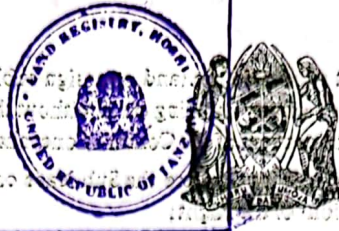


TITLE No. 9306  
 REGISTERED ON  
1-10-1992  
 Ass't Registrar of Titles



L.O. No. 120794  
 AR/3869

THE UNITED REPUBLIC OF TANZANIA

**CERTIFICATE OF OCCUPANCY**

(Section 9 of the Land Ordinance)

The day of 29th March One thousand  
 nine hundred and Eighty Nine Ninety  
 TITLE No. 9306 LAND REGISTRY, MOSHI

THIS IS TO CERTIFY that HAMZA JUMBE KIHAGO OF P.O. BOX 266 ARUSHA

(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 thirty three years from the first day of January One thousand nine hundred and eighty nine 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 89, shall thereafter pay rent of shillings six hundred and twenty five (Shs. 625/=) (Shs. 625/=) 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 1999, 2009 and 2019 or within three years thereafter in each case.

2. The Occupier shall:—
- (i) 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 Arusha Municipal Council (hereinafter called "the Authority");
  - (ii) 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");
  - (iii) 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;
  - (iv) 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 or modification of any condition in the Right.

Stamp Duty Shs. 36/- + 150/- Paid  
 on Original Revenue Receipt No. 310490 of 1-10-92  
 Ass't Registrar of Titles

Stamp Duty Shs. 20/- + 25/- Paid  
 and Revenue Receipt No. 310490  
 of 1-10-92 Issued.  
 Ass't Registrar of Titles

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 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 his employees or agents or 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.

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 maintained on the land and the same shall be used for Residential purposes. Use Group 'A' use classes (a) and (b) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

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

#### SCHEDULE

ALL that land known as Plot No. 116 Block 21 Kaloleni Arusha Municipality containing seven hundred and eighty (780) square metres square foot shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 17651 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.

  
**COMMISSIONER**  
**LAND DEVELOPMENT SERVICES**  
DIRECTOR OF LAND DEV. SERVICES.

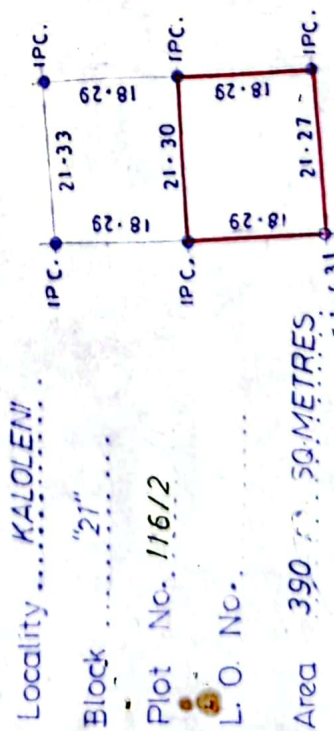
COMMISSIONER FOR LANDS

# ARUSHA MUNICIPALITY

AICC SITE 'C'



## INSET SHOWING DETAILS OF PLOT



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

This plan, prepared in accordance with Registered plan No. 17657, is approved for the purposes of the Land Registration Ordinance.

Director of Surveys and Mapping: *M. W. Mwandamany*

Date: 6/1/2000

Ministry of Lands, Housing and Urban Development

Dar es Salaam.

# ARUSHA MUNICIPALITY



I the within-named HAMZA JUMBE KIHAGO hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said HAMZA JUMBE KIHAGO who is known to me personally/identified to me by

*H. Kihago*

~~the latter being known to me personally~~ in my presence this 14 day of April 1989.

Signature: *[Handwritten Signature]*

Postal Address: 3003

*Arusha*

Qualification: Advocate





9

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO. 4 OF 1999)

RENEWAL OF RIGHT OF OCCUPANCY  
(Under Section 32)

Plot No.i16/2  
Block '21' Kaloleni  
Title No.9306  
L.O.No.120794

*Lolnwa* TO, FATUMA MUHIDINI of P.O. Box 13173, ARUSHA

I, IDRISKA KAYERA, ASSISTANT COMMISSIONER FOR LANDS of P.O. Box 3194 ARUSHA. HEREBY CERTIFY that the right of occupancy registered under the above reference and which is due to EXPIRE/EXPIRED on 31<sup>st</sup> day of December, 2021 is RENEWABLE/RENEWED subject to the following terms and conditions.

