


CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Certified True Copy of the Original
Sign:  Date: 3/12/2019
ESTHER LEO KUJA
Advocate Notary Public & Commissioner for Oaths

Date of Issue: 24-1-2014
Title Number:
Land Office Number: 60912.
Land: FARM AT HUNGIRA BAGAMOYO DISTRICT.

Term: ~~THIRTY-THREE YEARS.~~ NINETY NINE YEARS
FD. 119104

WAC/AMW

FILE No. 111
 REGISTERED 13-1-74
 At 10:00 AM
 J. H. G. J. J. J.
 Senior Clerk

L.O. NO. 60912.
 L.D. NO. 29283.

CERTIFICATE OF OCCUPANCY

The 23rd day of January

One thousand nine hundred and eighty four.

Title No. 171

THIS IS TO CERTIFY that AHAMAD SHANI KISAWAGA, MOHAMED SHANI KISAWAGA, MAHMOUD SHANI KISAWAGA AND HAMID SHANI KISAWAGA, MAHMOUD SHANI KISAWAGA AND HAMID SHANI KISAWAGA being minors, Their Shares are to be held in trust by AHAMAD SHANI KISAWAGA and MOHAMED SHANI KISAWAGA OF P.O. BOX 96 BAGAMOYO (hereinafter called "the Occupier") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the schedule hereto (hereinafter called "the Land") tenants in common in equal shares for a term of ~~thirty three~~ thirty three years from the the first day of July One thousand nine hundred and Eighty 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, 1981, shall thereafter pay rent of ~~three hundred and eighty six shillings (Shs. 386/-)~~ three hundred and eighty eight 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 1990, 2000 and 2010 or within three years thereafter in each case.
2. The land shall be used ~~only for agricultural and pastoral purposes.~~ for Residential and Hotel purposes. Use Group C use class (C) and Use Group B Use class (C) as defined in town and country planning regulations, 1960 as amended in 1993.
3. The Occupier shall:-
 - (a) demarcate the boundaries of the land to the satisfaction of the Director for Land Development Services (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 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 so all things which may be required by the Director of Agriculture to achieve such objects;

FD. 11904

FD. 11904

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(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.

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 consent of the Director of Land Development Services. 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.

S C H E D U L E

ALL that land known as FARM AT HUGIRA BAGAMOYO DISTRICT
Containing two hundred and fifty seven Acres (257) shown for
identification only edged on the plan attached to this
Certificate and defined on registered survey plan numbered
16555 deposited at the Office of the Commissioner for
Surveys at Dar es Salaam. PSC/10

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

DIRECTOR OF LAND DEVELOPMENT SERVICES.

we, the within-named AHMAD SHANI KISAWAGA; MOHAMED SHANI
KISAWAGA; MAHMOUD SHANI KISAWAGA; AND HAMID SHANI KISAWAGA
hereby accept the terms and conditions contained in the fore-
going Certificate of Occupancy.

LAND RIGHTS - D'SSALAAM
TRANSFER

113988
31.5.07 9.30 a.m.

