

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 39497


LAND REGISTRY MOSHI

Land Office Number: 450256

Land: PLOT NO. 51 BLOCK 'D' KWANJEKA/MNYANJANI AREA IN TANGA CITY

Term: NINETY NINE YEARS (99).

TITLE No. **39497**
 REGISTERED **at 9:00A** on **15-4-2013**
 at **9:00A** m
 Asst. Registrar of Titles



Land Form No. 22

Stamp Duty Shs. **100/=** Paid
 and Revenue Receipt No. **49230676**
 of **1-2-2013** issued
 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Stamp Duty Shs. **3900/=** Paid
 Original Revenue Receipt No. **49230676**
1-2-2013
 Asst. Registrar of Titles

LAND REGISTRY MOSHI

Title No. **39497**
 L.O. No. **450256**
 L.D. No. **TCC/422301**

The **10th** day of **April**, Two thousand and **thirteen**

THIS IS TO CERTIFY that **SWAFIA MBARAKA AHMED** of P.O. **Box 363 TANGA**. (hereinafter called "the Occupier") is entitled to the 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 **Ninety Nine** years from the first day of **January, Two thousand and Thirteen** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution there for or amendment thereof and to the following special conditions:-

1. The Occupiers/ having paid rent up to the thirtieth day of June, **2013**, shall hereafter pay rent of shillings **Nine Hundred Thirty Nine Thousand Six Hundred (TShs.939,600/=)** 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 Occupiers 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) Erect on the land 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 **Tanga City Council** (hereinafter called "**the Authority**").
 - (iv) Submit to the Authority building plans within six months from the date of commencement of **The Right**.
 - (v) Begin building construction within six months after approval of the building plans by the Authority,
 - (vi) Complete the building construction within thirty six months from the date of commencement of **The Right**
- 3 The Occupier shall further:
- (i) Fence the land with a good quality materials, car parking spaces shall be provided as required by the Authority;
4. 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 the Government for the land during the term of the Right;
 - (iii) such sum of the Commissioner shall assess as a proper share payable for the land of the costs of making up the road or improvement of the same upon which the land fronts, abuts or adjoins, whether such demand is made before during or after such making or improvement thereof. This conditions does not oblige the Government to make or improve roads.
5. **USER:** The land shall used for **PETROL STATION** purposes only. Use Group 'F' use class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as **amended in 1993**.
6. The Occupier shall not assigned the Right within three years of the date hereof without prior approval of the Commissioner.
7. 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.
8. The President may revoke the right for good cause and in public interest.

SCHEDULE

ALL that Land known as Plot No. 51 Block "D" Kwanjeka situated at Kwanjeka/Mnyanjani in Tanga City containing Four Thousand One Hundred Seventy Six (4176) Square Meters shown for identification only edged Red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 69121 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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


COMMISSIONER FOR LANDS

I, the within named **SWAFIA MBARAKA AHMED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)

SWAFIA MBARAKA AHMED who is)

Known to me personally/identified to me by)

MBARAK SALMI)

the latter being known to me personally in my)

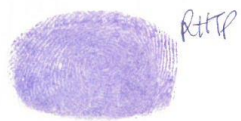
presence this 22nd day of March 2013)

Witness's Signature P. 2)

Postal Address: P.O. Box 1895)

TANGA)

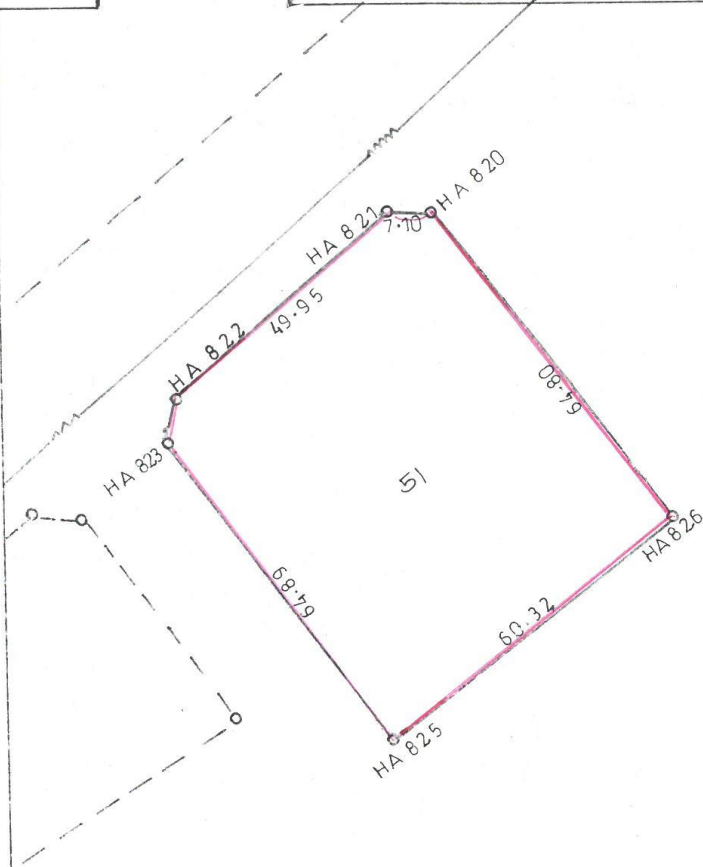
Qualification: ADVOCATE)



