

# CERTIFICATE OF OCCUPANCY

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

Date of Issue:

Title Number: 4202-MBJLR

Land Office Number: 94732

Land: FARM NO.7 KIPONZELO IRINGA DISTRICT

Term: THIRTY THREE YEARS

158  
157  
156  
6  
5  
4  
158  
159  
160  
127  
155  
1  
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2  
3  
59  
ey  
MA

TITLE NO: 4202-MBYLR.  
 REGISTERED 16-8-1993  
 AT 9.30 AM  
 M. M. Mwakwabi  
 Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 64/- Paid  
 on original Receipt No. A 6/852550  
 U.O. NO. 15-2-93  
 IRF. NO. Mwakwabi  
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY  
 The Land Ordinance (Section 9(1))  
 Stamp Duty Shs. 32/- Paid  
 and Revenue Receipt No. A 3/852550  
 of 15-2-93 issued.  
 one thousand nine hundred and ninety three  
 Mwakwabi  
 Stamp Duty Officer

The 16th day of September  
 hundred and ninety three

TITLE NO. 4202-MBYLR.

THIS IS TO CERTIFY that **ZABLON JAMES MHEWA** OF P.O. BOX 678, IRINGA

(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") as joint tenants/as tenants in common in equal shares for a term of **thirty three** years from the first day of **January** 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 enactment in substitution therefor or amendment thereof and to the following special conditons:-

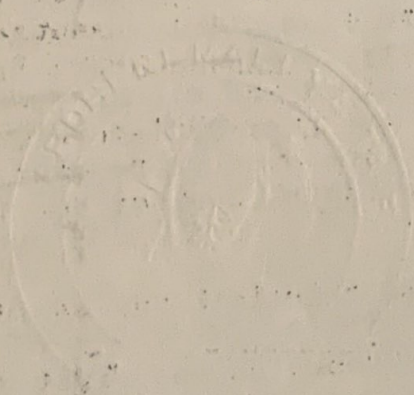
1. The Occupier having paid rent up to the thirtieth day of June..... shall thereafter pay rent of Shillings **One thousand three hundred and fiv only (Shs.1305/-)** a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the 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 five 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 satisfaction of **Iringa District Council**-- (hereinafter called "the Authority") and thereafter so maintain such demarcation that the bondaries are always easily identifiabile;
  - (b) do everything necessary to protect the soil and preserve soil fertility and prevent soil erosion on the land and cultivate the land so as not to cause soil erosion outside its boundaries and to all things which may be required by the Director 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 expenses as assessed by the Commissioner for Survey and Mapping.
4. The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of it or of any part of it without the previous written consent of the Commissioner for Lands. 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 President may revoke the Right for good cause.

SCHEDULE

All that land known as Farm No. 7 Kiponzelo Iringa District containing two hundred and eight point six (208.6) hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 21818 deposited at the office of the Director for Survey 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.



Handwritten signature of the Commissioner for Lands.

COMMISSIONER FOR LANDS

I, the within named, ZABLON JAMES MHEWA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said ZABLON JAMES MHEWA

