



DAR ES SALAAM ZONAL OFFICE
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THE UNITED REPUBLIC OF
TANZANIA

MINISTRY OF LANDS, HOUSING AND
HUMAN SETTLEMENTS
DEVELOPMENT

In reply please quote:
Ref. No. **18101878846**

Date: 18-Oct-2018

To: LOCUS ATTORNEY, P.O. BOX 4110
DAR ES SALAAM
NATIONAL BANK COMMERCE LTD, P.O. BOX 72647
DAR ES SALAAM

Dear Sir/Gentleman/Madam,

**RE: TITLE 55826
PLOT NO. 1118 BLOCK B
AT UBUNGO SOUTH IN KINONDONI**

I have the honour to inform you that your transaction **DSM01065333 Mortgage Right of Occupancy** dated the **12th day of October 2018** has been registered.

The following documents are enclosed with this letter:

Transaction DSM01065333 - Mortgage Right of Occupancy

- | # | Document |
|----|---|
| 1. | Certificate of Title/Occupancy (Holder) |
| 2. | LF40 Mortgage of a Right of Occupancy |

Edward Makori
Registration Officer

Land Form 23A.

227158 (29)

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 55826

Land Office Number: 212900

Land: PLOT NO. 1118 BLOCK 'B' UBUNGO SOUTH AREA IN DAR ES SALAAM CITY

Term: THIRTY THREE YEARS

TITLE No. **55826**
 REGISTERED **25.3.2004**
 At **9:00 A.M**
[Signature]
 Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. **100/=** Paid
 and Revenue Receipt No. **18622527**
 of **23.5.2003**
[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA TANGANYIKA STAMP DUTY ACT.

THE LAND ACT, 199
 NO. 4 OF 1999

Stamp Duty Shs. **690/=** Paid
 on original Receipt No. **18622527**
 of **23.5.2003**
[Signature]
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. **55826**
 L. O. No. **212900**
 L.D. No. **K40/ID/41967**

The **14th** day of **June** 20 ~~03~~ **2004**

THIS IS TO CERTIFY that **TUMAINIEMI NDERAMBUSHO KIWELE OF P. O. BOX 9203 DAR ES SALAAM**

(hereinafter called : "the Occupier" / "the Occupiers") is / are 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 occupants / occupants in common in equal shares~~ for a term of **thirty three** years from the first day of **April** Two thousand **and 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier(s) having paid rent up to the thirtieth day of June 20⁰⁴ shall thereafter pay rent of shillings **thirteen thousand five hundred (Tshs. 13,500/-) only** on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupier(s) shall:-
 - (i) 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 Director responsible for Surveys and Mapping.

- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things, which may be required by the authorities responsible for environment and to achieve such objective.
- (iii) Maintain 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 Kinondoni Municipal Council (hereinafter called "the Authority").
- (iv) At all times during the term of the Right 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").
- (v) Not erect or commence to erect on the land any buildings except in accordance with building plans and specifications which shall have been first approved by the Authority;

- (vi) 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 or modification of any condition in the Right.

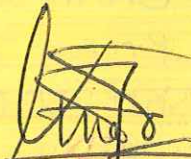
3. USER: The land and the existing buildings erected thereon shall be used for Residential purposes only. Use Group 'A' use classes (a) and (e) as defined in the Town and Country Planning (use classes) Regulations, 1960 as amended in 1993.
4. Occupier shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.
5. The Occupier (s) shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.

5. The President may revoke the Right for good cause or in Public interest.

SCHEDULE

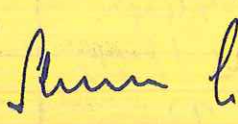
ALL that land known as Plot No. 1118 Block 'B' situated at Ubungo South Area in Dar es Salaam City containing nine hundred eighty (980) square metres / ~~square feet~~ / ~~hectares~~ shown for identification only edged red on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered 31348 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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


COMMISSIONER FOR LANDS.

