

# CERTIFICATE OF OCCUPANCY

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

Date of Issue:


Title Number: 42522

Land Office Number: 131,419


Land: FARM NO. 1130 AT MEMBEGABA KONGONE KIBAKA DISTRICT.

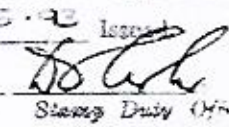
Term: THIRTY THREE YEARS.

Certified true Copy of the Original

Sign:  Date: 13/12/2023

TUNU MBARAK ALAUDIN  
Advocate Notary Public & Commissioner for Oaths

TITLE No. 42522  
 RECEIVED 10-13  
 M. J. P. M.  
 Deputy Area Registrar of Titles  


TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs. 52/-  
 and Revenue Receipt No. 520661  
 L.O. NO. 141,419 3.5.93 Issued  
 LD/MP.53554  
  
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

The fourth day of October One thousand  
 nine hundred ninety three.

TITLE NO. 42522

THIS IS TO CERTIFY that HAMISI FIKIRINI MWABI TRADING UNDER THE  
 NAME AND STYLE OF MWABI ENTERPRISES OF P. O. BOX 2306 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 April One  
 thousand nine hundred and ninety three 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 enact-  
 ment 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, 1994 shall thereafter pay rent of shillings one thousand  
 three hundred sixty five (shs.1365/=) 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 2003, 2013 and 2023  
 or within three years thereafter in each case.
2. The land shall be used only for agricultural and pastoral  
 purposes.
3. The Occupier shall:-
  - (a) demarcate the boundaries of the land to the satisfac-  
 tion of Kibaha District Council (hereinafter called  
 "the Authority"), and thereafter so maintain such  
 demarcation that the boundaries are always easily  
 identifiable;
  - (b) do everything necessary to protect the soil and pre-  
 serve soil fertility and prevent soil erosion on the  
 land and cultivate the land so as not to cause soil  
 erosion outside its boundaries and do all things which  
 may be required by the Commissioner of Agriculture  
 to achieve such objects;
  - (c) 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  
 for Surveys and Mapping.

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs. 64/- Paid  
 on original Receipt No. 520661

4. The occupier shall not subdivide the land or assign, or otherwise dispose of it or of part out of it without the previous written consent of the Commissioner for Land. Any person other than the Occupier working or occupying the land otherwise than in the capacity of a servant or contractor of the Occupier shall be deemed to be a sub-tenant for the purposes of this condition.

5. The Right shall confer no water rights.

6. The occupier shall pay to the Minister on demand made by the Commissioner for Land on his behalf any further fees or duties which may be discovered to be payable by him in connection with the Right.

7. The President may revoke the Right for failure by the occupier to comply with the conditions expressly or impliedly contained in the Right and in the Public interest.

#### S C H E D U L E

ALL that land known as FARM NO. 1130 at Mjembesaba Kongowe K District containing one decimal point three four nine (1.349) shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbered 2673 deposited at the Office of the Director of Surveys and Mapping at Dar es Salaam.

