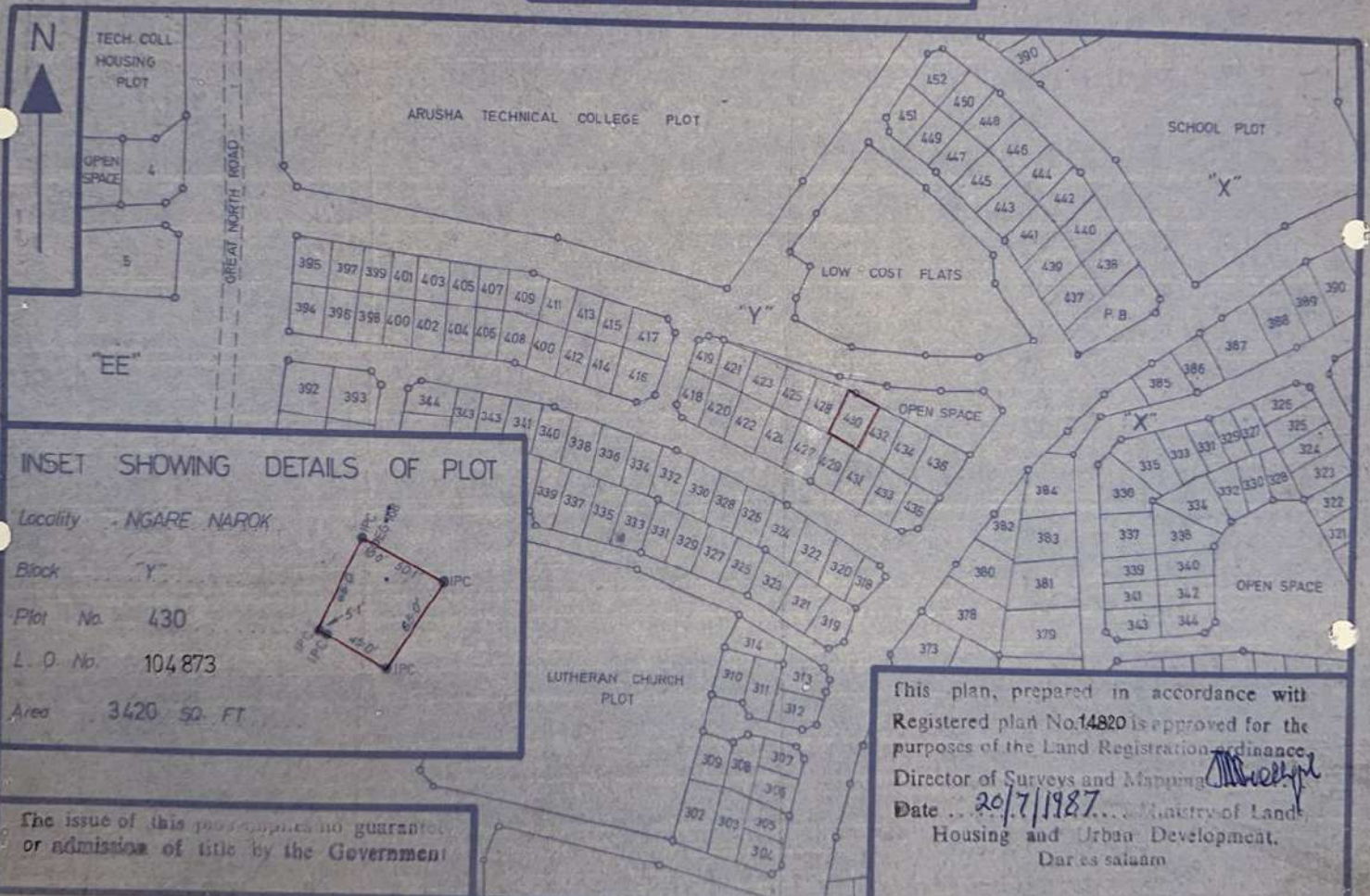
Title Number: 3758 LAND REGISTRY - MOSH

Land Office Number: 104873

Land: Plot No. 430 Block 'Y' Ngarenarok, Arusha Municipality.

