

TANZANIA

THE LAND ACT 1999

(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY
(Under Section 9 of the Land Ordinance)

(Under Section 29)

Date of Issue:

Title Number:

100539


Land Office Number: 206724

Land: PLOT NO. 71 BLOCK 'B' BOKO DOVYA IN KINONDONI MUNICIPALITY.

Term: THIRTY THREE YEARS.

TITLE NO. 100539
 REGISTERED 6-9-06
 AT 11:00 Am.
Land Form 32

Mina
 Senior Ass. Registrar of Titles



TANZANIA STAMP DUTY ACT
 Stamp Duty No. 100/=
 L.O. No. 206724
 on original Receipt No. 2601788
 of 18-5-2006

Mina
 Stamp Duty Officer

TANZANIA STAMP DUTY ACT
 Stamp Duty No. 500/=
 on original Receipt No. 2601788
 of 18-5-2006

Mina
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
 CERTIFICATE OF OCCUPANCY
 (Section 9 of the Land Ordinance)

The 2nd day of September, Two thousand and six.

TITLE NO. 100539

THIS IS TO CERTIFY that CYNTHIA THOMAS NAIVASHA of P.O.Box 2389, 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, One thousand nine hundred and ninety five** 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, 1996, shall thereafter pay rent of shillings **thirteen thousand three hundred (Tshs.13,300/=)** only 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 **2005, 2015 and 2025** 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 **Kinondoni Municipal Council** (hereinafter called "the Authority");
- (ii) By the **thirty first day of March, 1996**, submit to the Authority such plans for the buildings, (including block plans showing the positions of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority; and are in accordance with the building conditions in sub-paragraph (i) above which said plans and specification shall be submitted in triplicate;
- (iii) Within six months from the date of notification by the Authority or 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 September, 1998**;
- (v) At all times during the term after the **thirtieth day of September, 1998**; have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commission for Lands (hereinafter called "the

- (vi) Not erect or commence to erect on the land building except in accordance with building plans and specifications which shall have been first approved by the Authority as here in before provided;
- (vii) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to re-established at any time at the Occupier's expenses as assessed by the Director for Surveys and Mapping.

Approval of the 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 condition 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.

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 building on it by any person other than the Occupier or her employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as here in before provided the Commissioner shall have as 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. USER: Only one main building together with the usual and necessary outbuildings shall be built on the land and the same shall be used for **Residential** purposes only; Use Group 'A' use classes (a) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

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

SCHEDULE

ALL that Land known as Plot No.71 Block 'B' Boko Dovyia in Kinondoni Municipality containing **one thousand one hundred ninety four (1194) square metres** shown for identification only edged **black** on the plan attached to the Certificate and defined on the registered survey plan numbered **28850** deposited at the office of the Director 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 FOR LANDS

I, the within-named that **CYNTHIA THOMAS NAIVASHA** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said
CYNTHIA THOMAS NAIVASHA who is
known to me personally/~~identified to me by~~
the latter being known to me personally in my
presence this 27 day of June.....2006.



