THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

THE LAND ACT, Cap 113
(Under Section 29)

Title Number: **DSMT1078406** Date of Registration: **20-May-2025 [10:48]**

REGISTRAR OF TITLES
(20-May-2025)
Registered under section 27 of the Land Registration Act (Cap 334).

I. REGISTERED OCCUPIER AND TENURE

THIS IS TO CERTIFY that **HUSSEIN JUZER ALIBHAI** of P.O. BOX 5404 Kiwalani, Ilala, Dar es Salaam, share (1/2) and **JUZER AKBERALI ALIBHAI** of P.O. BOX 5404, Kigamboni, Dar es Salaam, share (1/2) (hereinafter called "the Occupier") are 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 **ninety nine (99) years** from **the first day of January two thousand and twenty five** 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.

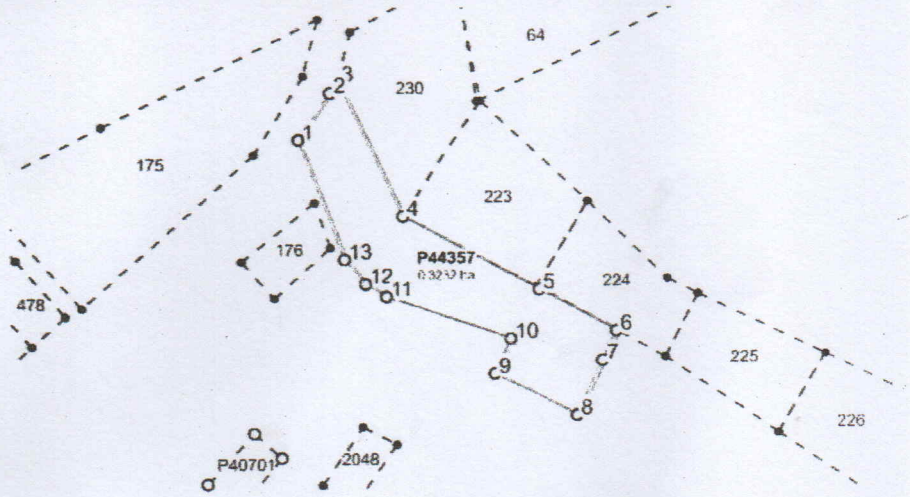
II. DESCRIPTION OF THE PROPERTY

District: Ilala
Location: KIWALANI
Block: -
Plot No.: P44357
Area: 3,231.94 Square Metres
Reg. Plan No.: DSMS0038679

Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S

	X	Y
1	525241.41	9242012.77
2	525251.93	9242028.24
3	525254.66	9242032.04
4	525275.98	9241987.52
5	525320.84	9241963.06
6	525346.32	9241949.18



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 **Commercial (Retail and Wholesale)** purposes only. Use Group(s) and Use Class(es) **M (b);** 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
(20-May-2025)