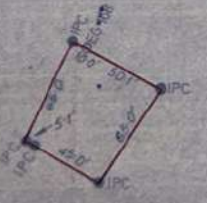
Term: 33 Years.

ARUSHA MUNICIPALITY



INSET SHOWING DETAILS OF PLOT

Locality NGARE NAROK
 Block Y
 Plot No. 430
 L. O. No. 104873
 Area 3420 SQ. FT.



This plan, prepared in accordance with Registered plan No. 14820 is approved for the purposes of the Land Registration Ordinance.
 Director of Surveys and Mapping
 Date 20/7/1987 Ministry of Land, Housing and Urban Development, Dar es Salaam

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

TITLE No. 3758
 REGISTERED
27-7-1987
 Land Form 8.00 a.m
Wadhvani
 Asst. Registrar of Titles



L.O. No. 104873
AR/3256

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The date of this certificate is the 24th day of July One thousand nine hundred and Eighty Seven

TITLE No. 3758 LAND REGISTRY - MOSHU

THIS IS TO CERTIFY that PETER MZEE KIMATHI OF P.O. BOX 780 ARUSHA

(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/as tenants in common in equal shares for a term of thirty three years from the first day of July One thousand nine hundred and eighty 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, 1988, shall thereafter pay rent of shillings five hundred sixty eight and seventy five cents (Shs. 568/75) 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 1997, 2007 and 2017 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 Arusha Municipal Council (hereinafter called "the Authority");
 - (ii) At all times during the term of the Right 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.

Stamp Duty Shs. 20/- Paid
 and Revenue Receipt No. 454065
 of 18-7-1987 Issued.
Wadhvani
 Asst. Registrar of Titles

Stamp Duty Shs. 28/- Paid
 on Original Revenue Receipt No. 454065 of 18-7-1987
Wadhvani
 Asst. Registrar of Titles


6. Only one main building together with the usual and necessary outbuildings shall be maintained on the land and the same shall be used for Commercial and Residential purposes Use Group 'D' use classes (a) and (b) and Use Group 'A' use classes (a) and (b) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

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

SCHEDULE

ALL that land known as Plot No. 430 Block 'Y' Ngarenarok Arusha Municipality containing three thousand four hundred and ~~square~~ ^{square (3420)} shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 14820 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.

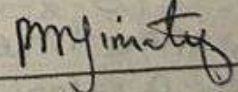

Director of Land Development Services
DIRECTOR OF LAND DEV. SERVICES.
COMMISSIONER FOR LANDS

I the within-named PETER MZEE KIMATHI hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said PETER MZEE KIMATHI who is known to me personally/identified to me by

the latter being known to me personally in my presence this 20TH day of JULY 1987.

Signature:
Postal Address: ..P.O. Box 621.....
.....ARUSHA.....
Qualification: ..ADVOCATE.....

x 



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

LAND REGISTRY, MOSHI
MORTGAGE

Filed Document No. 4486

Date of registration 29-8-87 time 8:00 A.M.

To THE NATIONAL BANK OF COMMERCE to secure an unspecified amount.

Ass't Registrar of Titles

LAND REGISTRY, MOSHI F.D NO 4486
CHANGE OF NAME

Filed Document No. 13014

Date of registration 4-10-2000 time 11:00 a.m.

To NBC HOLDING CORPORATION F.D No. 13014 on 4-10-2000 at 11:00 a.m.

Ass't Registrar of Titles

LAND REGISTRY, MOSHI
TRANSFER

Filed Document No. 15490

Date of registration 5-2-2008 time 10:15 a.m.

To BONIFACE MZEE KIMATI of P.O. Box 10060 ARUSHA.

Ass't Registrar of Titles

LAND REGISTRY, DAR ES SALAAM
CHANGE OF OWNERSHIP

Filed Document No. 50546

Date of registration 30-10-2018 time 11:00 a.m.

DAMAS BONIFACE KIMATI
Legal Personal Representative
of BONIFACE MZEE KIMATI

Senior Asst. Registrar

LAND REGISTRY, DAR ES SALAAM
CHANGE OF OWNERSHIP

Filed Document No. 50547

Date of registration 30-10-2018 time 11:00 a.m.