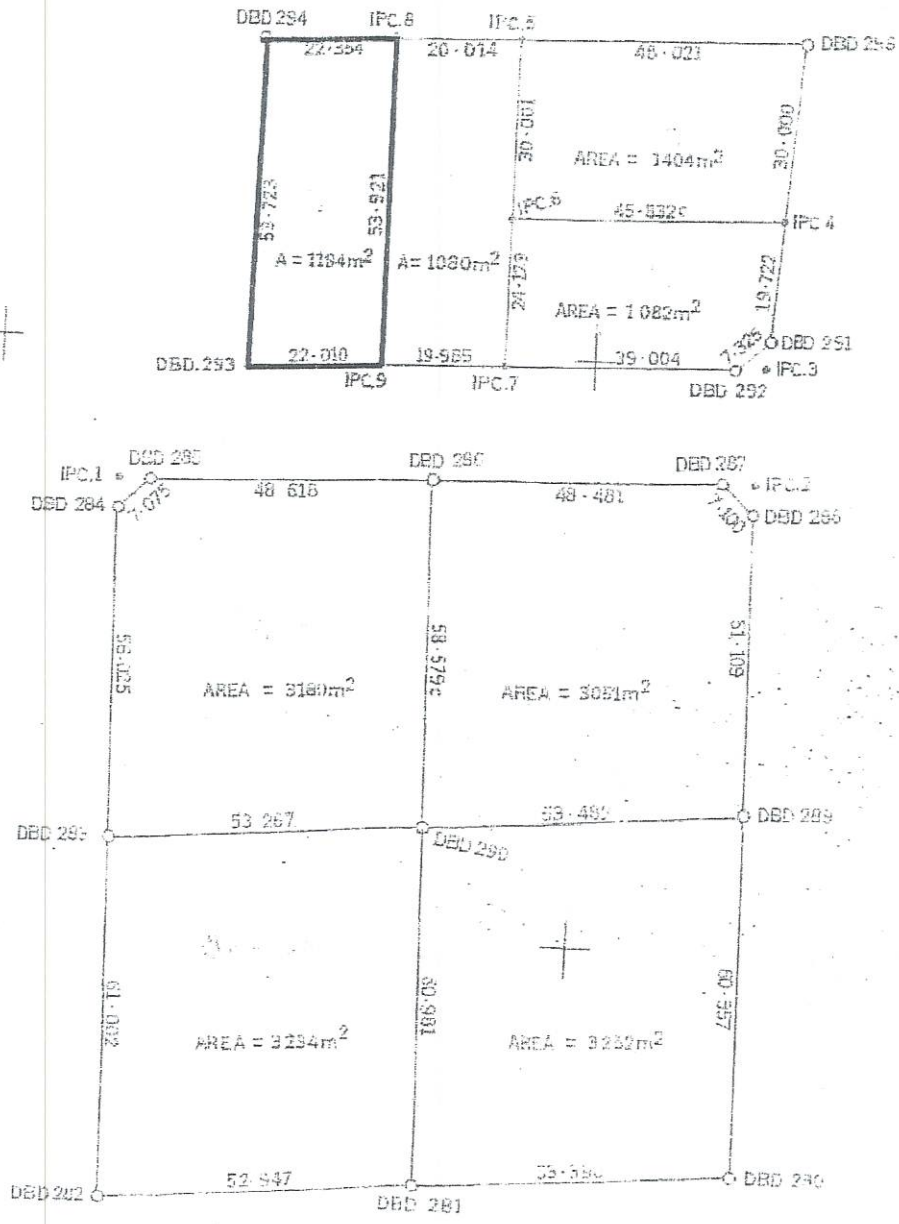
Witness's
Signature..... 
Postal Address: P.O. Box 878
Dar es Salaam
Qualification: Accountant



PLOT No. 71 BLOCK: B BOKO DOVYA - KINONDONI MUNICIPALITY

L.O. No. 206724

AREA: 1194 SQM



The issue of this plan implies no guarantee or admission of title deed.

The plan prepared in accordance with Registered Plan No. 28850 is approved for purpose of the Land Registration Ordinance.

Director of Surveys and Mapping *Rifanga* Date 6/6/2006
 Ministry of Lands and Human Settlements Development. D'Salaam

UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO.4 OF 1999)

CERTIFICATE OF APPROVAL OF A DISPOSITION
(Under Section 39)

C.T. No. 100539
L.O. No. 206724
LD. No. 177706
Land Description PLOT NO 71
BLOCK "B" BOKO DOVA

I, DAVID MALUNGWA MUSHENDWA ~~COMMISSIONER FOR~~
~~LANDS/AUTHORISED OFFICER~~ hereby APPROVE the disposition of the right of
occupancy under the above reference subject to the following:-

Consent granted as per minute No. 41 of 29/9/2017

TRANSFER OF A RIGHT OF OCCUPANCY

DAVID MALUNGWA MUSHENDWA
~~COMMISSIONER FOR LANDS/AUTHORISED OFFICER~~

Date: 09/03/2018

To: Name. HANSOM TANZANIA LIMITED
Address: P.O. BOX 11722, DAR ES SALAAM.

Copy: The Registrar

Stamp duty fees	TShs. 597,300/-
Approval fees	TShs. 80,000/-
Registration fees	TShs. 597,000/-
ERV No.	
For Commissioner for Lands	<i>(Signature)</i>

ERV No. 99001097101 of 5/2/2018
 ERV No. 13165833 of 25/10/2016
 ERV No. 99001097050 of 5/2/2018