

Land Form 33 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 19-4-2013

Title Number: 45070 LR Mwanza

Land Office Number: 295961

Land: PLOT NO. 3 & 4 BLOCK 'A' ILUNGU MAGU WARDIAN AREA

Term: THIRTY THREE YEARS (33)



Land Form No. 22

Stamp Duty Shs. 100/- Paid
and Revenue Receipt No. 4459496
of 10-9-2010 issued,
Pmc M. M. Mwanjiru
Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA
STAMP DUTY PAID ON
ORIGINAL Shs. 51,571.00
Receipt No. 4459496 of 10-9-2010
Pmc M. M. Mwanjiru
Asst. Registrar of Titles

44570 LR Mwanjiru
Title No.
L.O. No. 195961
L.D No. MG/7991

The 17th day of June, Two thousand and Thirteen

THIS IS TO CERTIFY that **ANTONY KIBISHI SAMSON** of P.O. Box **11614, MAGU** (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 **Thirty three** years from the first day of **July, Two thousand and Twelve** 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, **2013**, shall hereafter pay rent of shillings **Five hundred twenty two thousand seven hundred and ten only (Tshs. 526,710/=)** 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) Buildings to be in permanent materials.
- (iv) Building plans to be submitted to the **Magu District Council** within six months from the commencement of the Right.
- (v) Building construction to begin within **six months** after approval of the plans.
- (vi) Buildings to be completed within **thirty six** months from the commencement of the Right.
- (vii) Make and maintain on the land throughout the term adequate arrangement for the water supply, drainage and disposal of made refuse and affluent to the satisfaction of the authority.
- (viii) Provide and maintain on the land such ablution facilities and maintain such hygienic measures as may be required by the medical or health officers of the authority.

3. **USER:**

The land and the buildings to be erected thereon shall be used for Service Industry purposes only. Use Group 'M' use class (a) 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.

MAGU DISTRICT

INSET SHOWING DETAILS OF PLOT

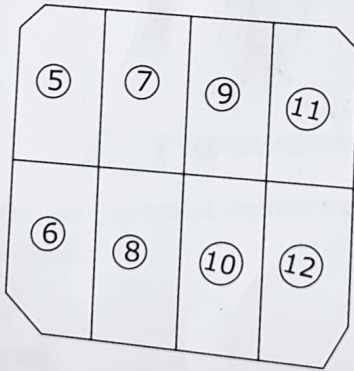
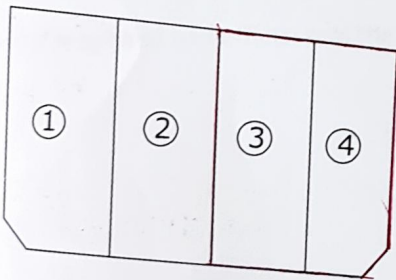
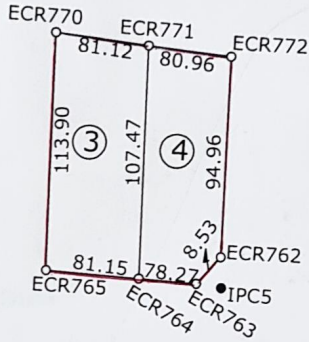
LOCATION .ILUNGU.(MAGU URBAN AREA)

BLOCK..A.

PLOT No.3 & 4

L.O.No.195961.

AREA.1.76Ha.



This plan, prepared in accordance with Registered plan No 70207 is approved for the purpose of Land Registration ordinance

For Director of Surveys and Mapping

Date: 4/3/2013

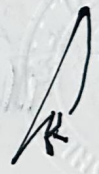
Ministry of Land and Human Settlement Development
Dar Es salaam

The Issue of The plan Implies no quarantee or admission of title of Government.

SCHEDULE

ALL that land known as PLOT No 3 & 4 BLOCK "A" Situated at Ilungu Magu Urban Area, containing One Point Seven Six Hactre (1.76 HA) shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 70207 Deposited at the Office of the Director for survey and mapping at Dar es salaam.

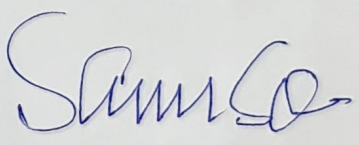
Given under my hand and official seal the day and year first above written.


Asst COMMISSIONER FOR LANDS

I, the within named ANTONY KIBISHI SAMSON, here by accept the terms and conditions contained in the foregoing certificate of Occupancy.

SIGNED and DELIVERED by the said ANTONY KIBISHI SAMSON, who is known to me Personal/identified to me by SAMSON I. N. NAWALUA the latter later being known to me personally in My presence this 27th Day of APRIL 2013

SIGNATURE.....
POSTAL ADDRESS..... Box 2542, Mwanza
QUALIFICATION..... ADVOCATE





MWANZA LAND
TRANSFER 41898
Filed Document No. 41898
Date of Registration 28-08-14 9:55 AM
To VISTAL SODHA
P.O. BOX 894 MWANZA
CONS THS 1500,000/-
M Mway
Asst. Registrar of Titles

**LAND REGISTRY MWANZA
TRANSFER**
Filed Document No: 5977
Date of Registration 10.12.2021 Time 01:00 PM
To: VIRA 2018 COMPANY LIMITED
of P.O. Box 894 MWANZA.
(IN CONS. THS. 1/=)
Senior Asst. Registrar of Titles