

TANGANYIKA

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



**CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY**

*ISSUED UNDER S. 38*

This is to certify that the annexed Certificate of Occupancy dated

the **Eighteenth** day of **January** **20...1980**

is registered in the Land Registry under Title No. **628-DLR**

Copies of the subsisting entries in the register are within

Dated the **Thirty first** day of **August** **2020...**

  
(J.G. Mwevda)  
Assistant Registrar of Title

Title No. <b>628-DLR</b>	Description of registered land
All that piece or parcel of lands situated at <b>IRINGA DISTRICT</b> containing <b>Nine Hundred Seventy Three (973)</b> Acres or there about being known as <b>Farm No. 15 Iringa district</b> as delineated and edged in red on <b>Registered Survey Plan Number 5341</b> annexed to the enclosed copy of certificate of Occupancy here.	

ENTRIES IN THE REGISTER

TITLE NO. 628.

**CHANGENAME**

No. 195-1A2A Registered 25.08.2021 at 12.00P.m  
To MAKOJA FOREST LIMITED  
OF P.O. BOX 1993, IRINGA

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



Asst. Registrar of Titles

Asst. Registrar of Titles

**TRANSFER**

No. 1023-1A1A Registered 14.12.2021 at 12.00P.m  
To FAISAL ESHA ANWAR OF P.O.  
BOX 5055, SANJI SALAMA.  
FLORISSA. 285,000,000/=

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



Asst. Registrar of Titles

Asst. Registrar of Titles

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

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

Asst. Registrar of Titles

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To .....

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

Asst. Registrar of Titles

Asst. Registrar of Titles

# CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Certified True Copy  
  
Senior Asst. Registrar of Titles  
Date: 31<sup>st</sup> August 2020

Date of Issue:

Title Number: 628-648

Land Office Number: 50776

Land: Farm Number 15 Iringa District

Term: Thirty Three Years.

TITLE No. 628-DLR  
REGISTERED  
18-JANUARY-1980  
at 8.00 a.m.  
Asst. Registrar of Titles



Stamp Duty Shs. 36/= Paid  
and Revenue Receipt No. 048813  
of L.O. NO. 50776 issued.  
L.D. NO. 2865/II  
Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

The Land Ordinance (Section 9(1))

CERTIFICATE OF OCCUPANCY

Certified True Copy  
Senior Asst. Registrar of Titles  
Date: 31st August 2020

The Eighth day of November, One thousand nine hundred and Seventy Nine.

