

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

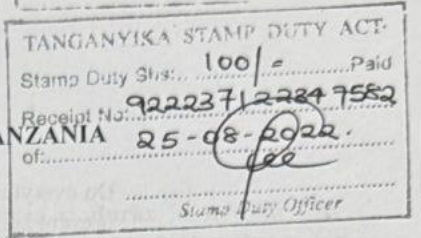
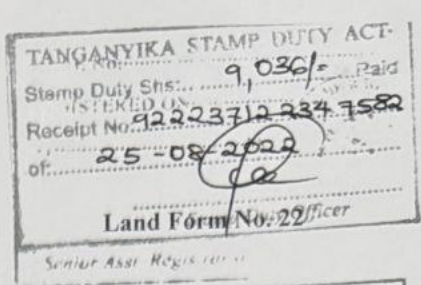
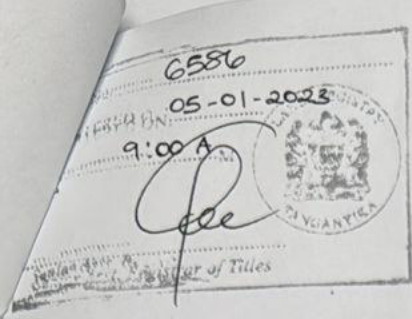
Date of Issue:

Title Number: 6586

Land Office Number: 319923.

Land: PLOT NO 865 BLOCK 'A' BURK., ARUSHA CITY.

Term: SIXTY SIX (66) YEARS



THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. 6586
L.O.No.319923
ARD/20903

The 20th day of December 2022.


THIS IS TO CERTIFY that DHARAMPAL SINGH MAND OF P.O. BOX 114 ARUSHA (hereinafter called "the Occupier") is entitled to the 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 **Sixty six** years from the **First** day of **July Two thousand twenty two** 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, 2023** shall thereafter pay rent of **Shillings One hundred eighty two thousand twenty eight (Tshs. 182,028/=)** 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 land .
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.

SCHEDULE

ALL that Land known as Plot No. 865 Block "A" situated at Burka in Arusha City containing Four thousand three hundred thirty four (4334) square meter shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 145131 deposited at the Office of the Director for Surveys and Mapping at Dodoma

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


ASST COMMISSIONER FOR LANDS

I, the within DHARAMPAL SINGH MAND hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

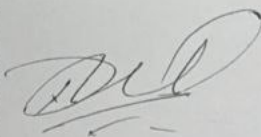
SIGNED and DELIVERED by the said
DHARAMPAL SINGH MAND who is
known to me personally/identified to me by
.....
the latter being known to me personally in my
presence this.....day of.....2022.

Witness's

Signature.....

Postal Address.....

Qualification:.....


WILFRED S. MAWALLA
Advocate, Notary Public
& Commissioner for Oaths
P.O. Box 6101, Arusha - Tanzania

- (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) Erect on land 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 **Arusha City Council** (hereinafter called "**the Authority**")
 - (iv) Submit to the Authority building plans within Six months from the date of commencement of the **Right**
 - (v) Begin building construction within six months after the approval of the building plans by the Authority.
 - (vi) Complete the building construction within Thirty Six months from the date of commencement of the **Right**.
3. **USER:** The land shall be used for **Residential purposes only**. Use Group 'A' use as defined in the Town and Country Planning (Use Classes) Regulations, 2018.
4. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
5. The Occupiers 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 premier, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause and in public interest.