

Certified
Sign
F.H.D.
Advocate

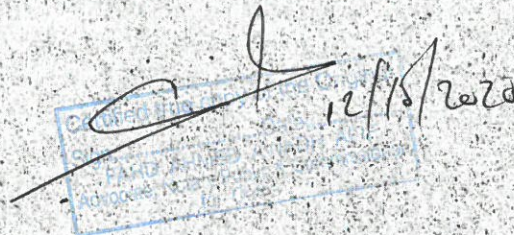
Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)


12/18/2020

Date of Issue:

Title Number: 90622

Land Office Number: 284070

Land: PLOT NO. 1005 TUANGOMA DAR E S SALAAM CITY

90622
17.6.2011
11:00 AM
Mwaka
Registrar of Titles



Certificate of the Original
Date: 12/15/2020
AHMED AWADH AF
Advocate, Notary Public & Commissioner
for Oaths

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. 100/- Paid
Receipt No 33741165
of 29-10-2008
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
(Under Section 29)

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs. 2587/- Paid
Receipt No 33741165
of 29-10-2008
Stamp Duty Officer

Title No. 90622

L.O. NO. 284070.

LD/TM/TUAG/15761.

The 14th day of June, 2011

THIS IS TO CERTIFY that JAPHET SAMUEL MWAKISYALLA of P.O. BOX 11764, 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") for a term of thirty three years from the first day of October, Two thousand and eight 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 having paid rent up to the thirtieth day of June 2009, shall thereafter pay rent of shillings six thousand four hundred eighty (TShs. 6,480/=) only a year in advance 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 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.

AC2

- 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. Building to be in permanent materials.
- iv. Building plans to be submitted to the **TEMEKE MUNICIPAL COUNCIL** within six months from the commencement of the Right.
- v. Building construction to begin within six months after the approval of the plans.
- vi. Building to be completed within thirty six months from the commencement of the Right.

3. **USER:** Only one main building together with the usual and necessary outbuildings shall be erected thereon and the same shall be used for **Commercial/Residential** purposes only. Use Group 'A' Use Classes (a) and (c) and Use Group 'D' Use Class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993

4. The Occupier shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.

5. The Occupier 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.

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

SCHEDULE

ALL that Land known as Plot No. 1005 situated at Tuangoma in Dar es Salaam City containing Four hundred thirty two (432) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 44889 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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

[Signature]
ASST. COMMISSIONER FOR LANDS

I, the within named JAPHET SAMUEL MWAKISYALLA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
JAPHET SAMUEL MWAKISYALLA who)
is known to me personally/identified to me)
by)
the latter being known to me personally in)
my presence this 26th day of NOVEMBER)
2008.)

[Signature]

Witness's
Signature.....

[Signature] PRINCIPAL RESIDENT MAGISTRATE
DAR-ES-SALAAM

Postal Address: Box 9004
DAR-ES-SALAAM

REGISTRY DAR - ES - SALAAM
MORT GAGE

Document No.

183039
27/4/16

Date of Registration

time 1:00

AMANA BANK LIMITED
OF P.O BOX 9221 DUSLAAM
TO SECURE UNSPECIFIED AMOUNT

FD: 183039

Sen. Ass. Registrar

Handwritten signature
12/18/2020
Fahd Ahmed Awadh
Advocate, Notary Public & Commissioner
for Oaths

LAND REGISTRY DAR - ES - SALAAM
TRANSFER

Filed Document No.

183039

Date of registration

12.8.2016 time 10:30 Am

ALLY MOHAMUD ADON OF

P.O. BOX 16484 DAR ES SALAAM.

CONS: 5,000,000/- TSH

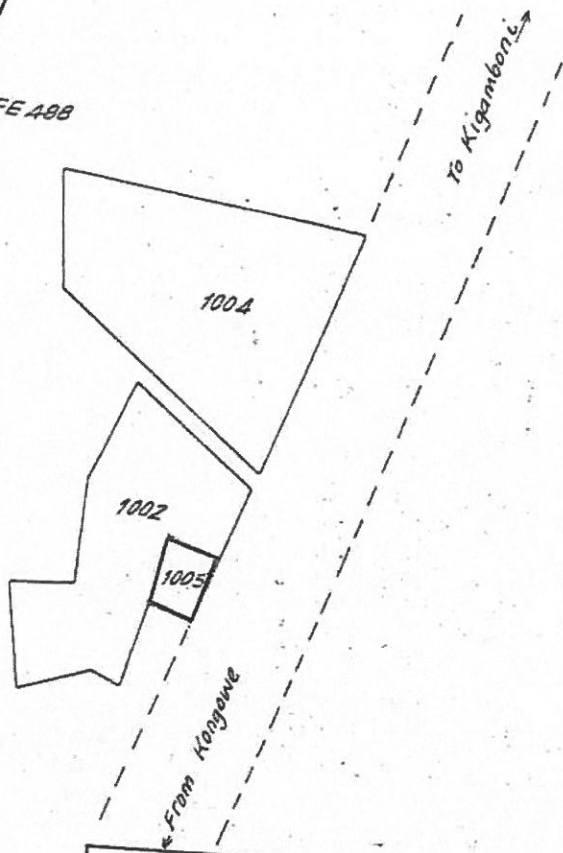
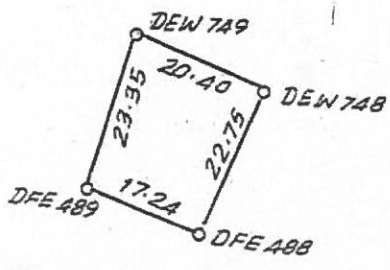
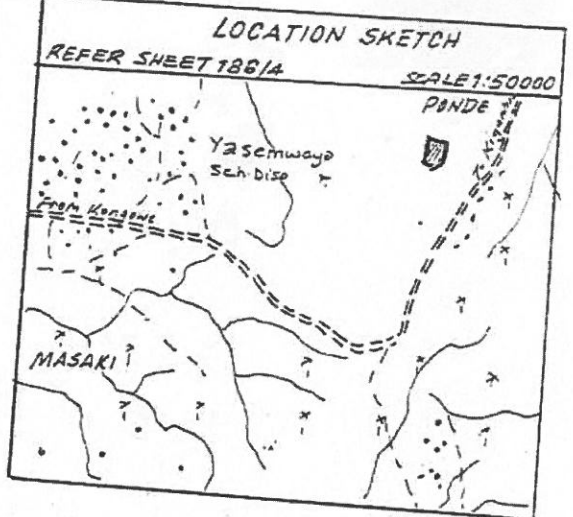
Senior Ass. Registrar

Handwritten signature

DAR ES SALAAM CITY



LOCATION	TUANGOMA
BLOCK	—
PLOT No.	1005
L.O. No.	284070
AREA	432 SQ. MET. SQM



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

This plan, prepared in accordance with Registered Plan No. 44889 approved for purposes of the Land Registration Ordinance, is hereby approved for registration.

Director of Survey and Mapping
 Ministry of Lands, Survey and Urban Development, Dar es Salaam

Date: 12/11/2008