TITLE NO. 628-DLR

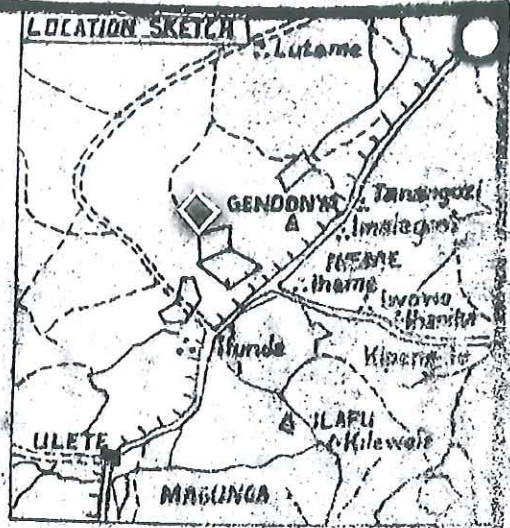
THIS IS TO CERTIFY that BUNGULA AUGUSTINO ILOMO OF P.O. BOX 2 MUFINDI

*File*

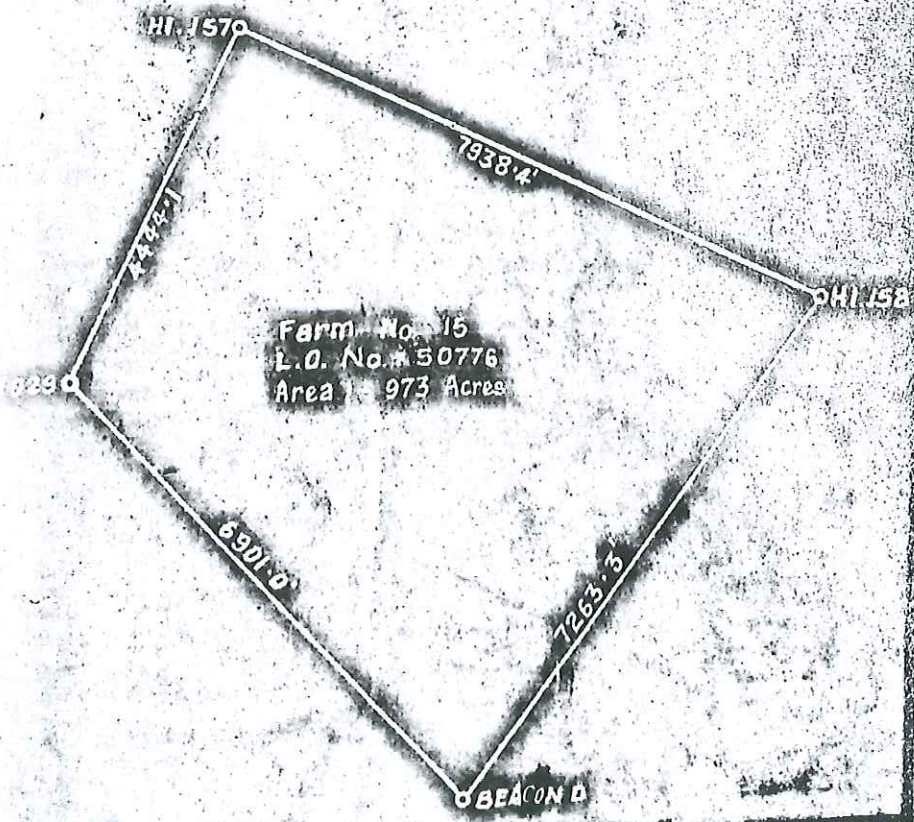
(hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of 33 years from the First day of July, One thousand nine hundred and Seventy Eight according to the 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, 1979, shall thereafter pay rent of Shillings Seven hundred and eighty seven (787/=) a year in advance on the first day of July in every year of the term without any deduction.
2. The land shall be used only for agricultural and pastoral purposes.
3. The Occupier shall:-
  - (a) demarcate the boundaries of the land to the satisfaction of Iringa District Development Council (hereinafter called "the Authority") and thereafter so maintain such demarcation that the boundaries are always easily identifiable;
  - (b) do everything necessary to protect the soil and preserve soil fertility and prevent soil erosion on the land and cultivate the land so as not to cause soil erosion outside its boundaries and do all things which may be required by the Director of Agriculture to achieve such objects;
  - (b) 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 expenses as assessed by the Director for Surveys and Mapping.
4. The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of it or of any part of it without the previous written consent of the Director. Any person other than the Occupier working or occupying the land otherwise than in the capacity of a servant or contractor of the Occupier shall be deemed to be a sub-tenant for the purposes of this condition.

# IRINGA DISTRICT



Certified True Copy  
  
 Senior Asst. Registrar of Titles  
 Date: 31st August, 2020



This plan, prepared in accordance with Registered Plan No. 5841, is approved for the purposes of the Land Registration Ordinance, Director of Surveys and Mapping, Date: 31st August 1979, Survey and Mapping Division, Ministry of Lands, Housing and Urban Development, Dar es Salaam.

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

5. The President may revoke the Right for good cause.

SCHEDULE

ALL that land known as Farm Number 15 Iringa District Containing Nine Hundred and seventy three (973) Acres shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbered 5841 deposited at the Office of the Director for Surveys at Dar es Salaam.

GIVEN under my hand and seal and by Order of the Minister the day and year first above written.

Certified True Copy  
*[Signature]*  
Senior Asst. Registrar of Titles  
Date: 31<sup>st</sup> August 2020

*[Signature]*

Ag. DIRECTOR OF LAND DEVELOPMENT SERVICES.

I, the within-named BUNGULA AUGUSTINO ILOMO hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said BUNGULA AUGUSTINO ILOMO who is known to me personally/identified to me by

x *[Signature]*

the latter being known to me personally in my presence this 16<sup>th</sup> day of October 1979.

Signature:.....*[Signature]*.....

Postal Address: P.O. Box 9230,

.....Dar es Salaam.....

Qualification: Land Officer

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 500/- Paid  
Receipt No: 920238005426596  
of: 25-08-2020  
*[Signature]*  
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 1000/- Paid  
On Original Receipt Shs: 920238005426  
596 of: 25-08-2020  
*[Signature]*  
Stamp Duty Officer

DOBOM... COUNTRY

**TRANSFER**

Filed Document No. 1469-SLR

Date of registration 19-11-84 time 9:15 AM

To KANADHANI ATHMANI  
CHAZANILA of P.O. Box  
394, Iringa.  
(CONS. SHS 100,000/=)

*[Signature]*  
Asst. Registrar of Titles

LAND REGISTRY, MBEYA

**TRANSFER**

Filed Document No. 8292-MBYLR

Date of Registration 10-02-2006 time 8:30 A.M.

To BHESANIA GARAGE LIMITED  
of P.O. Box 263, IRINGA.  
(CONS. TSHS. 3,500,000/=)

*[Signature]*  
Principal Asst. Registrar of Titles

LAND REGISTRY, MBEYA

**MORTGAGE**

Filed Document No. 320-MBYLR

~~DISCHARGED FD NO. 8292-MBYLR~~  
Date of Registration 10-5-1998 time 12:15 P.M.  
ON 10-02-2006 AT 8:30 AM

To THE NATIONAL BANK OF  
COMMERCE: (To secure  
an unspecified amount

*[Signature]*  
Principal Asst. Registrar of Titles

LAND REGISTRY, MBEYA

**MORTGAGE**

Filed Document No. 9085-MBYLR

Date of Registration 31-1-2007 time 8:00 A.M.

