

TITLE No. 17908
 REGISTERED ON
 21-06-2002
 11:30
 18681260
 26-03-2002
 Land Form 13
 Stamp Duty 900/-
 Original Revenue No. 18681260, 26-03-2002



THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
NO. 4 OF 1999

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. 17908
 L.O. No. 221778
 L.D. No. 2002/LD/1479

The 6th day of TZ May, 2002

THIS IS TO CERTIFY that JUMAM SELEMAN KIGURE OF P.O. BOX 2714 AGUSHA

(hereinafter called "the Occupier" / "Occupation") is here entitled to a Right of Occupancy
 (hereinafter called "the Right") in and over the land described in the Schedule here to
 (hereinafter called "the Land") as joint-occupants in common in equal shares
 for a term of years from the first day of January Two thousand and four sixty six
 according to the true intent and meaning of the Land Act and subject to the
 provisions thereof and to regulations made thereunder and to any easement in
 substitution thereof or amendment thereof and to the following conditions:-

- The Occupier having paid rent up to the thirtieth day of June, 20 04...
 shall thereafter pay rent of shillings eighteen thousand only
 (shs. 18,000/-) per annum on the first day of July in every year of the term without any
 deduction PROVIDED that the rent may be revised by the Commissioner for
 Lands.
- The land shall be used only for forestry and for livestock keeping, Plant and
animal husbandry, bee keeping and crop (c) as defined
in the laws and country of (the various) regulations
1990 as amended in 1994.

The Occupier (s) shall:

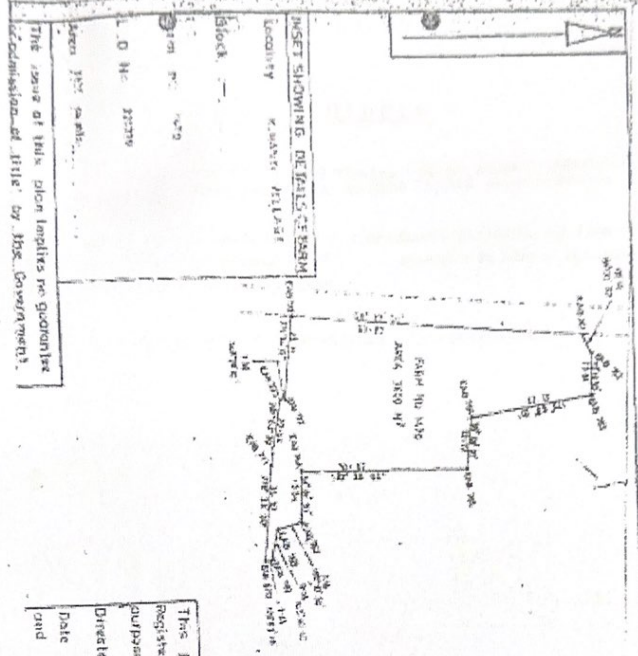
- (1) Demarcate the boundaries of the land in the jurisdiction of Aguacayo District Council (Hereinafter called "the Authority") and thereafter to maintain such demarcation so that the boundaries are always easily identifiable.
- (2) Do everything necessary to preserve the environment and protect the soil and preserve soil fertility and prevent soil erosion on the land and also the land so as not to cause soil erosion outside its boundaries and do all things which may be required by the authorities responsible for agriculture and environment to achieve such objective.
- (3) Be responsible for the protection of all fences on the land throughout the term of the Right. Missing fences will have to be re-established at any time at the Occupier's expenses as assessed by the authority responsible for surveys and Mapping.

4. The following are the rights of the occupier:

- (a) The permanent, exclusive right to the land, the subject of the right of occupancy against all persons other than the Commissioner.
- (b) The Right shall confer no water Right.

5. The Occupier(s) shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner for Lands.
6. The Occupier (s) shall deliver to the Commissioner for Lands notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all prescribed taxes and dues prescribed in connection with that disposition.
7. The President may revoke the Right of Occupancy for good cause and or in the public interest.

ARUMERU DISTRICT



This plan prepared in accordance with Registered plan no 2137/19 is approved for the purposes of the Land Registration Ordinance

Director of Surveys & Mapping

Date 6/11/2024 Ministry of Lands and Human Settlements Development

SCHEDULE

All that land known as Lot No. 1470 Cloniva Village Arumeru District containing three thousand six hundred (3,600) square metres

shown by identification only edged red on the plan attached to this Certificate and defined on registered surveys plan numbered 31594 deposited in the Office of the Director for Surveys and Mapping at Dar es Salaam

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


COMMISSIONER FOR LANDS

I, the within named JURIAN SELIMAN KIUNE HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and RECEIVED by the said JURIAN SELIMAN KIUNE who is known to me personally/identified to me by

the latter being known to me personally in my presence this 3rd day of April 2004

Signature:.....
Date:.....
Qualification:.....