DAMAS BONIFACE KIMATI
of P.O. Box 10060 ARUSHA

Senior Asst. Registrar

LAND REGISTRY, MOSHI
MORTGAGE

Filed Document No. 52010

Date of registration 27/1/2019

To KCB Bank Limited
Limited Leo sou
Unspecified amount

Ass't Registrar

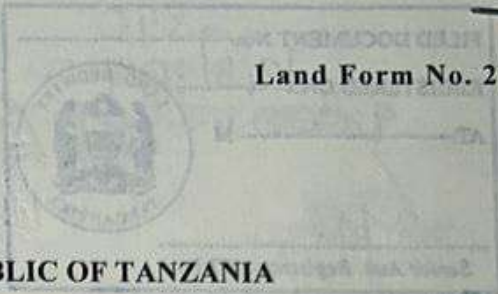
LAND REGISTRY ARUSHA
RENEWAL

Filed Document No: 890

Date of Registration: 12/3/2021

Term & Condition of Plot occupancy is Renewal including term 99 years from 19 July 1951 to 32/9/2018 PA

Senior Asst. Registrar



THE UNITED REPUBLIC OF TANZANIA

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

RENEWAL OF RIGHT OF OCCUPANCY
(Under Section 32)

C.T. No. 3758
L.O. No. 104873

TO, DAMAS BONIFACE KIMATI of P.O. BOX 10060 ARUSHA.

I, LEO MEINRAD KOMBA, ASSISTANT COMMISSIONER FOR LANDS of P.O BOX 3194 ARUSHA, HEREBY CERTIFY that the right of occupancy registered under the above reference and which is due to EXPIRE/EXPIRED on that 31th day of June 2020 is RENEWABLE/RENEWED subject to the following terms and conditions.

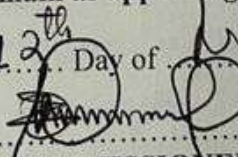
1. TERM: The term of the right of occupancy shall be Ninety nine (99) years commencing on the 1st day of July Two Thousand Twenty One

2. RENT: The occupier shall pay rent of shillings Fifty Two Thousand Nine Hundred Twenty (52,920/=) subject to revision.


3. The right of occupancy shall expire on the 31th day of June, 2119

Other terms and conditions shall remain as appearing in the said certificate of occupancy.

Dated at ARUSHA this 12th Day of March 2021.


ASSISTANT COMMISSIONER FOR LANDS

Served upon me


SIGNATURE OF THE OCCUPIER

Date.....

Copy: Registrar: The assistant Registrar of Titles,
Arusha,
P.O.Box 3194.
ARUSHA.



THE UNITED REPUBLIC OF TANZANIA

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

RENEWAL OF RIGHT OF OCCUPANCY
(Under Section 32)

C.T. No. 3758
L.O. No. 104873

TO, DAMAS BONIFACE KIMATI of P.O. BOX 10060 ARUSHA.

I, LEO MEINRAD KOMBA, ASSISTANT COMMISSIONER FOR LANDS of P.O BOX 3194 ARUSHA, HEREBY CERTIFY that the right of occupancy registered under the above reference and which is due to EXPIRE/EXPIRED on that 31th day of June 2020 is RENEWABLE/RENEWED subject to the following terms and conditions.

- 1. TERM: The term of the right of occupancy shall be Ninety nine (99) years commencing on the 1st day of July Two Thousand Twenty One
- 2. RENT: The occupier shall pay rent of shillings Fifty Two Thousand Nine Hundred Twenty (52,920/=) subject to revision.
- 3. The right of occupancy shall expire on the 31th day of June, 2119

Other terms and conditions shall remain as appearing in the said certificate of occupancy.

Dated at ARUSHA this 12th Day of March 2021.

[Signature]
ASSISTANT COMMISSIONER FOR LANDS

Served upon me


[Signature]
SIGNATURE OF THE OCCUPIER

Date.....

Copy: Registrar: The assistant Registrar of Titles,
Arusha,
P.O.Box 3194.
ARUSHA.

