

TANZANIA

# CERTIFICATE OF OCCUPANCY

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

A circular notary seal for Ahazi Jotham, Advocate, Notary Public & Commissioner for Oaths. The seal contains a central emblem with a scale of justice and a book. Below the emblem, the text reads: "Certified as True Copy of the Original", "Ahazi Jotham", "Advocate, Notary Public & Commissioner for Oaths", "Sign: [Signature]", and "Date: 19/12/2026".

Certified as True Copy of the Original  
Ahazi Jotham  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: [Signature]  
Date: 19/12/2026

Date of Issue:

Title Number: **4162** LAND REGISTRY - MOSHI

Land Office Number: 42959.

Land: Plot No. 42, Block 'C' Farm No. 148/1 Moshi Township.

Term: Ninety-nine years.

REGISTERED 24-7  
8.08 9.  
Land Form 32  
Asst. Registrar of Titles



and Revenue Receipt No. 651372  
of 22-12-77 issued.  
Asst. Registrar of Titles

L.O. No. 42959.



K.L.D. No. 339.

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 16 day of April One thousand nine hundred and eighty-one.

TITLE No. 4162 LAND REGISTRY-MOSHI

THIS IS TO CERTIFY that LEANDRI LEONARD TAIRO URASA OF P.O. BOX 9373, DAR ES SALAAM

(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

January One thousand nine hundred and seventy eight 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 78 shall thereafter pay rent of shillings One hundred and fifteen (Shs. 115/-) 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 1988, 1998, 2008, 2018, 2028, 2038, 2048, 2058 and 2068 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 Moshi Town Council (hereinafter called "the Authority").
  - (ii) By the thirtieth day of June 19 78 submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevation 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 December 19 80
  - (v) At all times during the term after the thirtieth day of December 19 80 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");

Stamp Duty Shs 10/= Paid on Original Revenue Receipt No.

- (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 or 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 or buildings on it by any person other than the Occupier or ~~the~~ 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 erected on the land and the same shall be used for Residential purposes only, 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 and in public interest.

# MOSHI TOWNSHIP



INSET SHOWING DETAILS OF PLOT

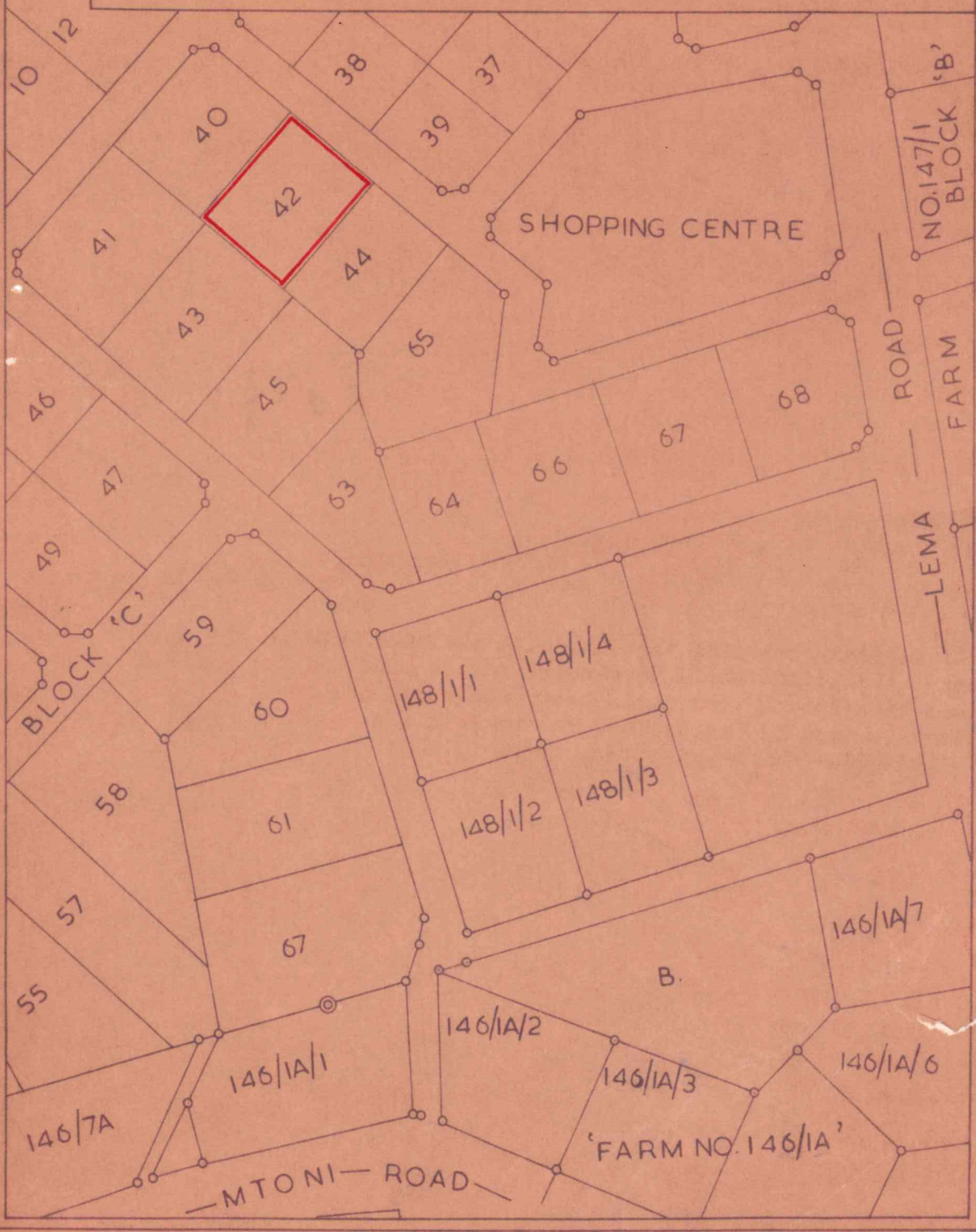
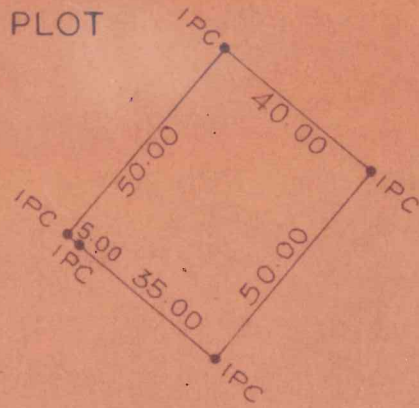
LOCALITY FARM NO 148/1

