

TITLE No. 32463

REGISTERED 7-4-87

and Revenue Receipt No. 3/672771

of 19-7-86

41938956

30-3-87

101214

Land Form 32

12.45 P. M

Senior Asst Registrar of Titles



Asst. Registrar of Titles

IBH L.D. No. 26931

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The

1st day of APRIL

nine hundred and eighty seven

TITLE No. 32463

THIS IS TO CERTIFY that MASUDI SEIFU MASUDI OF P.O. BOX 15103 DAR ES SALAAM

TANZANIA STAMP DUTY ACT
Stamp Duty Paid 44/-
Original Receipt No. 3/672771
19-7-86
Stamp Duty Officer

(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") as joint tenants/as tenants in common in equal shares for a term of ninety nine years from the first day of

July One thousand nine hundred and eighty six 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, 19 87, shall thereafter pay rent of shillings eight hundred and sixty two (Shs.862/=) a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 1996, 2006, 2016, 2026, 2036, 2046, 2056, 2066 and 2076 or within three years thereafter in each case.

2. The Occupier shall:-

- (i) Erect on the land buildings (hereinafter called "the 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 Dar es Salaam City Council (hereinafter called "the Authority");
(ii) By the thirty first day of December 19 86, submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;
(iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;
(iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirtieth day of June 19 89;
(v) At all times during the term after the thirtieth day of June 19 89, have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");

- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provided;
- (vii) 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 Commissioner for Surveys and Mapping.

Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupier's obligation under the conditions of the Right and shall not imply waiver of modification of any condition in the Right.

3.—(i) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary:—

to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

~~to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.~~

(ii) Occupation or use of the whole or any part of the land of buildings on it by any person other than the Occupier or his employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). Any dealing or agreement (other than a mortgage or charge entered into before compliance with condition 2(iv)) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

5. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:—

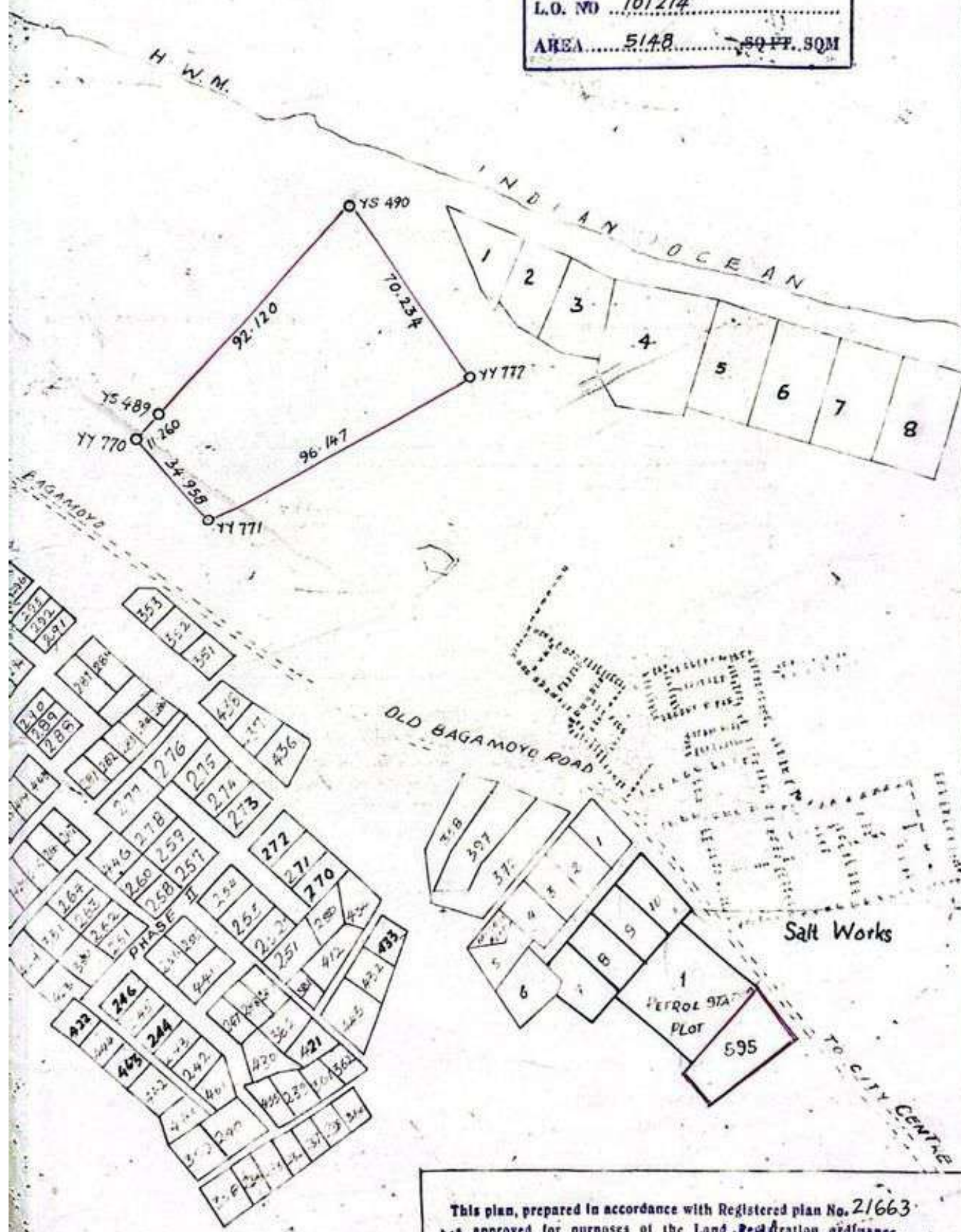
- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
- (iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