- 1. TERM: The term of the right of occupancy shall be Ninety Nine (99) years commencing on the 1<sup>st</sup> day of January Two Thousand and Twenty Two.
- 2. RENT: The occupier shall pay rent of Shillings Thirty Two Thousand Seven Hundred Sixty (32,760/=) only subject to revision
- 3. The right of occupancy shall expire on the 31<sup>st</sup> day of December, 2120

Other terms and conditions shall remain as appearing in the said Certificate of Occupancy.

Dated at ARUSHA this *30<sup>th</sup>* day of *March* 2023

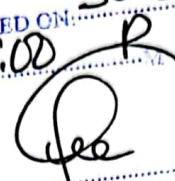
.....  
ASSISTANT COMMISSIONER FOR LANDS


Served upon me


*RHT*  
.....  
SIGNATURE OF THE OCCUPIER

Date. ....

Copy: The Assistant Registrar of Title,  
P.O.Box 3194,  
ARUSHA.

FILED DOCUMENT No: 4913  
REGISTERED ON: 30.03.2023  
AT: 01:00 P  
  
Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 500/- Paid  
923081168071986  
On Original Receipt No:  
22.03.2023  
of:  
  
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 500/- Paid  
923081168071986  
Receipt No:  
22.03.2023  
of:  
  
Stamp Duty Officer

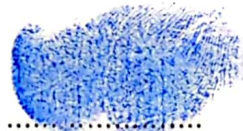


**THE UNITED REPUBLIC OF TANZANIA**  
**THE LAND ACT, 1999**  
**(NO. 4 OF 1999)**  
**TRANSFER OF A RIGHT OF OCCUPANCY**

C.T. No. 9306  
L.O.No.120794  
PLOT No.116/2  
BLOCK '21' KALOLENI  
ARUSHA MUNICIPALITY

IN CONSIDERATION of the sum of Tanzanian Shillings Two Hundred Sixty Five Million (265,000,000/=) Only, I, **FATUMA MUHIDINI** of P.O.Box 13173, ARUSHA, DO HEREBY TRANSFER to **RICKSON NICKSON MOSHI** of P.O. Box 13842 , ARUSHA, a Right of Occupancy registered under the above reference.

SIGNED and DELIVERED by the said )  
**FATUMA MUHIDINI** who is known )  
to me personally/identified to me by )  
..... )  
the latter being known to me personally )  
in my presence this 10th )  
day of JULY 2023 )



TRANSFEROR



NAME: SELEMAN GODFREY SANDI )  
SIGNATURE: [Signature] )  
POSTAL ADDRESS: 1318, ARUSHA )  
QUALIFICATION: ADVOCATE )

SELEMAN GODFREY SANDI  
ADVOCATE, NOTARY PUBLIC &  
COMMISSIONER FOR OATHS  
P.O. BOX 1318  
ARUSHA, TANZANIA

SIGNED and DELIVERED by the said )  
**RICKSON NICKSON MOSHI** who is known )  
to me personally/identified to me by )  
NICKSON MEDVAIS MOSHI )  
the latter being known to me personally in my )  
presence this 10th )  
day of JULY 2023 )

[Signature]  
TRANSFeree




NAME: SELEMAN GODFREY SANDI )  
SIGNATURE: [Signature] )  
POSTAL ADDRESS: 1318, ARUSHA )  
QUALIFICATION: ADVOCATE )

SELEMAN GODFREY SANDI  
ADVOCATE, NOTARY PUBLIC &  
COMMISSIONER FOR OATHS  
P.O. BOX 1318  
ARUSHA, TANZANIA

IN EXERCISE OF THE POWERS VESTED IN ME UNDER SECTION 37 OF THE LAND ACT 1999, I  
Rehema Jato Mdee AUTHORIZED LAND OFFICER/COMMISSIONER  
FOR LANDS, HEREBY APPROVE THIS DISPOSITION

COMMISSIONER FOR LANDS/AUTHORIZED OFFICER



FILED DOCUMENT No. 5938  
REGISTERED ON: 12.10.2023  
AT: 08:11 A M  
  
Senior Asst. Registrar of Taxes

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 500/- Paid  
923248200262823  
On Original Receipt Shs:  
of: 05.09.2023  
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 500/- Paid  
923248200262823  
Receipt No:  
of: 05.09.2023  
Stamp Duty Officer