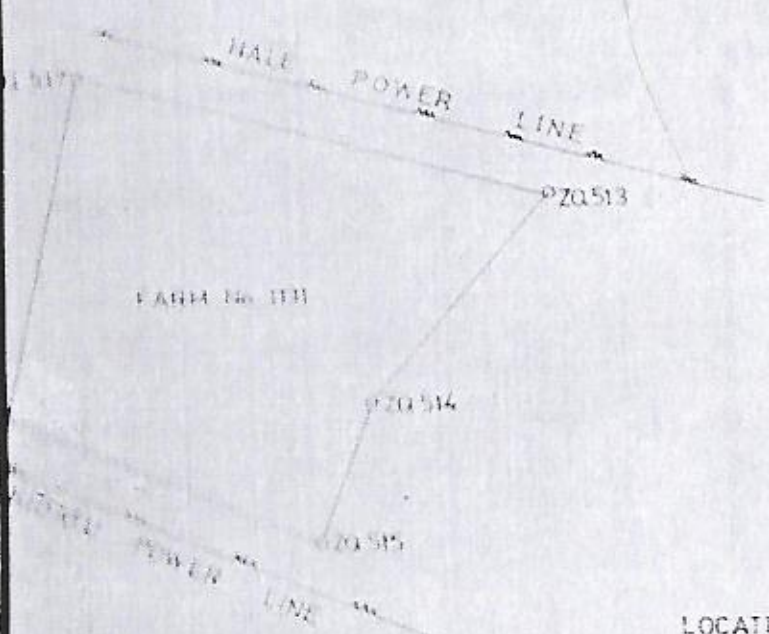
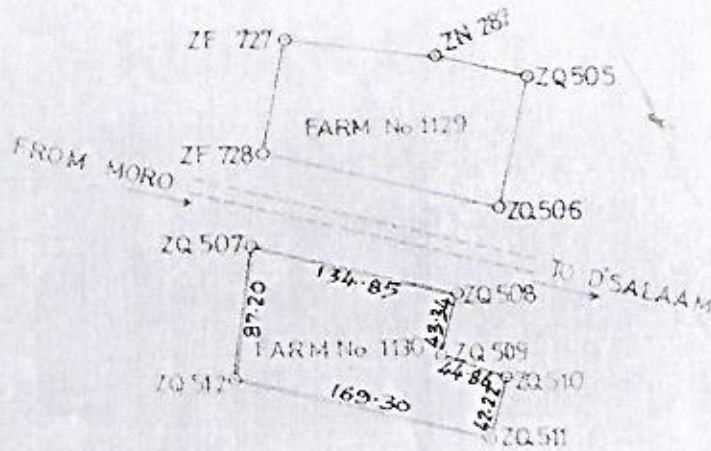
GIVEN under my hand and seal and by Order of the Minister this day and year first above written.

  
COMMISSIONER FOR LAND

The within-named HAMISI FIKIRINI MKWABI TRADING UNDER THE NAME AND STYLE OF MKWABI ENTERPRISES hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

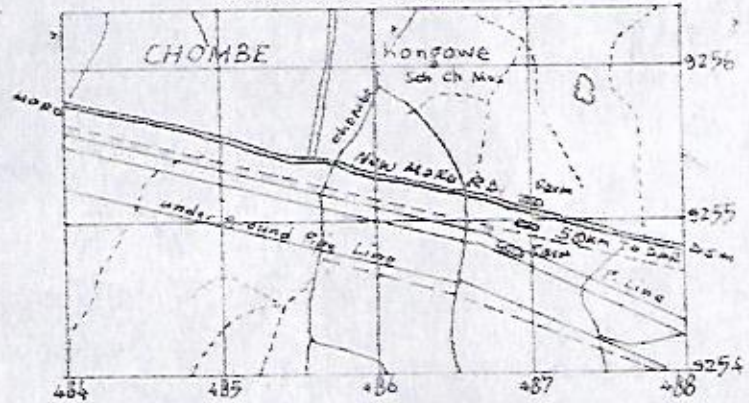
SIGNED and DELIVERED by the said  
HAMISI FIKIRINI MKWABI who is known  
to me personally/identified to me  
by .....

# KIBAHA DISTRICT



LOCATION Miembesaha Kongowe  
 FARM No 1130  
 L.O. No 131419  
 AREA 1.349 Ha.

LOCATION SKETCH



SHEET 185/2

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This plan implies no guaranteed  
 admission of title by the Government.

This plan, prepared in accordance with  
 is approved for registration and  
 by the Survey and Mapping  
 Department, Ministry of  
 Housing and Urban Dev.  
 27/9/1993

26731

SURVEY OF FARM No. 1130 MIEMBE SABA  
KONGOWE - KIBAHA DISTRICT

ZQ	507		
		108° 24' 10"	135.15
ZQ	508		
		194° 50' 40"	43.34
ZQ	509		
		106° 50' 10"	44.86
ZQ	510		
		195° 10' 10"	42.22
ZQ	511		
		283° 39' 40"	169.30
ZQ	512		
		08° 10' 40"	90.18
ZQ	507		

Area = 1.349 Ha.