

TANGANYIKA

The Land Registration Ordinance (Cap. 334 of the Laws)



RIGHT OF OCCUPANCY
CERTIFICATE OF TITLE TO LEASEHOLD LAND
ISSUED UNDER SECTION 38

This is to certify that the annexed ^{Certified true copy of} (Certificate of Occupancy dated

the **Twenty second**

day of **July**, ~~20~~ 1987

is registered in the Land Registry under Title No. **3797**

Copies of the subsisting entries in the register are within

Dated the **Sixth**

day of **April**, 2006

Asst.


Registrar of Titles

Title No. **3797**

Description of registered land
ALL THAT land known as Plot No. 225, Block 'C' Low Density Njiro Arusha Municipality containing One thousand five hundred and twenty (1520) Square Metres shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 20215 deposited at the Office of the Commissioner for Surveys and Mapping

ENTRIES IN THE REGISTER
TITLE NO. 3797

No.....Registered 06/04/2006 at 1.00pm
To CHARLES MARE MARANDU of P.o. Box 6169,
ARUSHA, as registered owner.

No.....Registered.....at.....m
To.....



Asst. Registrar of Titles

Asst. Registrar of Titles

LAND REGISTRY, MOSHI
TRANSFER

No. 32451 Registered 04.04.2012 at 1:00pm
To JOHN DAMAS NYABAMBA
of P.O. Box 1077 ARUSHA.
(Cons. Tshs. 7,500,000/=).

No.....Registered.....at.....m
To.....



Asst. Registrar of Titles

Asst. Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE

~~No. 51421 / 32530 Registered 12.2.2019 / 18.4.2012 at 1:00pm / 10:15am~~
To EXIM BANK (TANZANIA) LIMITED
~~DISCONTINUED~~

No.....Registered.....at.....m
To.....

(To secure an unspecified amount
plus interest, cost and expenses)

~~ARI~~

Asst. Registrar of Titles

Asst. Registrar of Titles

No.....Registered.....at.....m
To.....

No.....Registered.....at.....m
To.....

Asst. Registrar of Titles

Asst. Registrar of Titles

TITLE No. 3797.
 REGISTERED
13-8-1987
 at 8.00 am
 Land Form 32
Mwalikwus
 Asst. Registrar of Titles



Stamp Duty Shs. 44/= Paid
 and Revenue Receipt No. 434216
 of 27-5-87 issued.
Mwalikwus
 Asst. Registrar of Titles L.O. No. 104771



L/O/ND..AR/3204

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 22nd day of JULY One thousand
 nine hundred and eighty seven

TITLE No. 3797 LAND REGISTRY - MOSHI

THIS IS TO CERTIFY that KITWANA JALALA MKIMBIRI of P.O. BOX 6124 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 ninetynine years from the First

January One thousand nine hundred and eighty six 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, 1986, shall thereafter pay rent of shillings eight hundred and seventy one (871/=) 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 1996, 2006, 2016, 2026, 2036, 2046, 2056, 2066 and 2076 or within three years thereafter in each case.

2. The Occupier shall:-
- (i) Erect 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
 - (ii) By the thirtieth day of June 19 86, submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;
 - (iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;
 - (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirty first day of December 19 88;
 - (v) At all times during the term after the thirty first day of December 19 88 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");

CERTIFIED TRUE COPY
 Asst. Registrar of Titles
 Date 6-4-2006

- (vi) 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 as hereinbefore provided;
- (vii) 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 of 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 after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary—