who is known to me personally/ identified to me by Gidion Mhewa

the latter being known to me personally in my presence this 7th day of May 1993

Witness's Signature M. Macha

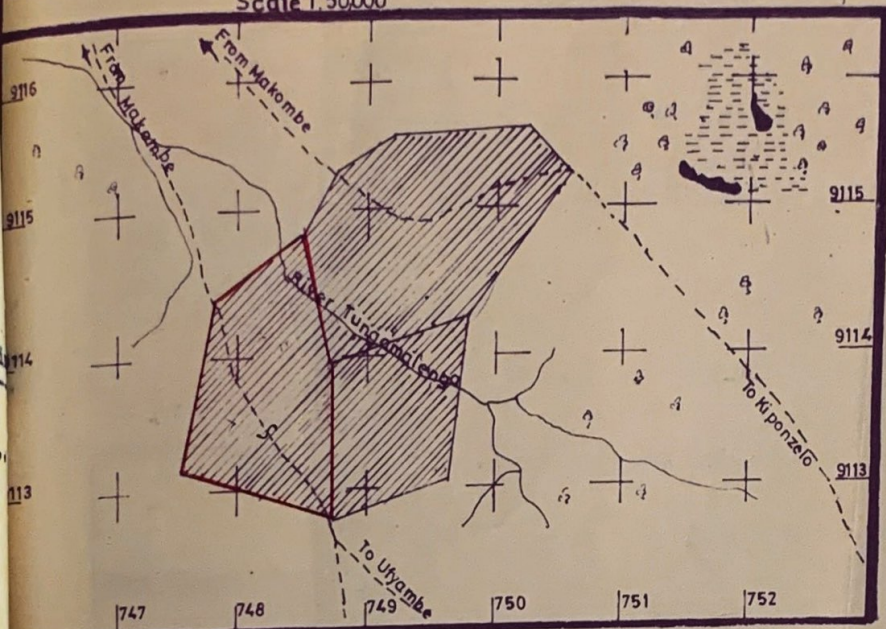
Postal Address P.O. Box 858

Iringa

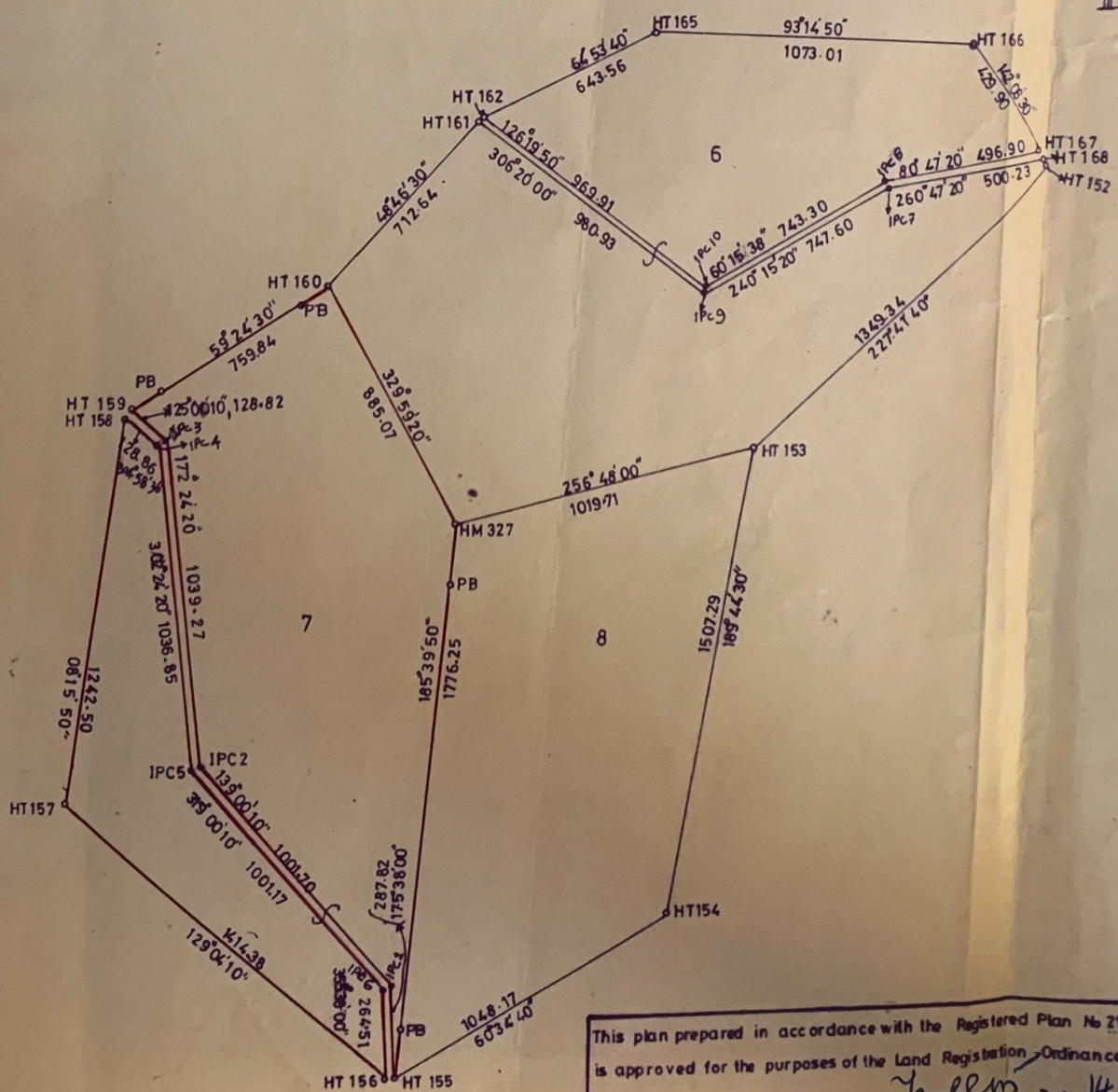
Qualification Land Officer

Handwritten signature of Zablun James Mhewa.

LAND REGISTRY, NBEYA MORTGAGE. Filed Document No. 2604-MBYLR. DISCHARGED FD NO 10572. Date of Registration 5-1-95. MBYLR ON 4-7-2008. To THE CO-OPERATIVE AND RURAL DEVELOPMENT BANK. To secure an unspecified amount. Senior Asst Registrar of Mortgages.



Locality ..... Kiponzelo.  
Farm No ..... 7  
L.O No ..... 94732.  
Area ..... 208.6 Hectares.



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

This plan prepared in accordance with the Registered Plan No 21818 is approved for the purposes of the Land Registration Ordinance  
Director of Surveys and Mapping ..... *Imbem* ..... Date 14.4.93  
Ministry of Lands Housing and Urban Development Dar es Salaam.

SURVEY OF FARM NO: 7 AT KIPONZELO IRINGA DISTRICT:

HT. 158			9114795.500	747659.357
	1881540	1242.51		
HT. 157			9113565.889	747480.900
	1260400	1414.38		
HT. 156			9112674.4888	748578.926
	3553800	264.51		
IPC 6			9112938.231	748558.783
