

TANZANIA

~~THE LAND ACT 1999~~

~~(NO. 4 OF 1999)~~

CERTIFICATE OF OCCUPANCY

(Under Section 9 of the Land Ordinance)

~~(Under Section 20)~~

Date of Issue:

Title Number: 100424


Land Office Number: 206721.

Land: PLOT NO. 72 BLOCK 'B' BOKO DOVYA IN KINONDONI MUNICIPALITY.

Term: THIRTY THREE YEARS.

NO. 100424  
 REGISTERED 6-9-06  
 AT 11:00 am  
 Land Form 32

Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT  
 Stamp Duty No. 100/2  
 and Revenue Receipt No. 26017883  
 of 18-5-06  
 L.O. No. 206721  
 L.D. No. 177711

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty No. 690/2  
 and original Receipt No. 2601788  
 of 18-5-06

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. 100424.

THIS IS TO CERTIFY that DIANA 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 **twelve thousand one hundred (Tshs.12,100/=)** 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 Commissioner for Lands (hereinafter called "the Commissioner");

- (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 a 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:

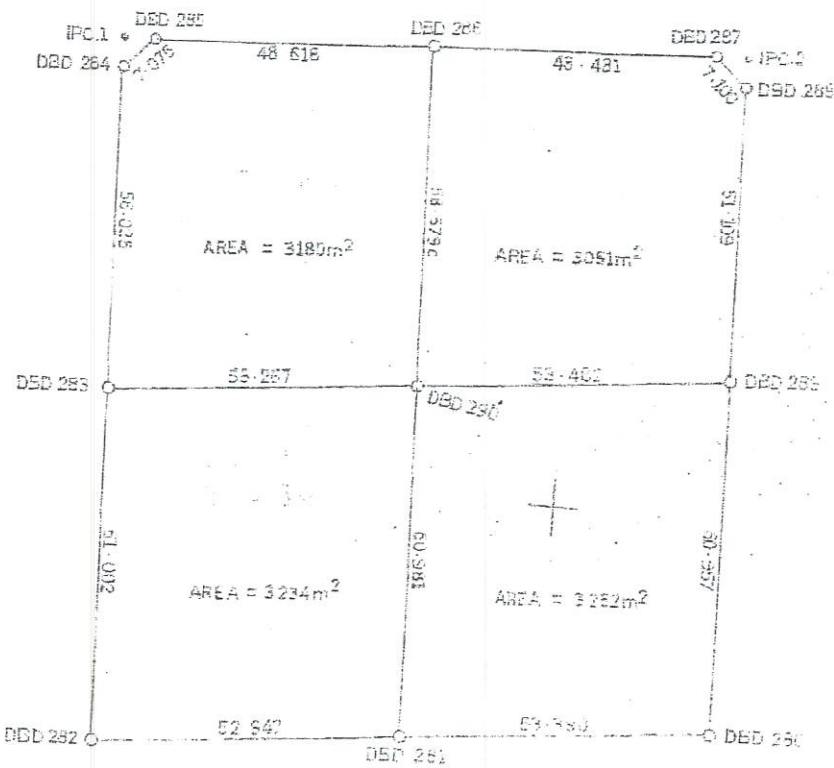
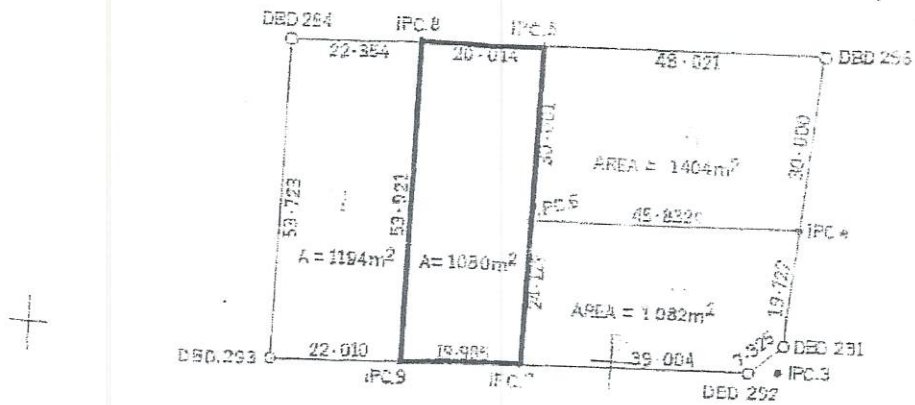
- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
- (iii) such sum as the Commissioner shall asses 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 adjoin, 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.

PLOT No. 72 BLOCK: B BOKO DOVYA - KINONDONI MUNICIPALITY

L.O. No. 206721

AREA: 1080 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 *A. J. J. J.* Date 6/6/2006  
 Ministry of Lands and Human Settlements Development. D'Salaam

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

**SCHEDULE**

**ALL** that Land known as Plot No.72 Block 'B' Boko Dovyia in Kinondoni Municipality containing **one thousand and eighty (1080) 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.

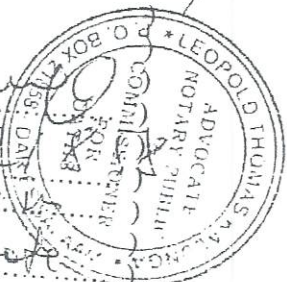


COMMISSIONER FOR LANDS

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

SIGNED and DELIVERED by the said  
DIANA THOMAS NAIVASHA who is  
known to me personally/ identified to me by  
the latter being known t me personally in my  
presence this: 27th day of July.....2006.

Witness's  
Signature..... J. M. Mwalimu  
Postal Address: P.O. Box 11111  
Dar es Salaam  
Qualification: Advocate



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

CERTIFICATE OF APPROVAL OF A DISPOSITION  
(Under Section 39)

C.T. No. ~~206721~~ 100424  
L.O. No. 206721  
LD. No. 177711  
Land Description PLOT NO. 72  
BLOCK B DOVVO BOKO

I, RACHEL WILFRED KILASI ~~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. 43 of 06/04/2018

Transfer of right of  
occupancy:

Rachel Wilfred Kilasi  
~~COMMISSIONER FOR LANDS/AUTHORISED OFFICER~~

Date: 28<sup>th</sup> June, 2018

To: Name HAMSON TAMRAMIA LIMITED  
Address: P.O. BOX 11722 DAR-ES-SALAAM

Copy: The Registrar

Stamp duty fees	Tsh. 540,200/=
Approval fees	Tsh. 80,000/=
Registration fees	Tsh. 540,000/=
ERV No. ....	
To: Commissioner for Lands	Kidung'u

ERV No. 9900.1959.673 of 11.15.2018  
 ERV No. 13.16.5030... of 3.5.10/2016  
 ERV No. 9900.19.59.653 of 11.1.5.13.018