PHYSICAL SURVEY VERIFICATION REPORT OF FARM NO. 1470 OLOSIVA VILLAGE, ARUMERU DISTRICT IN ARUSHA CITY.

1. Introduction

KAN CONSULTS COMPANY LIMITED on behalf of Tanzania Commercial Bank were instructed to verify the subject property authenticity. The main purpose of this survey report is

- To aid determine the exact location of their property
- To verify the survey plan of the property with respect to the physical layout plan of the site.

2. A brief Survey summary of a property on Farm No. 1470 Olosiva Village in Arusha City.

General Description									
Certificate of Title Number	17908								
Local Authority	Arumeru District Council								
Permitted Land uses	The zoning regulations attached to this Plot are for Animal Husbandry Purpose only. Use Group 'R' Use Classes (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993								
Compliance	The property do not conform to the stated Development Conditions								
Coordinate Points (At UTM Zone 36s)	<table border="0"> <tr> <td>A: 239025.44, 9629268.45</td> <td>E: 239121.88, 9629246.10</td> </tr> <tr> <td>B: 239022.97, 9629242.12</td> <td>F: 239125.91, 9629265.71</td> </tr> <tr> <td>C: 239104.22, 9629227.50</td> <td>G: 239067.49, 9629278.15</td> </tr> <tr> <td>D: 239110.38, 9629246.89</td> <td>H: 239061.35, 9629262.24</td> </tr> </table>	A: 239025.44, 9629268.45	E: 239121.88, 9629246.10	B: 239022.97, 9629242.12	F: 239125.91, 9629265.71	C: 239104.22, 9629227.50	G: 239067.49, 9629278.15	D: 239110.38, 9629246.89	H: 239061.35, 9629262.24
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Beacons found on Site	There were no Beacons found on the site								
Satellite View of the Property									
General	The plot is located in a well-planned and designed neighborhood with access to								

comments on Verification	all services and utilities. We also confirm that the property is located in an exact position with respect to the information's availed to us from the Ministry of Lands – Survey and Mapping Section.

3.0 CERTIFICATION

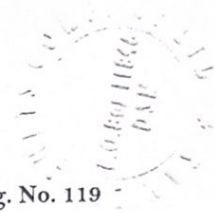
This Survey report has been prepared for **TANZANIA COMMERCIAL BANK (TCB)** for and on behalf of **KAN CONSULTS COMPANY LIMITED** by:

Suleiman Mussa Kasubi

[Handwritten Signature]
.....

Bsc. Land Man & Val. (ARU),
Fully AREPTA, F.R.V (T)

Fully Registered & Licensed Valuer; Reg. No. 119



LAND REGISTRY
APPLICATION FOR OFFICIAL SEARCH

TO: The Assistant Registrar of Titles
ARUSHA.

TITLE NO. 17908

- I/ WE : **KAN CONSULTS**

Hereby request you to search the register in respect of the above Title
and to advise me/us on the subsisting entries.

TShs. 40,000/= Search fee is enclosed from: **KAN CONSULTS**
P. O. Box

Date: 19/08/2022

- For Official Use

E.R.V. No 922230121482097 of 18/08/2022 issued shs .40,000/= Search No. 755/2022

OFFICIAL SEARCH

The following is a summary of the subsisting entries on project property:-

- District: **Arumeru District**

Title No: **17908**

- Place: **Olosiva Village, Arumeru District.**

Description: L.O No. 221779 ,Farm No. 1470, Situated at , Olosiva Village,

- **Arumeru District.**

- Area **3,600 Square Meters.**

- Term: **66 year from: 1st January, 2004**

- Rent: **18,000/= per annum (Subject to Act to Revision)**

- Reservation: **Condition as contained in the Certificate of Occupancy**

- OWNER: **JUMAAM SELEMAN KIURE** of P.o Box 2714 Arusha.

- Encumbrances: **Mortgage to : COMMERCIAL BANK OF AFRICA (TANZANIA) LIMITED**

Registered on **21/04/2017** under field document No. **46431** to secure Tsh .743,000,000/=


JULIANA NGONYANI
SENIOR. REGISTRAR OF TITLES
ARUSHA.

- Date: August, 2022

- NB: The records shown on the official Search does not guarantee as to the genuineness of the Certificate of Title, if you intend to do any transaction you are advice to submit the Certificate of Title before the office of the Assistant Registrar of Titles for authenticity