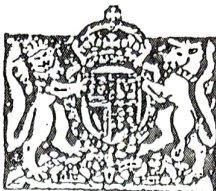


The Land Registration Ordinance 1953.  
~~The Land Registry Ordinance (Cap. 70 of the Law)~~



# CERTIFICATE OF TITLE TO FREEHOLD LAND

This is to certify that the freehold land hereinafter described is registered in the land Registry under title No. 9670

Copies of the subsisting entries in the register are within.

Dated the FIFTH day of January 1954.



Registrar of Titles

Title No. 9670 Description of registered land :

ALL THAT piece or parcel of land situate at Magogoni in the District of Kisarawe containing Twenty nine decimal three five (29.35) acres or thereabouts and now known as Plots Nos. 3 and 4 Flur Magogoni as delineated and edged in red on the plan annexed hereto

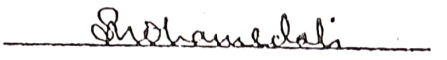
SUBJECT to the obligations and restrictions set out in the Schedule annexed hereto.

SIGNED and DELIVERED by the said )  
HABIR ALIBHAI DELAWARE, who is )  
known to me personally/identified )  
to me by: \_\_\_\_\_ )  
~~the latter being known to me~~ )  
personally, in my presence, this )  
11<sup>th</sup> day of June 1979. )



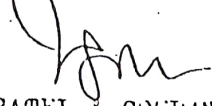
(Signature) \_\_\_\_\_  
(Postal Address) N. S. PATEL  
ADVOCATE  
(Qualification) P. O. BOX 713  
DAR ES SALAAM

SIGNED and DELIVERED by the said )  
SURAIYA MOHAMEDALI ABDULHUSEIN, )  
who is known to me personally/ )  
identified to me by: \_\_\_\_\_ )  
~~the latter being known to me~~ )  
personally, in my presence, this )  
11<sup>th</sup> day of June 1979. )



(Signature) \_\_\_\_\_  
(Postal Address) N. S. PATEL  
ADVOCATE  
(Qualification) P. O. BOX 740  
DAR ES SALAAM

DRAWN BY:-



PATEL & COMPANY,  
ADVOCATES,  
MKWEPU STREET,  
P.O. BOX 740,  
DAR ES SALAAM,  
TANZANIA.

ENTRIES IN THE REGISTER

TITLE No. 9675



**FREENOLD TITLE**

No. \_\_\_\_\_ Registered 5.7.57 at 3/2 m

To ALIBHAI MOHAMEDALI ALIBHAI  
KARIMJEE.

Declared Value Shs. 63000/-

\_\_\_\_\_  
Asst. Registrar of Titles

No. \_\_\_\_\_ Registered \_\_\_\_\_ at \_\_\_\_\_ m

To \_\_\_\_\_

\_\_\_\_\_  
Asst. Registrar of Titles

**TRANSFER**

No. 69861 Registered 14-11-79 at 11/20 m

To 1. MUKHTAR ALIBHAI DELAWARE  
2. SHABIR ALIBHAI DELAWARE  
3. SURAIYA MOHAMEDALI ABDULHUSEIN  
all of P.O. Box No. 2433, D'Salaam  
(Cons. Shs. 75,000/-)