6. Only one main building together with the usual and necessary outbuildings shall be built on the land and the same shall be used for Residential Purposes only. Use Group 'A' use classes (a) and (c) as defined in the Town and Country Planning (use classes) Regulations, 1960

7. The President may revoke the Right for good cause and in public interest.

# DAR-ES-SALAAM CITY

LOCATION MIKOCHENI MEDIUM DENSITY PHASE II  
 BLOCK.....  
 PLOT NO. 595  
 L.O. NO. 101214  
 AREA 5148 SQ FT. SQM



of this plan implies no guarante  
 sion of title by the Government.

This plan, prepared in accordance with Registered plan No. 21663  
 is approved for purposes of the Land Registration ordinance  
 Director of Surveys and Mapping *Water* Date 3/3/57  
 Ministry of Lands, Housing and Urban Development Dar es Salaam

SCHEDULE Medium Density Phase II

All that land known as Plot No. 595 Mikocheni Area Dar es Salaam City containing five thousand one hundred forty eight (5148) square metres ~~square-feet~~ shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 21663 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.

AAJ/LD.

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

*[Signature]*  
Director of Land Development Services  
COMMISSIONER FOR LANDS

O.P. Form 10353/8-84/5m/1u1

I, the within-named MASUDI SEIFU MASUDI hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said MASUDI SEIFU MASUDI who is known to me personally/ identified to me by A. NGALITO

*[Signature]*  
A. NGALITO

the latter being known to me personally in my presence

this 10<sup>th</sup> day of March, 1987

(Witness's) Signatures: *[Signature]*

Postal Address: Box 1556, Dar es Salaam

Qualifications: Advocate



In this document every reference to Commissioner for Land and "Commissioner for Surveys and Mapping" should be read and constructed as a reference to the "Director of Land Development Services" and "Director of Survey and Mapping" respectively.

LAND REGISTRY DAR-ES-SALAAM  
TRANSFER

Filed Document no 100,429  
Date of Registration 11-1-95 time 1:00 P.m.

to AMOUR SEIFF MASOUD, of  
P.O. Box 2073, Dar es Salaam.

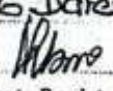
(D.V. Sh. 3,661,000/=)

  
Senior Asst Registrar

LAND REGISTRY DAR-ES-SALAAM  
TRANSFER

Filed Document no ~~91210~~ 104234  
Date of Registration 25-10-99 time 12:10 P.M.

To: (1) SALMA SHAMSHUDIN SUMAR  
(2) HASSAN ALI KASSAM ALI KARA  
both of P.O. Box 22196 Dar es Salaam.  
as joint tenants.

  
Senior Asst Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM  
JOINT SURVIVOR 5.69

Filed Document No. 233456  
Date of Registration 26-11-2024 time 9:00 A.M.

To SALMA SHAMSHUDIN SUMAR OF  
P.O. BOX 22196 DAR ES SALAAM

  
Senior Asst. Registrar of Titles