

Land Form 23 A.

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

(Under Section 29)

Date of issue:

Title Number: 168587

Land Office Number: 902251

Land: **INDUSTRIAL** **6/1**  
PLOT NO. 283 BLOCK 'L' AT VIJIBWENI AREA IN KIGAMBONI MUNICIPALITY

Certified True Copy of the Original  
Sign: *[Signature]* Date: 05/11/2016  
EDNA EDESIUS MAPUNDA  
Advocate, Notary  
Public & Commissioner for Oaths

NINETY NINE YEARS

THE UNITED REPUBLIC OF TANZANIA  
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:  
Ref. No. LR/T 168587



LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 08 Dec, 2017

MOHAMED MOHAMED HUSSEIN  
P.O Box 19147  
DAR ES SALAAM  
Sir/Gentlemen/Madam,


RE: TITLE NO: 168587 LAND OFFICE NO: 902251  
PLOT NO. 2 & 3 BLOCK L AT VIJIBWENI INDUSTRIAL

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

  
REGISTRAR OF TITLES

Copy to: Commissioner for Lands  
Your LD File No: 353089 refers

TITLE No. 168587  
 REGISTERED 06.12.2017  
 AT 01:00 PM



*[Signature]*  
 Registrar of Titles

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs: 100/= Paid  
 Receipt No: 99000630739  
 of: 13.11.2017  
*[Signature]*  
 Stamp Duty Officer

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

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs: 44371/= Paid  
 On Original Receipt Shs: 99000630739  
 of: 13.11.2017  
*[Signature]*  
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY  
 (Under Section 29)

Title No. 168587  
 L.O. NO. 902251  
 KGMC/LD/VIJ/L/817

The 30th day of November Two thousand and Seventeen

THIS IS TO CERTIFY that **MOHAMED MOHAMED HUSSEIN** of P.O. BOX 19147, 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 **Ninety nine years** from the **first day of October, Two thousand and Seventeen** 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 2018, shall thereafter pay rent of shillings **Eight hundred eighty seven thousand six hundred twenty five (TShs.887,625/=)** 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.

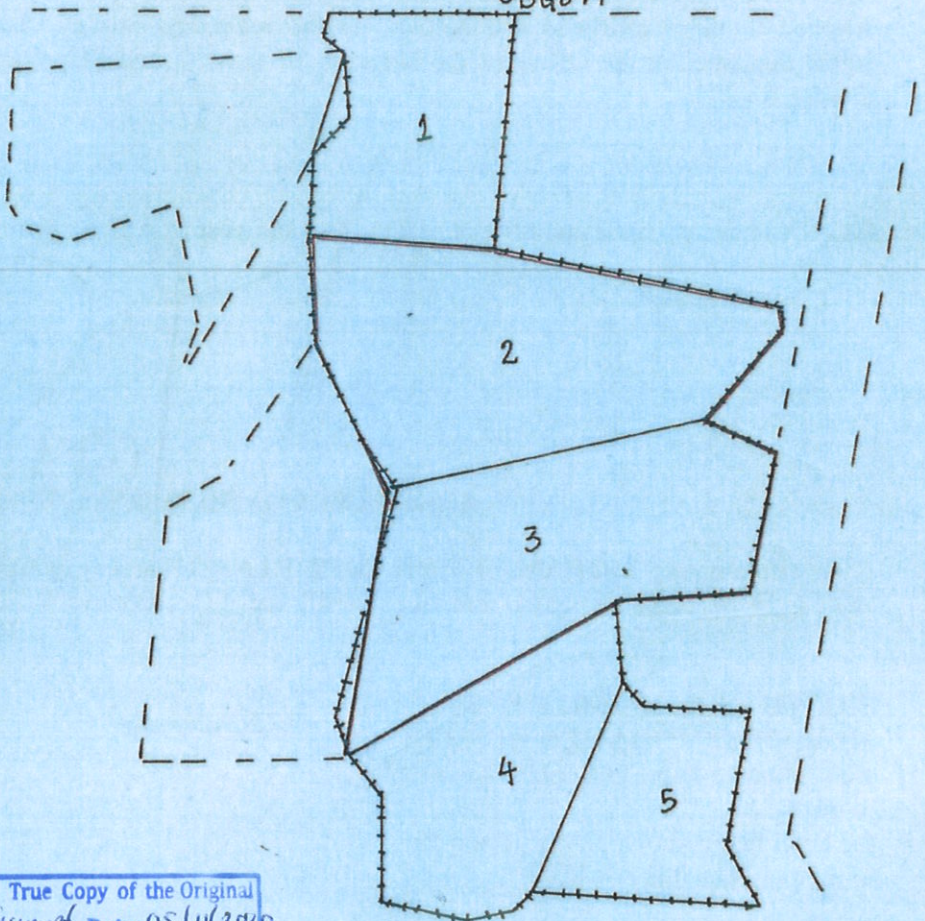
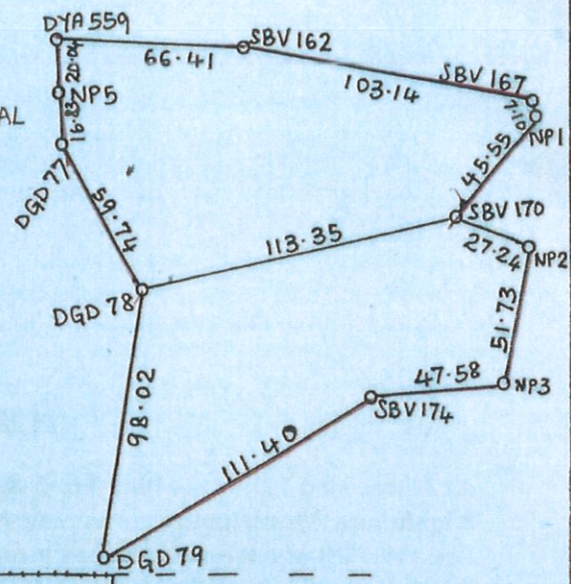
Certified True Copy of the Original  
 Sign: *[Signature]* Date: 05/11/2017  
 EDNA EDESIUS MAPUNDA  
 Advocate, Notary  
 Public & Commissioner for Oaths

