


TITLE No. 20271  
 REGISTERED ON  
 21-06-2006  
 at 10:00A  
 Asst. Registrar of Titles



Stamp Duty Shs. 100/- Paid  
 and Revenue Receipt No. 13743666  
 of 01-08-2005  
 Asst. Registrar of Titles

Land Form No. 23



Stamp Duty Shs. 1000/- Paid  
 on Original Revenue Receipt No. 13743666  
 of 01-08-2005  
 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
 NO.4 OF 1999

CERTIFICATE OF ACCUPANCY  
 (Under Section 29)

LAND REGISTRY - MOSHI

Title No. 20271  
 L.O. No. 194328  
 L.D. No. MON/LD/3012

The 18<sup>th</sup> day of April, 2006

THIS IS TO CERTIFY that ZELEKHA IBRAHIM JAFARI OF P.O. BOX 139 MRO WA MDU

(hereinafter called "the Occupier" / "the Occupiers") is /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") as joint occupants /occupants in common in equal shares for a term of thirty three years from the first day of July Two thousands and five according to the true intent and meaning of the land Act and subject to the provisions thereof and to regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following conditions:-

- The Occupier(s) having paid rent up to the thirtieth day of June 20 06 shall there after pay rent of shillings twenty three thousand one hundred only (Tshs. 23,100/=) 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 commissioner for Lands

2. ~~The land shall be used only for farming and/or livestock keeping.~~

3. The Occupier(s) shall:-

(a) Demarcate the boundaries of the land to the satisfaction of

(Hereinafter called "the Authority") and thereafter to maintain such demarcation that the boundaries are always easily identifiable.

(b) Do everything necessary to preserve the environment and protect the soil and preserve soil fertility and prevent soil erosion on the land and use the land so as not to cause soil erosion outside in boundaries and do all things which may be required by the authorities responsible for agriculture and environment to achieve such objective.

(c) Be responsible for the protection of all beacons on the 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 authority responsible for surveys and Mapping.

4. The following are the rights of the occupier:-

(a) The permanent, exclusive rights to the land, the subject of the right of occupancy against all persons other than the commissioner.

(b) The right shall confer no water rights.

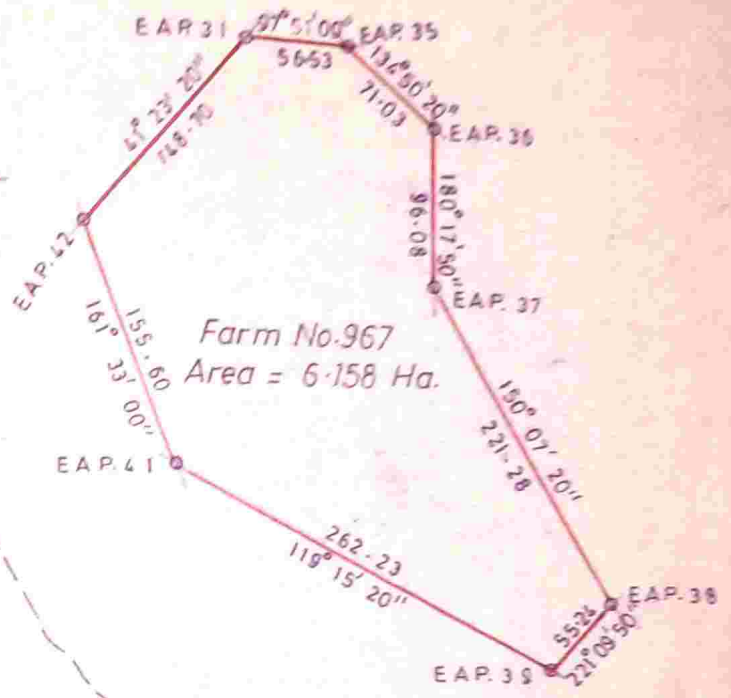
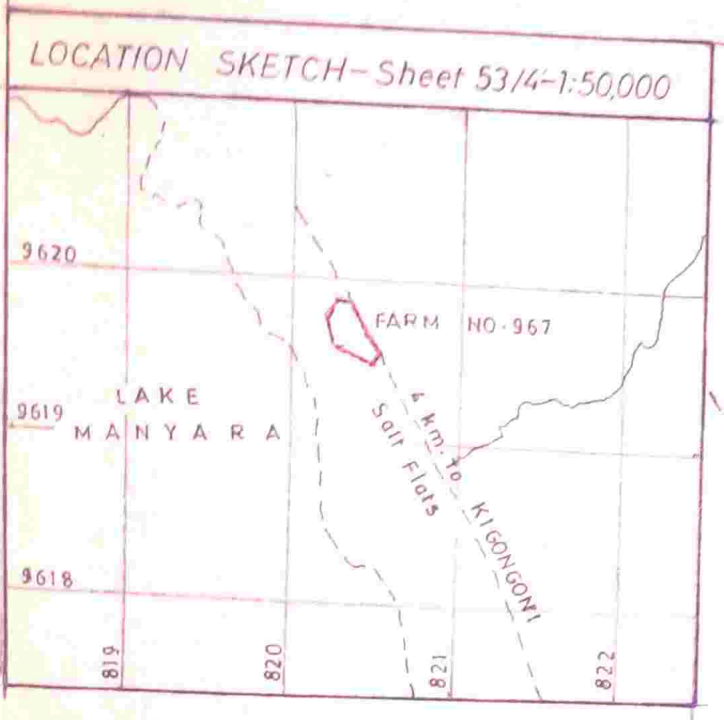
5. The Occupier(s) shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner for Lands.