	3190010	1001.17		
IPC 5			9113693.862	747902.003
	3522410	1036.86		
IPC 4			9114721.623	743764.940
	3045850	128.86		
HT. 158			9114795.500	747659.357
HT. 159			9114805.722	747676.515
	592430	759.84		
HT. 160			9115192406	748330.603
	1495730	885.07		
HM.327			9114426.242	748773.712
	1853940	1776.25		
HT.155			9112658.660	748598.452
	3553800	287.82		
IPC. 1			9112945.649	748576.530
	3553800	287.82		
IPC 1			9112945.649	748576.530
	3190010	1001.69		
IPC. 2			9113701.676	747919.406
	3522420	1039.27		
IPC. 3			9114731.828	747782.035
	3050010	128.82		
HT.159			9114805.722	747676.515

AREA 208.58 Hq.

Survey based on TTP 158 and TTP 157. sealevel correction applied  
 1895 MSL. Scale factor applied is 0.00040016.

LAND REGISTRY, MBEYA  
CHANGE OF OWNERSHIP

Filed Document No. 10571-MBYLR

DISCHARGED UNDER FD NO. 10572-  
Date of Registration 4-7-2008 time 11:50AM

MBYLR ON 4-7-2008  
To CRDB BANK LIMITED

To secure an unspecified  
Amount

*[Handwritten signature]*  
PRINC. ASST. REGISTRAR OF TITLES

LAND REGISTRY, MBEYA  
MORTGAGE

Filed Document No. 26006-MBYLR

DISCHARGED UNDER FD NO. 22-TRLR

Date of Registration 18-4-2017 11:50AM

ON 15-06-2020 AT 11:00 AM

To ACCESS BANK TANZANIA LTD

To secure unspecified amount

*[Handwritten signature]*  
ASST. REGISTRAR OF TITLES