FAUZIA JAMAL MOHAMED
OF P.O Box 4051 D'SSALAAM
IN CONVS 45,000,000/-

[Signature]
Secretary of Titles

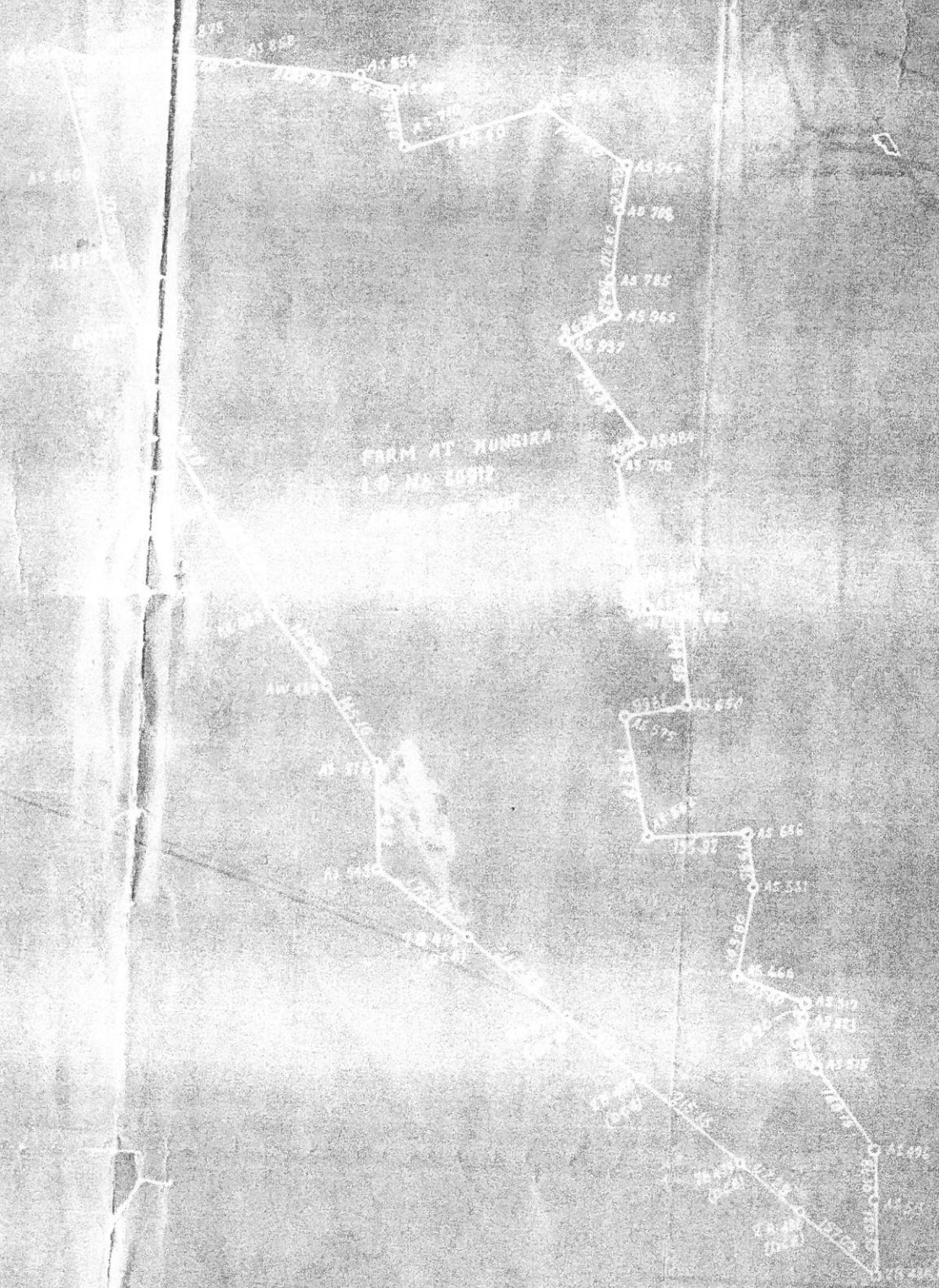
LAND RIGHTS - D'SSALAAM
VARIATION OF CONDITIONS
OF RIGHT OF OCCUPANCY

Plot Number 119104
Date of Transfer 12-8-08 1.00 P.

TERMS AND CONDITIONS OF
RIGHT OF OCCUPANCY VARIED
AND LAND RENT INCREASED TO
SH. 10,827,000/-
PER ANNUM.

[Signature]
Secretary of Titles

BOGOTÓ DISTRICT



3-1-1934

**THE LAND ACT, 1999
(NO. 4 OF 1999)**

**APPROVAL OF VARIATION OF CONDITIONS
OF A RIGHT OF OCCUPANCY
(Under Section 35(4))**

C.T. No.29619
FARM NO. 223 ACRES
AT HUNGIRA BAGAMOYO DISTRICT

I, **JOSEPH INYAS SHEWIYO**, Acting Assistant Commissioner for Lands, of P.O. Bo- 9230 Dar es Salaam **HEREBY APPROVE**, to the following variation of the conditions of the right of occupancy registered under the above reference;

i) **THAT**, "...the term **Thirty three years...**" appearing in the first paragraph be deleted and replaced by "**...the term "Ninety nine (99) years"**"

ii) **THAT**, Conditions 1, 2, 3(a), 3(b),3(c) 4, and 5 be deleted and replaced by the following conditions.

1. The Occupier having paid rent up to the thirtieth day of June 1981 shall thereafter pay rent of shillings **Ten million eight hundred twenty seven thousand (10,827,000/=)** 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.
- ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all this which may be required by the authorities responsible for environment and to achieve such objectives.
- iii) Building to be in permanent materials.
- iv) Submit building plans to the **Bagamoyo District Council** within six months from the date of the approval of the variation.