6. The Occupier(s) shall deliver to the Commissioner for Lands notification 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 the disposition.

7. The President may revoke the Right of Occupancy for good cause and or in the public interest.

2. User. The land shall be used for special places of assembly. Use Group 'J' Use classes (e) and (f) Use Group 'R' Use classes (d) and (e) and (f) and (c) Group 'E' as defined in the Town and Country Planning (Use classes) Regulations 1960 as amended in 1993.

# MONDULI DISTRICT



**INSET SHOWING DETAILS OF FARM**

Locality LOSIRWA VILLAGE

Block —

Farm No. 967

O. No. 194328

Area 6.158 HECTARES

LAKE MANYARA

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

This plan, prepared in accordance with Registered plan No. 33479 is approved for the purposes of the Land Registration Ordinance. Director of Surveys and Mapping. *H. Santabaw*  
Date 22.01.2001. Ministry of Lands, Housing and Urban Development, Dar es Salaam.

SCHEDULE

ALL that land known as Farm No. 967 Losirwa Villagemonduli District containing six decimal point one five eight (6.158) Hectares -----

shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbered 33479 deposited at the Office of the Director for Surveys and Mapping

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

COMMISSIONER FOR LANDS.

I, ZELEKHA IBRAHIM JAFARI the within-named HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said )  
ZELEKHA IBRAHIM JAFARI who is known )  
to me personally/identified to me by )  
 )  
the latter being known to me personally )  
in my presence this )  
day of Thursday 4th August 2005 )  
Signature: ..... )  
Postal Box 14 Monduli )  
Qualification: Principal Primary Court Magistrate )



**MAHAKAMA YA MWANZO**  
**KISSONGO—MONDULI**

LAND REGISTRY, MOSHI  
RECTIFICATION OF REGISTER

Filed Document No. 49922

Date of registration 15-8-2018 time 1:00 P.m

To Land Register Rectified to  
include: Boarding House (Lodge)  
Use Group 'B' use class (a)

  
Asst. Registrar of Titles

LAND REGISTRY, MOSHI  
TRANSFER

Filed Document No. 50701

Date of registration 26-11-2018 time 9:00 A.m

To GUNDUA DEVELOPMENT LIMITED  
of P.O. Box 30 ARUSHA.  
(Costs TSHS 70,000,000/-)

  
Asst. Registrar of Titles