to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

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

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

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

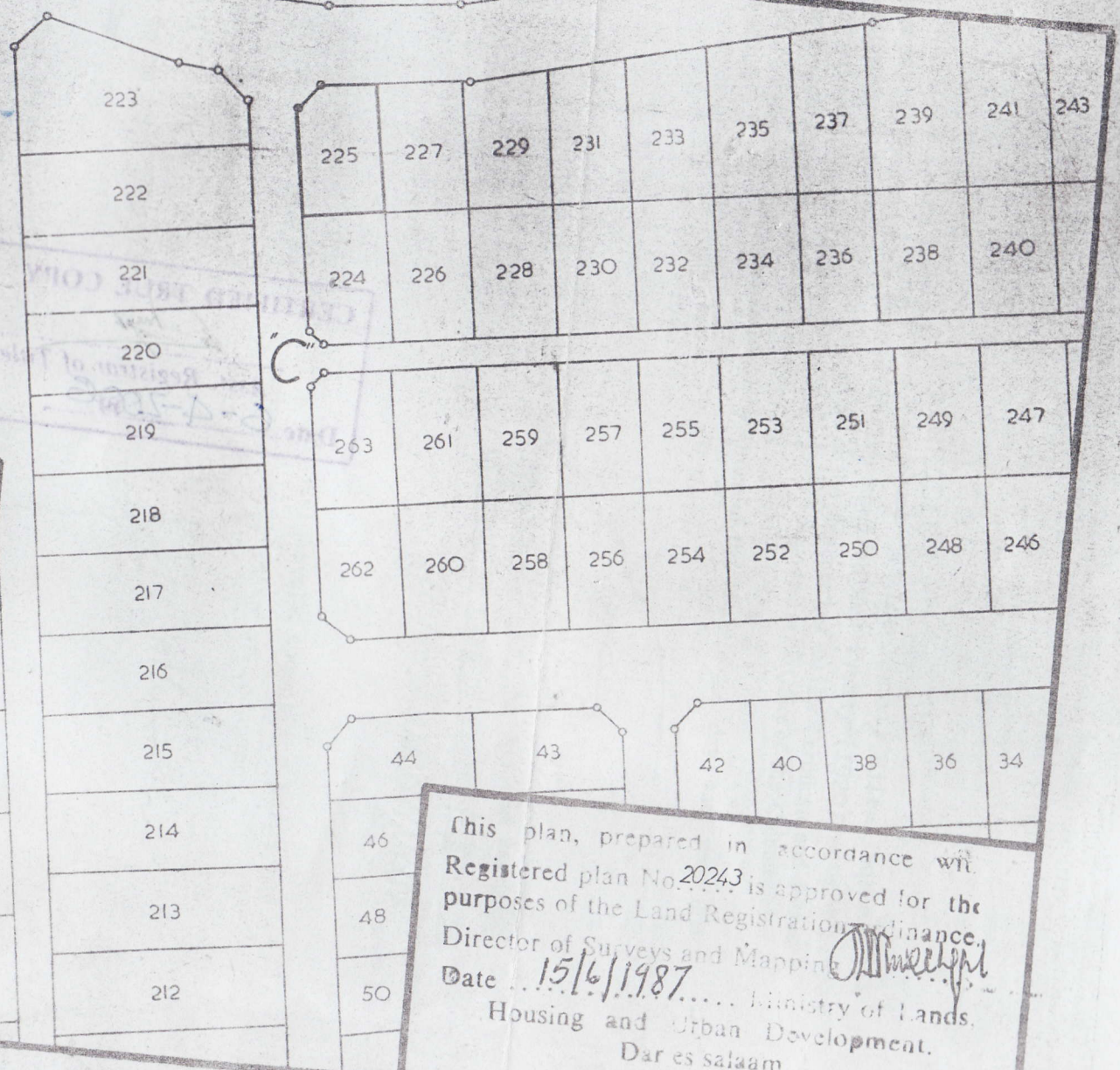
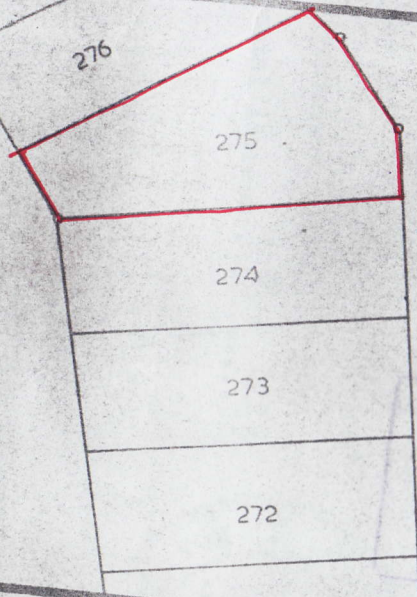
REGISTERED
1971
1971

CERTIFIED TRUE COPY
[Signature]
Asst. Registrar of Titles

ARUSHA MUNICIPALITY



ESAMI SITE



INSET SHOWING DETAILS OF PLOT

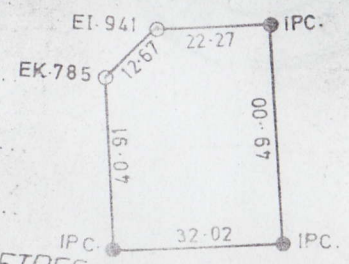
Locality NJIRO

Block "C"

Plot No 225

L. O. No. 104771

Area 1520 SQ. METRES



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

This plan, prepared in accordance with Registered plan No. 20243 is approved for the purposes of the Land Registration Ordinance.
 Director of Surveys and Mapping *[Signature]*
 Date 15/6/1987 Ministry of Lands, Housing and Urban Development.
 Dar es salaam



CERTIFIED TRUE COPY
[Signature]
Asst. Registrar of Titles
Date 6-4-2006

SCHEDULE

All that land known as Plot No. 225 Block 'C' Low Density Njiro Arusha Municipality containing ^{one} thousand five hundred and twenty (1520) square metres ~~square feet~~ shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 20243 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.

[Signature]
Director of Land Development Services
DIRECTOR OF LAND DEVELOPMENT SERVICES
COMMISSIONER FOR LANDS

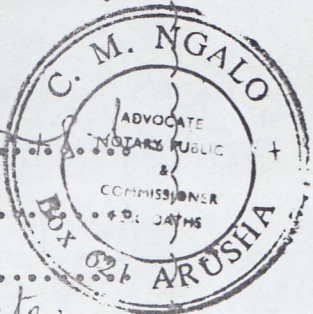
I the within-named KITWANA JALALA MKIMBIRI hereby accept the terms and conditions contained in the foregoing certificate of occupancy.

SIGNED and DELIVERED by the said KITWANA JALALA MKIMBIRI who is known to me personally/identified to me by

[Signature]

the latter being known to me personally in my presence this 15th day of July 1987

Signature:.....
Postal Address:.....
..... Arusha
Qualification:..... Advocate



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

CERTIFIED TRUE COPY
[Signature]
Asst. Registrar of Titles
Date 6-4-2006

LAND REGISTRY, MOSHI
TRANSFER

Filed Document No. 4693
Date of registration 14-4-88 time 8:00 A.m
To CHARLES MARE MARANDU
of P.O. Box 6169, Arusha.
(Cons. Shs. 40,000/=)

[Signature]
Asst. Registrar of Titles

CERTIFIED TRUE COPY

[Signature]
Asst. Registrar of Titles
Date 6-4-2005

Stamp Duty Shs. 500/- Paid
and Revenue Receipt No. 24225480
of 3-10-2005 Issued

[Signature]
Asst. Registrar of Titles

CERTIFIED TRUE COPY

Asst. Registrar of Titles

Date 6-4-2005