ARUSHA

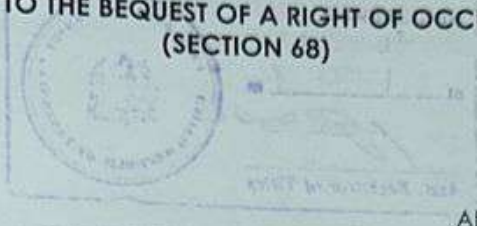
FILED DOCUMENT No: 890
REGISTERED ON: 12/3/2021
AT: 9:00 AM
Yae
Senior Ass. Registrar of Titles



TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 500/- Paid
On Original Receipt Shs: 921074038006604
of: 15/8/2021
Yae
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 500/- Paid
Receipt No: 921074038006604
of: 15/8/2021
Yae
Stamp Duty Officer

THE LAND REGISTRATION ACT (CAP. 334)
ASSENT TO THE BEQUEST OF A RIGHT OF OCCUPANCY
(SECTION 68)



C. T. No. 3758
PLOT No. "430"
BLOCK No. "Y"
NGARE NAROK
ARUSHA MUNICIPALITY

I, **DAMAS BONIFACE KIMATI** of P. O. Box 10060-, ARUSHA, as the Legal personal representative of **BONIFACE MZEE KIMATI**, deceased, HEREBY ASSENT TO BEQUEST without will' to **DAMAS BONIFACE KIMATI** of the Right of Occupancy registered under the above reference.

SIGNED and DELIVERED by the said **DAMAS BONIFACE KIMATI** who is known to me personally / identified to me by..... the latter being known to me personally in my presence this 28TH day of **October**, 2018.



Name: Daudi Salma

Signature:

Postal Address: 1031-

Qualification: Advocate



SIGNED and DELIVERED by the said **DAMAS BONIFACE KIMATI** who is known to me personally / identified to me by..... the latter being known to me personally in my presence this 28TH day of **October**, 2018.



Name: Daudi Salma

Signature:

Postal Address: 1031-

Qualification: Advocate



DRAWN BY:
M/S Northern Law Chambers
Advocates & Legal Consultants
Plot No. 5, Block J, Area F
Pangani Street
P. O. Box 1037
Arusha

Arusha

FILED DOCUMENT No. 50507
REGISTERED ON
30-10-2018
at 1:00 p.m.
[Signature]
Asst. Registrar of Titles



Stamp Duty Shs. 500/= Paid
and Revenue Receipt No. 9900814789
of 11/11/2018 issued.
[Signature]
Asst. Registrar of Titles

Stamp Duty Shs. 500/= Paid
on Original Revenue Receipt No.
9900814789 of 11/11/2018
[Signature]
Asst. Registrar of Titles



THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENT DEVELOPMENT

Telephone No. 2753210

LAND REGISTRY,

P.O. BOX 190,

MOSHI.

Ref: No. LR/MC/T/3758/27

07/11/2018
November 2018

REGISTERED POST

Sir/Gentlemen/Madam.

RE: Appuls 67 & 68 OVER CT NO 3758
Plot No 430 Block "Y" NIANTAVAROK ARUSHA
MUNICIPALITY.

I have the honour to refer your letter No. LR66
dated 30/10/2018 and enclosure thereto.

I return herewith Certificate of Titles Nos. 3758

above mentioned ~~USED~~ having been registered

again the Title under F.D. Nos. 50506/50507 on 30/10/2018

May official receipt No. for Shs.

is enclosed herewith/has already been dispatched to you.

Please acknowledge receipt of the enclosures thereto.

I have the honour to be

Sir/Gentlemen

Your Obedient Servant

Asst Registrar of Titles
Ministry of Lands, Housing and Human
Settlements Development
P.O. Box 190
MOSHI

ASSISTANT REGISTRAR OF TITLES MOSHI.

ENCLOSURES:

① CT NO 3758
② Three Copies of Appuls 67 & 68

TO: DAMAS BONIFACE KIMATI
Box 10060 - ARUSHA

c.c. Authorised Land officer.
P.O. Box 3013 ARUSHA.

ARUSHA