

AGREEMENT FOR THE USE OF A COMMERCIAL AREA AT PLOT NO. 991

BLOCK NO. "BB" CHEKENI MWASONGA,

KIGAMBONI -DAR ES SALAAM

NAAZBIBI ABDALLAH HABIBI P.O BOX 36009 Dar es Salaam (who in this agreement is the owner of the premises)

AND

ZAS COMPANY LIMITED P.O BOX 70955 Dar es salaam (Who in this agreement will be known as the user)

- 1. NAAZBIBI ABDALLAH HABIBI of Po Box 36009 Kigamboni is the legal owner of the above mentioned area and is also one of the directors of the owners of ZAS COMPANY LIMITED**
- 2. From the date of entry into force of this agreement, this agreement will come into force as soon as both parties sign it.**
- 3. There will be no specific period of use of the relevant area**
- 4. The user ZAS COMPANY LIMITED will be responsible for all electricity, water and sanitation costs.**
- 5. The costs of protecting the area will be on the tenant**
- 6. No costs will be paid to the tenant (ZAS COMPANY LIMITED)**
- 7. If the user wants to continue to expand the office, he will not be able to do so without the Tenant and the National Housing Corporation.**

IT IS CERTIFIED THAT;-

This Agreement is a contract of mediation made in accordance with the laws of the United Republic of Tanzania on the day, month and year as written in this agreement.

THIS CONTRACT OF MEDIATION HAS BEEN SIGNED BY:-



NAAZBIBI ABDALLAH HABIB

COMPANY LIMITED
P.O. Box 70955
DUBAI-SALAAM
EMIRATES


ZAS COMPANY LIMITED


BEFOR ME:

NAME ERIK ERASMUS BITAROHIZI

ADDRESS P.O. BOX 41025

QUALIFICATION COMMISSIONER FOR OATH

SIGNATURE  DATE 26/08/2025

 Erik Erasmus Bitarohizi
P.O.Box 41025 DUBAI SALAM
Advocate, Notary Public &
Commissioner for Oath



THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
THE LAND ACT, Cap 113
(Under Section 29)



Title Number: **DSMT1039143**

Date of Registration: **26-Apr-2023 [09:19]**

As shown

REGISTRAR OF TITLES
(03-May-2023)

Registered under section 27 of the Land Registration Act (Cap 334).

I. REGISTERED OCCUPIER AND TENURE

THIS IS TO CERTIFY that **NAAZBIBI ABDALLAH HABIB** of P.O. BOX 36009, Kigamboni, Dar es Salaam (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **sixty six (66) years from the first day of April two thousand and twenty three** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution thereof amendment thereof and to special conditions.

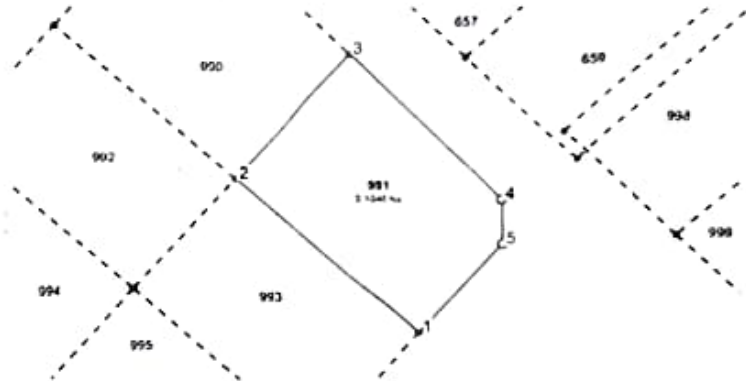
II. DESCRIPTION OF THE PROPERTY

District: Kigamboni
Location: CHEKENI MWASONGA
Block: BB
Plot No.: 991
Area: 1,046.00 Square Metres
Reg. Plan No.: 80524

Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S

	X	Y
1	544973.13	9232261.38
2	544942.79	9232287.86
3	544960.82	9232309.17
4	544985.94	9232284.49
5	544986.26	9232276.86



III. CONDITIONS OF THE RIGHT

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for **Residential** purposes only. Use Group(s) and Use Class(es) **A (a), (c)**; as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

IV. DISCLAIMER

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

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

COMMISSIONER FOR LANDS
(26-Apr-2023)

OCCUPIER:

NAAZBIBI ABDALLAH HABIB

NAAZBIBI ABDALLAH HABIB
(03-May-2023)