BLOCK 'C'

PLOT NO. 42

L.O.NO. 42959

AREA 2,000 SQ.M.



SCHEDULE

ALL that land known as Plot No. 42, Block 'C' Farm No.148/1 Moshi Township containing two thousand (2,000) square metres ---

~~square metres~~ shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 18015 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*

DIRECTOR OF LAND DEVELOPMENT SERVICES

I, the within-named LEANDRI LEONARD TAIRO URASA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said LEANDRI LEONARD TAIRO URASA who is known to me personally/  
~~identified to me by~~

*Handwritten signature of the official*

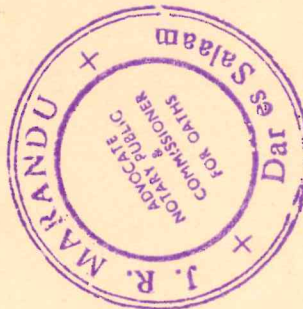
~~the latter being known to me personally in my presence~~  
this 30<sup>th</sup> day of JANUARY 1981.

Signature: *[Handwritten Signature]*

Postal Address: *[Handwritten Address]*

*[Handwritten Name]*

Qualification: *[Handwritten Qualification]*



NOTE

In the document every reference to Commissioner for Oaths and Notary Public is to the Director of Land Development Services and Mapping

MORTGAGE

Filed Document No. 33013  
 Date of registration 25-8-2012 time 1:00 P.M.  
 To BANK OF MOMBASA LIMITED  
P.O. BOX 96, DAR ES SALAAM.  
 (To Secure Tsh. 600,000,000/-)  
 at 9:00 am

*[Signature]*  
 Asst. Registrar of Titles

LAND REGISTRY, MOSHI  
 DEED OF VARIATION

Filed Document No. 35780  
 Date of registration 6-8-2013 time 1:00 P.M.  
 To AMOUNT SECURED  
VARIED TO AN UNSP-  
PECIFIED AMOUNT  
 at 9:00 am

*[Signature]*  
 Asst. Registrar of Titles

LAND REGISTRY, MOSHI UNDER  
 TRANSFER POWER OF SALE

Filed Document No. 53292  
 Date of registration 26-8-19 time 9:00 am  
 To RICHARD RENATUS OR  
P.O. BOX 3024, MOSHI.  
 (CONV. TSHS. 230,000,000/-)

*[Signature]*  
 Asst. Registrar of Titles