- 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 **KIGAMBONI 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:** The land and the buildings to be erected thereon shall be used for **Industrial** purposes only. **Use Group 'M' use classes (a) and (b)** 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.

KIGAMBONI MUNICIPALITY



LOCATION VUJIBWENI INDUSTRIAL  
 BLOCK ... 1 ...  
 PLOT NO ... 2 & 3 ...  
 L.O. NO ... 902251 ...  
 AREA ... 19725 SQM/SQFT ...



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 Advocate, Notary  
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The plan prepared in accordance with Registered Plan no. 90933  
 is approved for purpose of the Land Registration Ordinance for  
 Director of Surveys and Mapping... date 15-11-2017  
 Ministry of Lands Human Settlements Developments. Dar-es-Salaam.

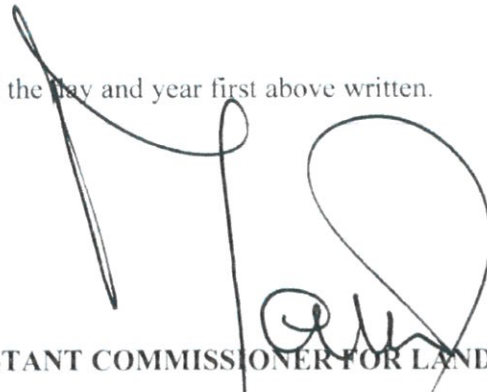
The issue of this plan implies no guarantee or  
 admission of Title by the Government.

SCHEDULE

ALL that land known as Plot No. 2 & 3 Block 'L' situated at Vijibweni area in Kigamboni Municipality containing Nineteen thousand seven hundred twenty five (19,725) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Number 90933 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

INDUSTRIAL Gm 10

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



ASSISTANT COMMISSIONER FOR LANDS

I, the within named MOHAMED MOHAMED HUSSEIN hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SIGNED and DELIVERED by the said MOHAMED MOHAMED HUSSEIN who is known to me personally/identified to me by ..... the latter being known to me personally in my presence this ... 15th ... day of ... November ... 2017.

) Mohamed

(Witness's) Signature:.....

Postal address:..... P.O Box 9230

..... Dar-es-Salaam

Qualification:..... Land Officer