I the within named TUMAINIBLI NDERAMBUSHO KIWEJU hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said TUMAINIBLI NDERAMBUSHO KIWEJU who is known to me Personally/ identified to me by



the latter being known to me personally in my presence this 4th day of November 2003.

(Witness's)
Signature: [Handwritten Signature]
Postal Address: P.O. Box 10929
DAR ES SALAAM
Qualification: ADVOCATE



TRANSFER

Filed Document No. 148368

Date of Registration 09.11.2012 time 09.52A.m

To ROPHAEZ LOGISTICS (T) LTD
P.O. Box 62352 Dar-Es-Salaam.
(Cons. Tsh. 44,200,000/=)

[Signature]
Senior Asst. Registrar of Titles

.....
(086) nine hundred eighty

MORTGAGE

~~DISCHARGED~~

Filed Document No. 149973

Date of Registration ~~11-2-2013~~ 12.35 P.m

To STANBIC BANK TANZANIA

LIMITED of P.O. Box 72647 Dsm

(To secure Tshs. 250,000,000/=)

Including C.T. 55899

~~Asst. Registrar of Titles~~
[Signature]

MORTGAGE

~~DISCHARGED~~

Filed Document No. 74944

Date of Registration ~~04.02.18~~ 11:27

To STANBIC BANK TANZANIA

LIMITED, (Amount Secured

varied to Tshs. 500,000,000/=)

Including C.T. 55899

~~Asst. Registrar of Titles~~
[Signature]

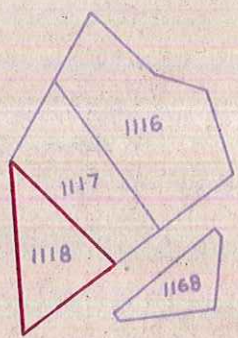
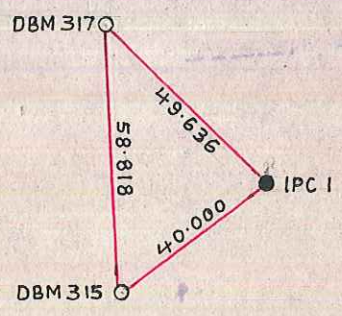
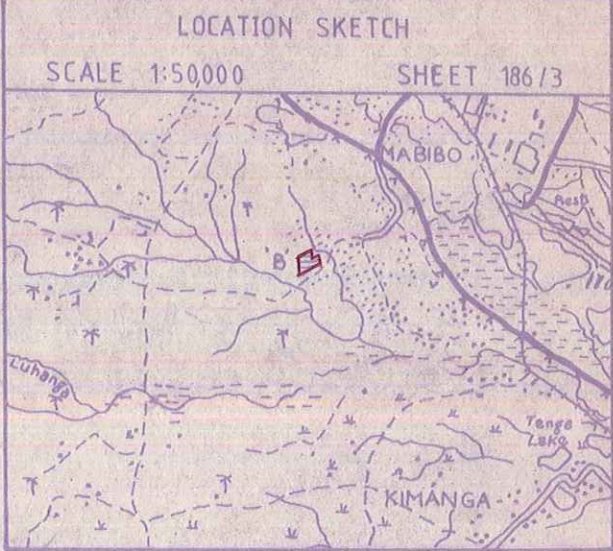


I the witness named herein
conditions contained in the mortgage
stand and delivery by the said
WITNESSES HEREBY SIGNING WHO
is known to me personally
identified to me by
the latter being known to me
personally in my presence
this 11th day of November 2007.
(Witness's)
Signature:
Postal Address:
Validation:

DAR-ES-SALAAM CITY



LOCATION UBUNGO SOUTH
BLOCK B
PLOT No. 1118
L.O. No. 212900
AREA 980 SQ. FT. SQM



195
 196/1
 192/2
 197/1

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

This plan, prepared in accordance with registered plan No. 31348
 • approved for purposes of the Land-Registration Ordinance
 Director of Surveys and Mapping *Rufanga* 3/7/2003
 Ministry of Lands, Housing and Urban Development, Dar es Salaam