S. S. S. S.  
Asst. Registrar of Titles

No. \_\_\_\_\_ Registered \_\_\_\_\_ at \_\_\_\_\_ m

To \_\_\_\_\_

\_\_\_\_\_  
Asst. Registrar of Titles

No. \_\_\_\_\_ Registered \_\_\_\_\_ at \_\_\_\_\_ m

To \_\_\_\_\_

\_\_\_\_\_  
Asst. Registrar of Titles

No. \_\_\_\_\_ Registered \_\_\_\_\_ at \_\_\_\_\_ m

To \_\_\_\_\_

\_\_\_\_\_  
Asst. Registrar of Titles

No. \_\_\_\_\_ Registered \_\_\_\_\_ at \_\_\_\_\_ m

To \_\_\_\_\_

\_\_\_\_\_  
Asst. Registrar of Titles

No. \_\_\_\_\_ Registered \_\_\_\_\_ at \_\_\_\_\_ m

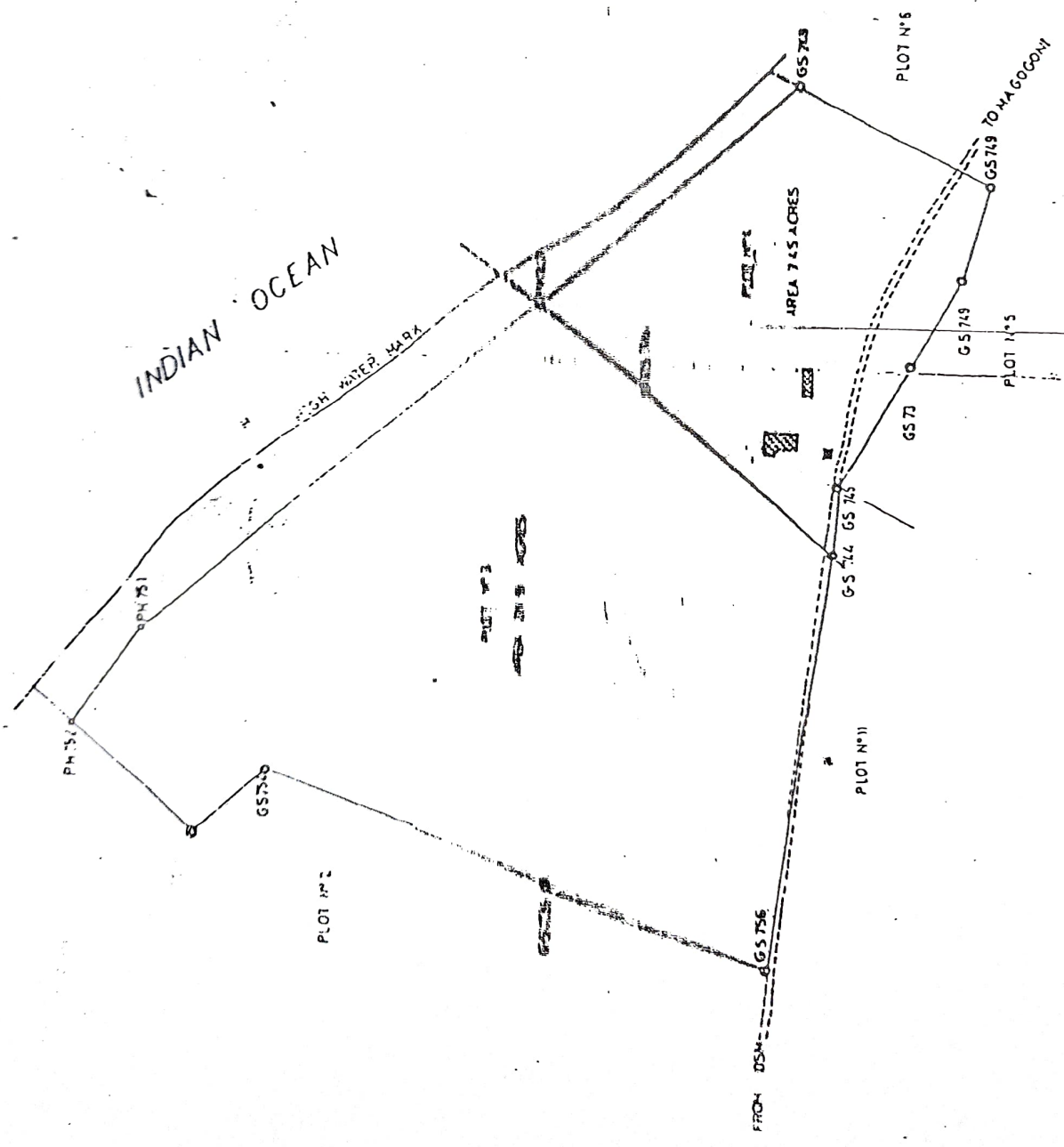
To \_\_\_\_\_

\_\_\_\_\_  
Asst. Registrar of Titles

TRUE NORTH

REFERENCE

LINE	BEARING	DISTANCE	X COORDINATES	Y	
01/184	30° 14' 46"	191.12	4629	867842.14	
41/186	70° 00' 00"	528.63	-13161	73-8024.33	
63/184	310° 32' 54"	180.45	-3726	93-8277.41	
83/184	43° 52' 51"	270.04	-2462	79-2457.52	
74/184	122° 11' 18"	220.37	-3402	84-2867.46	
84/184	138° 25' 19"	93.2	339	-3519	97-2800.12
45/186	219° 54' 34"	249.80	-4226	74-2507.97	
25/187	244° 32' 44"	282.63	-4116	74-2500.54	
48/184	224° 23' 00"	121.11	-4156	87-2809.12	
63/184	278° 30' 00"	700.20	-4047	80-82.7	52



Chief Surveyor



# KIGAMBONI MUNICIPAL COUNCIL

PT. NO. 13658



Department of Works and  
Fire Brigade  
Kigamboni municipal council  
DAR ES SALAAM

Date: 10/04/2025

## BUILDING PERMIT

Pursuant to The Local Government (Urban authorities Development control) Regulations, 2008,  
(made under regulations 124),

Permission is hereby given to MUKHTAR ALIBHAI DELAWARE, SHABIR ALIBHAI DELAWARE & JURAIYA MOHAMEDAL ABDUL HUSSEIN  
To erect a APPARTMENTS TYPE 'A' (8 BLOCK), TYPE 'A\*' (1 BLOCK), TYPE 'B' (5 BLOCK) (SIX STOREY)  
On Plot No 4 Block .....

Area..... KIGAMBONI  
In accordance with the approved plan No..... KG-1445/2024..... attached hereto and  
with all the conditions imposed by the Township (Building) Rules, CAP 288.

.....  
Municipal Planner

.....  
Municipal Engineer  
**MUNICIPAL ENGINEER**  
**KIGAMBONI**

Your attention is invited to the following regulation and By-Law

(i). **Validity of this permit CAP 288 (37)**

Erection of the approved building shall commence within six calendar months of the date of this permit failing to do so, the permit shall be deemed to have lapsed.

