



DAR ES SALAAM ZONAL OFFICE  
PO BOX 1191, DAR ES SALAAM  
Tel: No. -255 22 2120458  
Fax: No. -255 22 212 4576  
E-mail: rt@ardhi.go.tz



THE UNITED REPUBLIC OF  
TANZANIA  
MINISTRY OF LANDS, HOUSING AND  
HUMAN SETTLEMENTS  
DEVELOPMENT

### OFFICIAL SEARCH REPORT

TITLE NUMBER: **45471** LD NUMBER: **87699**  
TITLE REGISTERED: **20-FEB-2025 08:26** SEARCH ISSUED: **28-FEB-2025 11:03**

Applicant: **JPT'S ATTORNEYS**  
**P.O. BOX 79511**  
**KINONDONI**  
**DAR ES SALAAM**

The following is a search summary of the subsisting entries on property.

**NOTE: The information shown in this report represents the state of the Property/Title at the date and time of the Search Issued above.**

The property on title **45471** consist of the following **1** parcels:

#	Plot No.	Block	District/Location	Survey Area (square meters)	Reg. Plan No.
1.	84	-	<b>Kinondoni / Mbezi Industrial</b>	<b>twelve thousand four hundred and sixty eight (12,468.00)</b>	<b>18879</b>

TOTAL AREA: **twelve thousand four hundred and sixty eight (12,468.00 square metres)**  
USE TYPE: **Industrial (Light, Medium, Heavy and Service), Institutional, Transportation, Communication and Microwave Towers**  
GROUP/CLASS: **G (e); O (a); P (a);**  
TENURE TYPE: **Right of Occupancy**  
TENANCY TYPE: **Single Tenancy**  
TERM: **ninety nine (99) years from the 1<sup>st</sup> day of July 1995**  
RENT: **three million two hundred seventy nine thousand and eighty four (TSh. 3,279,084/=) yearly (Subject to revision)**

#### REGISTERED RIGHT HOLDERS (3):

1. **EVALYNE JOSEPH MBUNA** as a legal personal Representative of Joseph Mbuna (Deceased), P.O. BOX 8764, Dar es Salaam, Dar es Salaam
2. **FELICIA JOSEPH MBUNA** as a legal personal Representative of Joseph Mbuna (Deceased), P.O. BOX 8764, Dar es Salaam, Dar es Salaam
3. **FOSTER IRENE MBUNA MKAPA** as a legal personal Representative of Joseph Mbuna (Deceased), P.O. BOX 8764, Dar es Salaam, Dar es Salaam  
All of P.O. BOX 22204, Dar es Salaam, Dar es Salaam

#### RESERVATIONS:

Conditions as contained for the original Occupancy Title **45471**.

#### ENCUMBRANCES (0):

As registered against the property at the time of the certificate issuance:

**N/A**

ASSISTANT REGISTRAR OF TITLES

*Subira Ambrose Gitari*

SUBIRA AMBROSE GITARI