

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

056

06

Date of Issue:

Title Number:

85166

Land Office Number:

214992

Land: PLOT NO. 24 MISUGUSUGU KIBAHA TOWNSHIP

Term:

THIRTY THREE YEARS

85166  
 04.09.09  
 1.00 Pm  
 J. M. M. M.  
 Deputy Asst. Registrar of Titles  
 LAND REGISTRY  
 TANZANIA

Land Form No. 22  
 TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 100 Paid  
 Receipt No. 2623202  
 of 07.09.06  
 J. M. M. M.  
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.  
 Stamp 64,460/- Paid  
 on or after 07.09.06  
 of 2623202  
 J. M. M. M.  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

**CERTIFICATE OF OCCUPANCY**

(Under Section 29)

Title No. 85166  
 L.O. No. 214992.  
 KTC/LD/PT/956.

The 25<sup>th</sup> day of Sept. Two thousand and eight

THIS IS TO CERTIFY that **KIBAHA HOLDINGS LIMITED** a limited liability Company incorporated under the Companies Ordinance (Cap.212) of P.O. Box 79989, **DAR ES SALAAM** (hereinafter called "the Occupiers") are 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 six** 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 therefore or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2007, shall thereafter pay rent of shillings **Six hundred forty five thousand six hundred (Tshs.645,600/=) 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 Occupiers 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) Building to be in permanent materials.
  - (iv) Submit building plans to the **Kibaha Town Council** within six months from the date of the commencement of the Right.
  - (v) Building construction to begin within six months after approval of plans.
  - (vi) Building to be completes the building within thirty six (36) months from the date of the commencement of the Right.
3. **USER:** The land shall be used for **Education** purposes only. Use Group '**K**' Use class (**b**) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
  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 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.

#### SCHEDULE

ALL that land known as Plot No. 24 situated at **Misugusugu** in **Kibaha Township** containing **Ten decimal point seven six (784)** Ha shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **43697** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

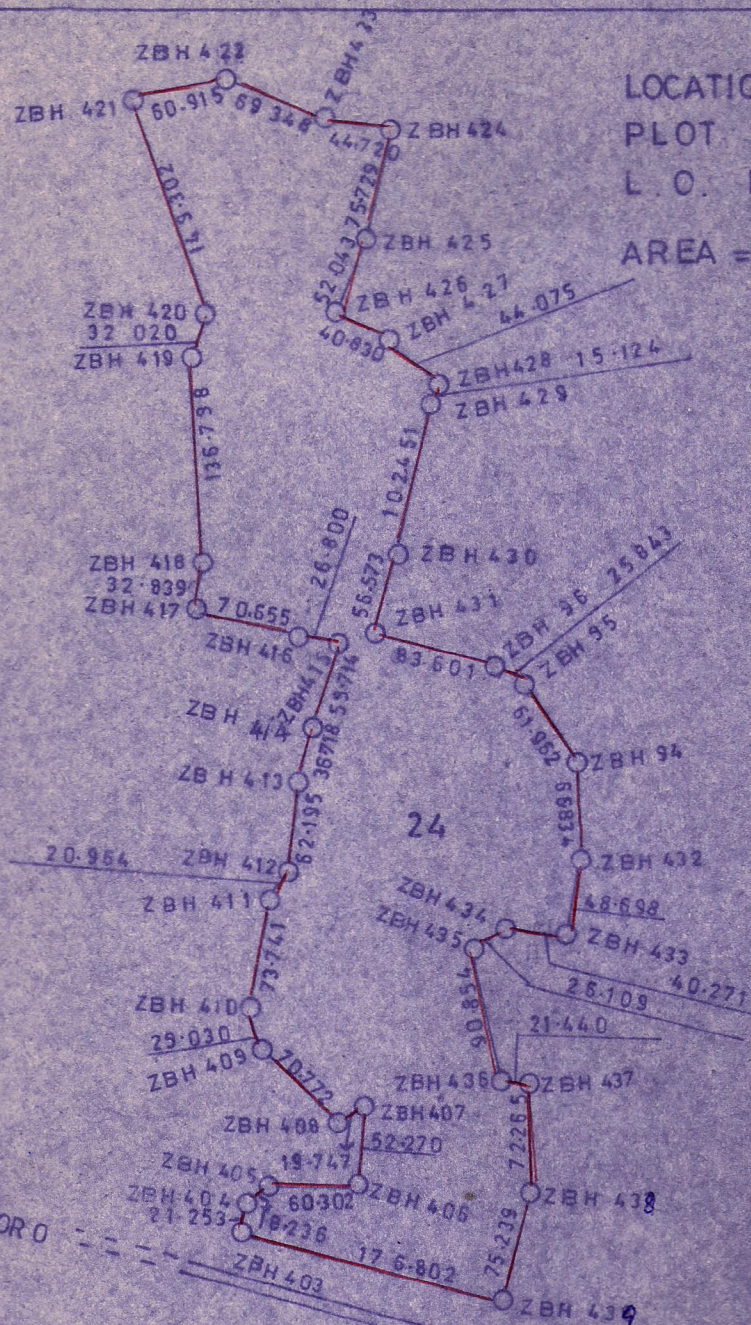
Given under my hand and my official seal the day and year first above written.

  
ASST. COMMISSIONER FOR LANDS

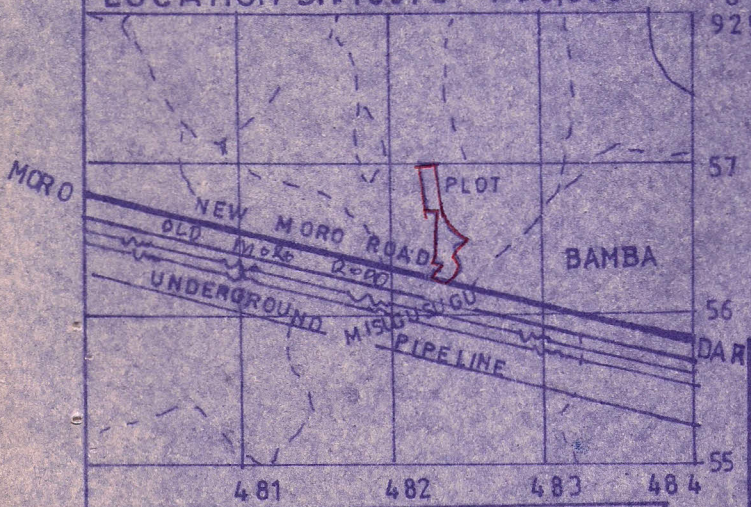
# KIBAHA TOWNSHIP



LOCATION Misugusugu  
 PLOT No 24  
 L.O. No 214992  
 AREA = 10.76 Ha



LOCATION SH 185/2 1:50,000



This plan, prepared in accordance with Registered plan  
 No: **43697**  
 Registered with the Registrar of Deeds and  
 Mapping, **Bambas**  
 Date **18.9.2006**  
 Ministry of Lands Housing and Urban Development  
 Dar es Salaam

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



The within named **KIBAHA HOLDINGS LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SEALED** with the **COMMON SEAL** of the said )  
**KIBAHA HOLDINGS LIMITED** and )  
**DELIVERED** in the presence of us )  
this 03 day of March .....2007 )

Signature: X [Signature] )  
..... )

Postal Address: P.O Box 79989 )  
DAR-ES-SALAM )

Qualification: DIRECTOR. )

Signature: [Signature] )  
..... )

Postal Address: Box 79989 )  
DSM )

Qualification: DIRECTOR )

