

Land Form 23 A.

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

## CERTIFICATE OF OCCUPANCY

*(Under Section 29)*

Date of Issue:

Title Number: 139901

Land Office Number: 530382


Land: PLOT NO. 421 BLOCK '42' KINONDONI AREA IN KINONDONI MUNICIPALITY

Term: THIRTY THREE YEARS

TITLE No. **139901**  
REGISTERED **15-07-15**  
AT **1:00 PM**

*M. Mchumo*

Asst. Registrar of Titles



Land Form No. 22  
TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. **100/=** Paid  
Receipt No. **7237690**  
of **13-08-2015**

*M. Mchumo*  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. **1400/=** Paid  
On Original Receipt Shs. **7237690**  
of **13-08-2015**

*M. Mchumo*  
Stamp Duty Officer

**CERTIFICATE OF OCCUPANCY**  
(Under Section 29)

Title No. **139901**  
L.O. NO. 530382  
KMC/LD/16997

The **27<sup>th</sup>** day of **April** Two Thousand and **Fifteen**

**THIS IS TO CERTIFY** that **SUBIRA ALI MCHUMO** of P.O. Box 105548, 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 **July**, Two thousand and **fourteen** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there-under and to any enactment in substitution there-for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2015 shall thereafter pay rent of **Shillings twenty two thousand (TShs. 22,000/=)** 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.

- (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) Maintain 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").
- (iv) At all times during the terms of the Right 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").
- (v) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority.
3. **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for **Residential** purposes only. Use **Group 'A' Use Class (a) and (c)** as defined 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.

# KINONDONI MUNICIPALITY

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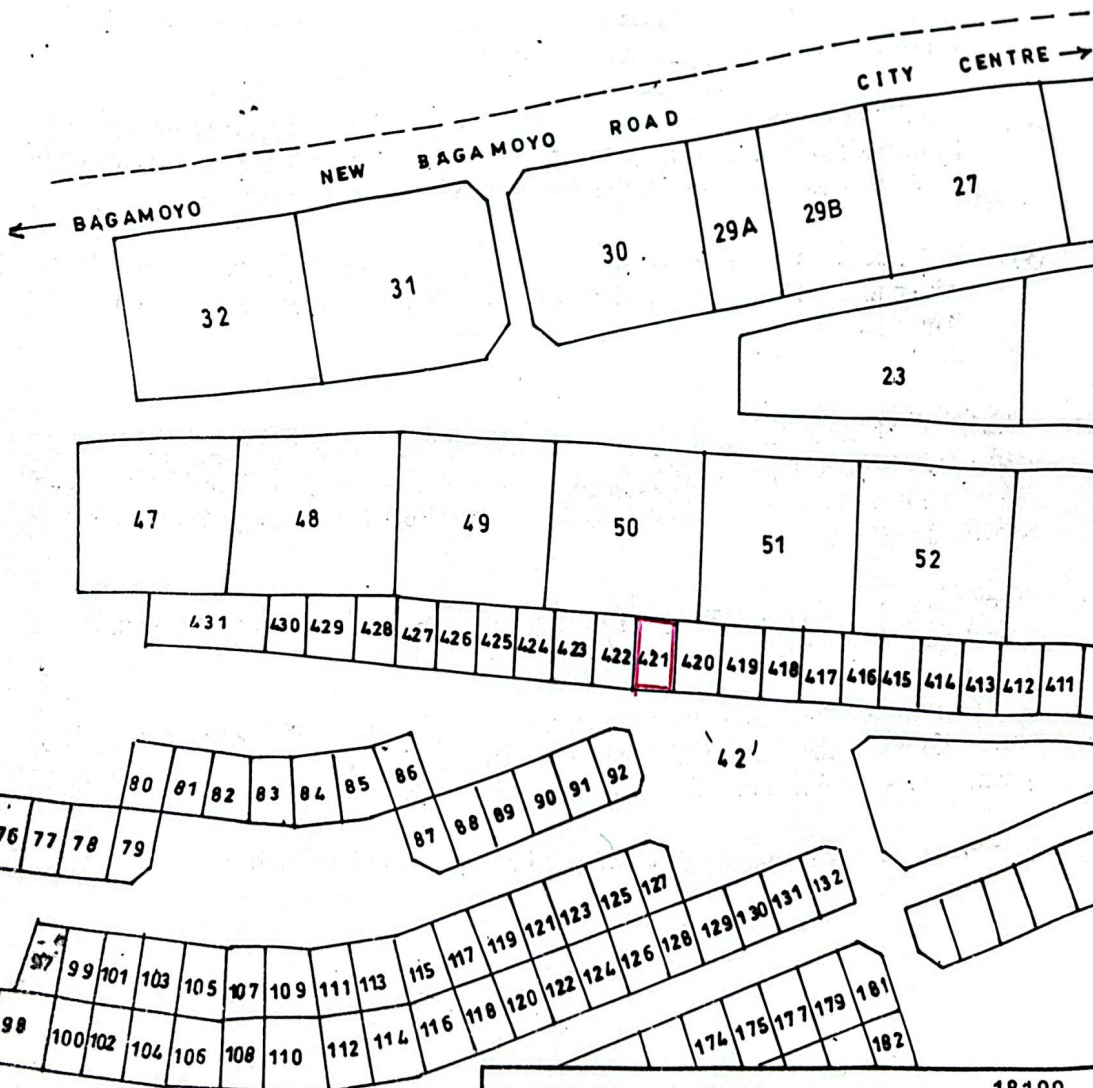
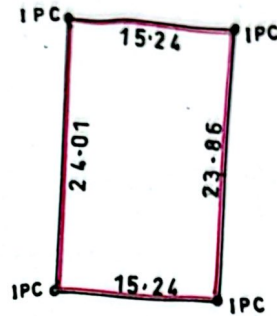
LOCATION: KINONDONI

BLOCK: ..... 42

PLOT No: ..... 421

L.O. No. .... 530382

AREA: ..... 365 ..... SQM



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

The plan prepared in accordance with Registered Plan No. 18199

is approved for purpose of the Land Registration Ordinance.


Director of Surveys and Mapping *[Signature]* Date 30.10.04

Ministry of Lands and Human Settlements Development, Dar es Salaam.

**SCHEDULE**

**ALL** that land known as **Plot No. 421 Block '42'** situated at **Kinondoni Area in Kinondoni Municipality** containing **three hundred sixty five (365) square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **18199** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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

  
**Ag ASSISTANT COMMISSIONER FOR LANDS**

I, the within named **SUBIRA ALI MCHUMO** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

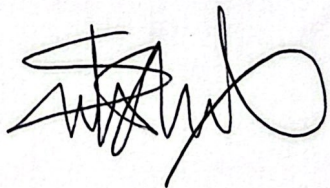
**SIGNED** and **DELIVERED** by the said )  
**SUBIRA ALI MCHUMO** )  
who is known to me personally/identified )  
to me by ..... )  
the latter being known to me )  
Personally in my presence this )

day of **2 February** **2015** )

(Witness's) )  
Signature:..... **A. Zia** )

Postal address:..... **4369 DSM** )

..... )  
Qualification:..... **ADVOCATE** )



**AISHA ALLY SINDA**  
Advocate, Notary Public &  
Commissioner for Oaths  
P. O. Box 4369  
Dar es Salaam **A. Zia**