

**TANZANIA**

**THE LAND ACT 1999**

**(NO.4 OF 1999.)**

**CERTIFICATE OF OCCUPANCY**

***(Under Section 29)***

**Date of Issue:**

**Title Number:** 23521 LAND REGISTRY MOSHI


**Land Office Number:** 307845

**Land:** FARM NO. 2353 ENGORORA VILLAGE ARUMERU DISTRICT

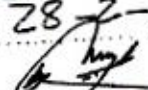
**Term:** SIXTY SIX (66) YEARS

TITLE No. 23521  
 REGISTERED ON  
29-04-2008  
 at 11:30 A.M.  
  
 Asst. Registrar of Titles.



Stamp Duty Shs. 900/= Paid  
 and Revenue Receipt No. 31275466  
 of 28-2-2008  
  
 Asst. Registrar of Titles  
 Land Form No. 23



Stamp Duty Shs. 100/= Paid  
 on Civil Revenue Receipt No.  
31275466 of 28-2-2008  
  
 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. 23521  
 L.O. No. 307845  
 L.D. No. 235754/2353

The 11th day of April, 2008.

THIS IS TO CERTIFY that WAJIBU JUMA of P.O. BOX 195 MUSHI

(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 ninety nine years from the first day of October Two thousands and seven 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 2008, shall there after pay rent of shillings Twenty five thousand only (Shs. 25,000/-) 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. ~~1. The land shall be used for service trade industry.~~

3. The Occupier(s) shall:-  
(a) Demarcate the boundaries of the land to the satisfaction of ~~ARUS 19~~ District Council.

(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.

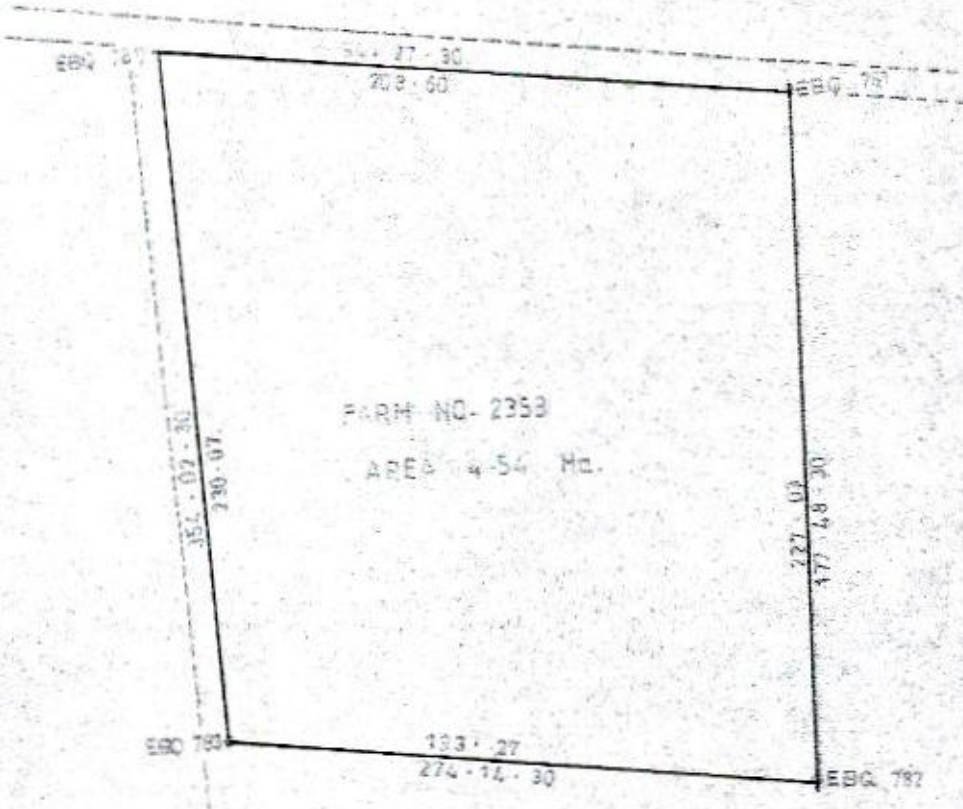
6. The Occupier(s) shall deliver to the Commissioner for Lands notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia taxes and dues prescribed in connection with the disposition.

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

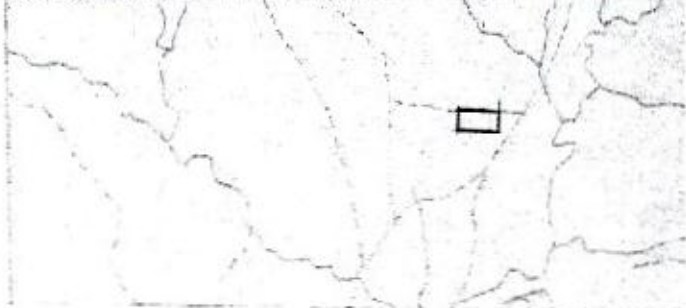
8. **USE:** The land shall be used for service trade industry. The Group 'M' use class (b) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 and as amended in 1993.



ARUMERU DISTRICT



LOCATION MAP SHEET NO. 55/3 1:50,000



DETAILS OF FARM

ENGORORA VILLAGE

SCHEDULE

All that land known as Farm No. 2353 Engorora Village Arusha District containing four decimal point five four (4.54) Hectares

Shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbered 50107 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, ~~TAJINDER SINGH~~ BANSAL the within-named HEREBY accept the terms and conditions containing in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said  
~~TAJINDER SINGH~~ BANSAL who is ~~known to me personally~~ identified to me by

ZILIHJA CHAREMA  
the latter being known to me personally  
in my presence this 28<sup>th</sup>

day of February 2008

Signature:.....

Postal address:.....

ARUSHA  
Land Officer

SENIOR LAND OFFICER