TANGA CITY

INSET SHOWING DETAILS OF PLOT

LOCALITY	KWANJEKA / MNYANJANI
BLOCK	D
PLOT No	51
L.O. No	450256
AREA	4 176 M ²



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

This plan is prepared in accordance with Registered plan no. 69121
is approved for purpose of the Land Registration and
Director of Surveys and Mapping
Ministry of Lands and Human Settlements Development
13/3/2013

**GENERAL POWER OF ATTORNEY
THE REGISTRATION OF DOCUMENTS ORDINANCE (CAP 117)**

Known all Men whom it may concern

THAT BY THIS POWER OF ATTORNEY given on the 16th Day of November 2017, I the undersigned **MRS. SWAFIA MBARAKA AHMED** of P.O. Box 363, Tanga, Tanzania, do hereby ordain nominate and appoint **MR. KHALID SALMINI MBARAK, P. O. Box 363,** Tanga, Tanzania, to be my true lawful Attorney and Agent, with full power and authority, for me and in my names, and for my accounts and benefits, to do any, or all of the following acts:

1. To demand, sue for, enforce payment of and receive and give discharge for whole or any share of interest of mine in all money securities for money dividend interest debts chattels and other personal estate whatsoever now belonging, due owing or deliverable or hereafter to be going or to become due deliverable to me solely or to me jointly or in common with any other persons.
2. To manage and let upon lease or agreement my real and occupational rights in any estates in such manner as the Attorney shall think fit and to make any outlay in connection with the said estates and the upkeep thereof or otherwise in relation to the said estates or any part thereof and to make arrangements with tenants and to accept surrender of lease of statutory tenancies and other tenancies and to the premises or sell the same and generally in any manner to dispose of or deal with my real and occupational rights in any estate and my personal estate or any part thereof to which I am or shall become entitled solely or jointly or in common with any other persons as effectual as I myself could do.
3. To settle compromise or submit to arbitration all account claims and disputes between me and my estate and other person of persons.
4. To commence of array and defend all actions and other proceedings touching my property of affairs or any part thereof of any share or interest therein or any existing or new contract or touching anything in which I or my property or affairs may be in anyway concerned.
5. To carry into effect and perform all agreements interest into by me with any other person or persons.
6. To concur in doing any of the acts and things herein before mentioned in conjunct with any other person interested in the premises.
7. To act either alone or jointly with any other person in relation to all matters to which this Power of ATTORNEY extends.
8. To appoint and remove at pleasure and substitute for argent under him in respect of all or any of the matters aforesaid upon such terms as my Attorney shall think fit.
9. Generally to act in relation to my property and affairs under this deed as full and effectual in all respect as I myself could do.
10. To execute, manage my affairs herein above mentioned in Tanzania only.
11. AND I hereby undertake to ratify everything, which my Attorney or any substitute or substitutes or agent or agents appointed by him under this power on his behalf herein before contained shall do or purport to do in virtue of this Power of Attorney.



IN WITNESS WHEREOF on this 16th day of November 2017 at Dar es Salaam, the Parties hereto have executed these presents on the day and year and in the manner hereinafter appearing:-

SIGNED and DELIVERED by the said
SWAFIA MBARAKA AHMED
who is known to me personally/identified to me by
KHALID SALMINI MBARAK
the latter being known
to me personally, in my presence,
this 16th day of November 2017



DONOR

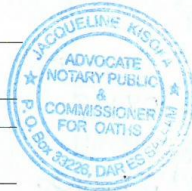


Name: _____

Signature: Disola

Postal Address: _____

Qualification : _____



ACKNOWLEDEMENT

I **KHALID SALMINI MBARAK** doth hereby acknowledge and accept to be Attorney of the said **SWAFIA MBARAKA AHMED**, under the terms and conditions contained in this POWER OF ATTORNEY and I promise to perform and discharge my duties as the lawfully appointed Attorney faithfully and honestly.

SIGNED and DELIVERED by the said
KHALID SALMINI MBARAK
who is known to me personally/identified to me by
.....
the latter being known
to me personally, in my presence,
this 16th day of November 2017

Khalid Salmini
DONEE




Name: _____

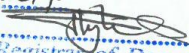
Signature: Disola

Postal Address: _____

Qualification : _____



TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/- Paid
Receipt No: 99050673438
of: 21-11-2017

Stamp Duty Officer

TANGANYIKA
REGISTRY OF DOCUMENTS
DAR ES SALAAM
Presented: 21-11-2017 at: 01:55
Registered on Folio No. 109.809
Serial No. 136.75 of the Optional
Register Fee Shs. 50,000/- Paid
Vide Receipt No. 99050673438
of: 21-11-2017

Sen. Asst. Registrar of Documents

UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: "LANDS"
Telephone: 121241-9
In reply please quote:



LAND REGISTRY,
P.O. Box 1191,
DAR ES SALAAM.

Ref. No. RD/PT/17/102/226

24/11/..... 2017

RE: **REGISTRATION OF DOCUMENTS ACT (117)**
GENERAL POWER OF ATTORNEY

I refer to the documents presented for registration on the 21/11/17 at 01:55
I return herewith the original of the above mentioned documents registration having been
effected under Folio/s 109809 and serial/s 13675/17
Please acknowledge receipt of the enclosures hereto.

ENCLOSURES:
1 Copy of General P/Attorney

To: Swafia mbaraka
P.O. Box 365
Tanga

I am,
Sir/Madam/Gentlemen,
Your Obedient Servant,

Asst. Registrar of Titles