To BANK OF BARODA (T) LIMITED  
(To secure US \$ 675,000)

*[Signature]*  
Senior Asst. Registrar of Titles

LAND REGISTRY, MBEYA

**CHANGE OF NAME** FA No. 320-MBYLR

Filed Document No. 5105-MBYLR

~~DISCHARGED FD NO. 8292-MBYLR~~  
Date of Registration 4-5-2000 time 10:30 AM  
ON 10-02-2006 AT 8:30 AM

To THE NBC (1997) LIMITED  
(To secure an unspecified  
amount.)

*[Signature]*  
Principal Asst. Registrar of Titles

LAND REGISTRY, MBEYA

**TRANSFER**

Filed Document No. 9566-MBYLR

Date of Registration 20-7-2007 time 1:00 PM

To MARS INTERNATIONAL LIMITED  
of P.O. Box 13337-DAR ES SALAM  
(CONS TSHS 50,000,000/=)

*[Signature]*  
Senior Asst. Registrar of Titles

LAND REGISTRY, MBEYA

**CHANGE OF NAME** FA No. 5105-MBYLR

Filed Document No. 6366-MBYLR

~~DISCHARGED F.D. NO. 8292-MBYLR~~  
Date of Registration 10-8-2001 time 1:00 PM  
ON 10-02-2006 AT 8:30 AM

To THE NATIONAL BANK OF COMMERCE  
LIMITED (To secure an unspecified  
amount.)

*[Signature]*  
Principal Asst. Registrar of Titles

LAND REGISTRY, MBEYA

**TRANSFER**

Filed Document No. 10269-MBYLR

Date of Registration 13-3-2008 time 9:30 AM

To BHESANIA GARAGE LIMITED  
of P.O. Box 253 IRINGA  
(CONS. TSHS 50,000,000/=)

*[Signature]*  
Senior Asst. Registrar of Titles

Certified True Copy

*[Signature]*  
Senior Asst. Registrar of Titles

Date: 31st August 2020

LAND REGISTRY, MBEYA

RENEWAL OF A R/O  
Filed Document No. 16169-MBYU

Date of Registration 30-5-2012 Time 1:00pm

To RENEWED TO 33 YEARS  
WITH EFFECT FROM 1st  
July 2011

*[Signature]*  
Senior Asst. Registrar of Titles

Certified True Copy  
~~H. M. M.~~  
Senior Asst. Registrar of Titles  
Date: 31st August 2020

LAND REGISTRY, MBEYA  
CHANGE OF OWNERSHIP

Filed Document No. 16420-MBYU

Date of Registration 27-7-2012 Time 9:00am

To MAKOTA FOREST  
LIMITED OF P.O. BOX  
1393 IRINGA

*[Signature]*  
Principal Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND REGISTRATION ACT

(CAP 334)

APPLICATION FOR A NEW CERTIFICATE OF TITLE OF A RIGHT OF  
OCCUPANCY

(Under Section 38)

C.T No. 628 DLR

L.O.No. 50776

L.F. No. IRD/86

WE, **RAJIV BHARAT BHESANIA** and **BHARTI BHARAT BHESANIA** of P. O. Box 1393, Iringa as the directors and on behalf of the **MAKOTA FOREST LIMITED** a company incorporated under the Companies Act, Cap 212 of 2002 **DO HEREBY APPLY** for issue to us a new Certificate of Occupancy in place of Certificate of Occupancy previously issued, which has been lost and take oath and sincerely **DECLARE** as follows;

1. AND WE solemnly and sincerely declare as follows;
  - (a) That the said Certificate of Title is currently registered in our name.
  - (b) That the same has always been kept in our custody.
  - (c) That recently it has been discovered that the said Certificate of Title is missing among other documents.
  - (d) That the following discover of the loss, a through and an extensive search has been conducted by all efforts to locate the same has proved futile and abortive hence the application.
  - (e) That We went further in reporting the loss, to the office of the Officer Commanding Station in Iringa April 2020, whereby a Police Loss Report with No. IRI/IRI/RB/441945/~~2520~~ April 2020 was issued.
  
2. That the Certificate of Title in question previously issued has not being Deposited by us with any person, persons or an institution with the intention of creating a lien there over.

SEALED with the Common Seal of **MAKOTA FOREST LIMITED** and DELIVERED in the presence of us this 14<sup>th</sup> day of April 2020.

Name: Rajiv Bharat Bhesania  
Signature: [Signature]  
Postal Address: 1393, Iringa  
Qualification: Director

Name: Bharti Bharat Bhesania  
Signature: [Signature]  
Postal Address: 1393, IRINGA  
Qualification: Director



JAMHURI YA MUUNGANO WA TANZANIA

**KITAMBULISHO CHA TAIFA**  
THE UNITED REPUBLIC OF TANZANIA  
CITIZEN IDENTITY CARD



**19910528-14111-00004-21**

JINA : RAJIV BHARAT RAMJI  
*Given Name*

JINA LA MWISHO : BHESANIA  
*Last Name*

TAREHE YA KUZALIWA : 28 MAY 1991  
*Date of Birth*

JINSI : M  
*Sex*

SAINI :  
*Signature*

MWISHO WA MATUMIZI : 11 MAR 2029  
*Expiry Date*

