

TANZANIA

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# CERTIFICATE OF OCCUPANCY

*(Issued under Section 9 of the Land Ordinance)*

Date of Issue:

Title Number: 13897 LAND REGISTRY. MOSHI

Land Office Number: 165013

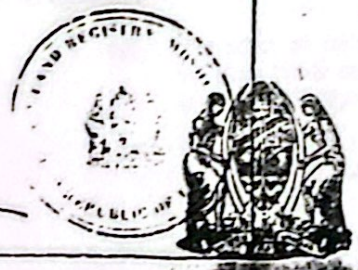
Land: PLOT NO. 689 BLOCK 'F' NJIRO ARUSHA MUNICIPALITY

Term: NINETY NINE (99) YEARS

TITLE No. 13897

REGISTERED ON  
21-10-98  
A

Asst. Registrar of Titles



Stamp Duty Shs. 100/- Paid  
and Revenue Receipt No. 1322145  
of 19.2.97  
LO. No. 155/23  
AR/7017  
Asst. Registrar of Titles

Stamp Duty Shs. 3190/- Paid  
on Original Revenue Receipt No. 1322145 of 19.2.97

Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 24<sup>th</sup> day of August One thousand nine hundred and ninety eight

TITLE No. 13897 LAND REGISTRY, MOSHI

THIS IS TO CERTIFY that GULAMABBAS GULAMALI VIRJEE and MONTAZIR GULAMALI VIRJEE of P.O. Box 2665 ARUSHA

(hereinafter called "the Occupiers" 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 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 ninety five ----- 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, 196, shall thereafter pay of shillings sixty seven thousand seven hundred and eighty three (Shs. 67,783/=) ----- 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 2005, 2005, 2025, 2035, 2045, 2055, 2065, 2075 and 2085 -- 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 Arusha Municipal Council (hereinafter called "the Authority");
  - (ii) By the thirty first day of December --- 196, 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 ----- 1998 ;
  - (v) At all times during the term after the thirtieth ---- day of June ----- 98, 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");

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B. L. MARO  
ADVOCATE  
Notary Public  
Commissioner  
for Oaths  
ARUSHA

- (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 expenses of the Occupier 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 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 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 or buildings on it by any person other than the Occupier or their employees agents contractors or members of a 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 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. The land and building or buildings to be erected thereon shall be used Residential and Places of Assembly. Use Group 'A' use classes (a) and (b) and Use Group 'J' use classes (a) and (b) as defined in the Town and Country Planning (Use Classes) Regulations, 1967.

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

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**SCHEDULE**

All that land known as Plot No. 689 Block J. Mjiro Arusha Municipality containing two decimal point four two (2.42) Hectar. square feet shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 28248 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.

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

*Handwritten signature*  
**COMMISSIONER FOR LANDS**

O P Dem

We the within-named GULNABBAS GULMALI VIRJEE and MUNTAZIR GULMALI VIRJEE hereby accept the terms and conditions contained in the foregoing Certificate of occupancy.

SIGNED and BELIVERED by the said )  
GULNABBAS GULMALI VIRJEE who )  
is known to me personally/ )  
identified to me by — )  
the latter being known to me )  
personally in my presence this )  
day of 22<sup>nd</sup> APRIL, 1998. )  
Signature:..... STATE ATTORNEY )  
ARUSHA. )  
Postal Address: 3144 - ARUSHA )  
Qualification: STATE ATTORNEY. )

*Handwritten signature*

SIGNED and DELIVERED by the said )  
MUNTAZIR GULMALI VIRJEE who is )  
known to me personally/identified )  
to me by — )  
the latter being known to me )  
personally in my presence this )  
day of 22<sup>nd</sup> APRIL 1998. )  
Signature:..... STATE ATTORNEY )  
ARUSHA. .... )  
Postal Address: 3144 - ARUSHA )  
Qualification: STATE ATTORNEY. )

*Handwritten signature*



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ATTORNEY GENERALS CHAMBER,  
P. O. BOX 3144  
ARUSHA - Tanzania

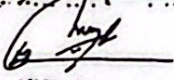
LAND REGISTRY, MOSHI

TRANSFER

Filed Document No. 21328

Date of registration 9-5-2007 time 1:00 P.m

To FIROZ ALI-HAJI SELEMANI 1/2 Share  
SAMINA JAFFER ABUWAJ 1/2 Share  
both of P.O. BOX 7267 ARUSHA  
(CONS. TSHS-32,000,000/-)



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