(ii). **Commencement Notice: CAP 288 (130)**

Before you begin to erect the approved drawings, you must deliver or send to the authority upon the form to be obtained from authority seven days previous notes in writing of the date on which such erection shall commence.

- Notify the TANESCO and the Telecommunication Company should the Electric wires or Telephone cables in the street be accesible from any portion of such building when erected CAP (131)
- You must provide sufficient and convenient latrine accommodation to workmen to the satisfaction of the authority.
- You must erect a signboard in accordance with the contractors Regulation Boards directives.

(iii). **Approved Plans (CAP 288 (126) 135)**

The erection of the building is required to be done in accordance with the approved plans. No subsequent modification or alteration shall be made until it has been approved by authority.

(iv). **Regular Inspection (CAP 288 (131) (138)**

The covering of sewer, drain, foundation, column, beam floor, roof for the purpose of this part there shall be inspected by the Architects. Structural Engineer and Building inspector appointed by the Authority.

(v). **Supervision of Construction ACT NA. 14 & 16 OF 1997 (ERB) Amendment 2010 - GN 25 & ACT No. 4 of 2010 (AQRB) A qualified Architect and Structure Engineer, whose qualifications are recognized by their respective boards, must be involved in the supervision.**

(vi). **Certificate of Occupation CAP: (140) (141)**

No person shall occupy any new building until such building has been satisfied by the authority to be in their opinion in every respect fit for occupation or in the case of domestic building for human habitation.

**KIGAMBONI MUNICIPAL COUNCIL  
COMMENCEMENT NOTICE**  
[ Rules 6 or the Township – Building Rules]

Date 17/04/2025

THE MUNICIPAL ENGINEER,  
KIGAMBONI MUNICIPAL COUNCIL  
DAR ES SALAAM.

Dear,

Ref; PT NO:

13658

PLAN NO:

KG 1445 /2024

Building work:

KIGAMBONI

As shown on the above numbered plan will be commenced on

Faithfull yours,

*[Handwritten Signature]*



Owner, Argent, Architect, Builder

Twenty-four hours' notice is required before any building work is executed.