

P.O. BOX 190,
MOSHI.

Ref. No. LR/msh/23070/2
To: LAZARO PALLADINO
Box 68 HATI BOX 150 WARIVER.

Date 18th FEBRUARY 2008

Sir/Gentlemen/Madam,

RE: THE LAND REGISTRATION ORDINANCE (CAP. 334)

TITLE No: 23070 L.O. No. 251458 PLOT No. 1
BLOCK No. SAKILA VILLAGE ARUMERU DISTRICT

I have the honour to enclose herewith the duplicate of Certificate Title numbered as above.

Please endorse your signature on the enclosed form of receipt and return the same to me in due course.

I am, Sir/Gentlemen/Madam
Your Obedient Servant


PRINCIPAL ASSISTANT REGISTRAR OF TITLES

MOSHI J. J. Mkyia

DLOO
C.C The Regional Land Officer,
P.O. Box 3083
KILIMANJARO/ARUSHA/TANGA/MANYARA

Date of C.O. 12-2-2008

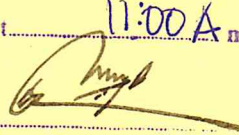
Date of Issue:

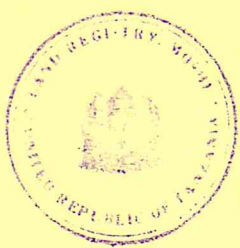
Title Number: 23070 LAND REGISTRY MOSHI

Land Office Number: 251458

Land: PLOT NO. 1 SAKILA VILLAGE ARUMERU DISTRICT


Term: SIXTY SIX (66) YEARS

TITLE No. 23070
REGISTERED ON
14-02-2008
at 11:00 A.M.

Asst. Registrar of Titles.



Stamp Duty Shs. 100/= Paid
and Revenue Receipt No. 30353702
of 14-02-2008
Land Form No. 22

Asst. Registrar of Titles

Stamp Duty Shs. 400/= Paid
on Original Revenue Receipt No. 30353702 of 14-02-2008

Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
NO. 4 OF 1999

CERTIFICATE OF OCCUPANCY

(Under Section 29)

LAND REGISTRY MOSHI

Title No. 23070
L.O. No. 251458
L.D. No. NBR/LD/2217

The 12th day of February, 2008

THIS IS TO CERTIFY that LAZARO PALLANGYO OF P.O. BOX 68 HAI

(hereinafter called "the Occupier"/the Occupiers") is/are entitle 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 equare shares for a term of **sixty six** years from the first day of **October** Two Thousand **and seven** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following special conditions:-

1. The Occupier(s) having paid rent up to the thirtieth-day of June 2008 shall thereafter pay rent of shilings **fifteen thousand only (Tshs. 15,000/=)** 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.

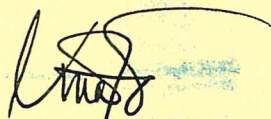
2. The Occupier(s) shall:-
(i) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and mapping.

5. The Occupier(s) 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

SCHEDULE

All land known as **Plot No. 1 Block** -----
 situate at **Sakila Area** in **Meru District** containing **four**
decimal point three (4.3) Hectares -----
 square metres/square feet/hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **48149** 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.



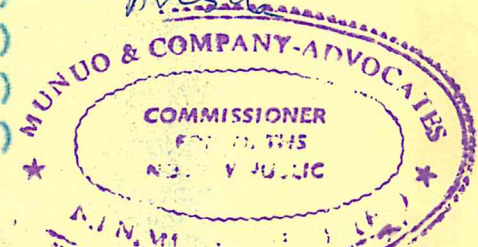
~~COMMISSIONER FOR LANDS~~

I, **LAZARO PALLANGYO** the within-named **HEREBY** Accept the terms and conditions contained in the foregoing Certificate of Occupancy.

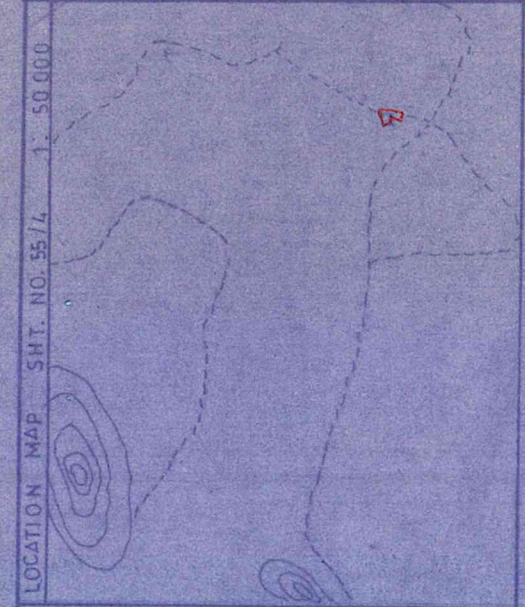
SIGNED and DELIVERED by the said)
 LAZARO PALLANGYO who is known to me)
 personally/~~identified to me by~~)
~~the latter being known to me personally~~)
 in my presence this **25th**)
 day of **January**, **2008**)
 Signature:.....)
 Postal Address:.....)
)
 Qualification:.....)

Spopal 700

Advocate



ARUMERU DISTRICT



INSET SHOWING DETAILS OF PLOT

Locality SAKILA VILLAGE

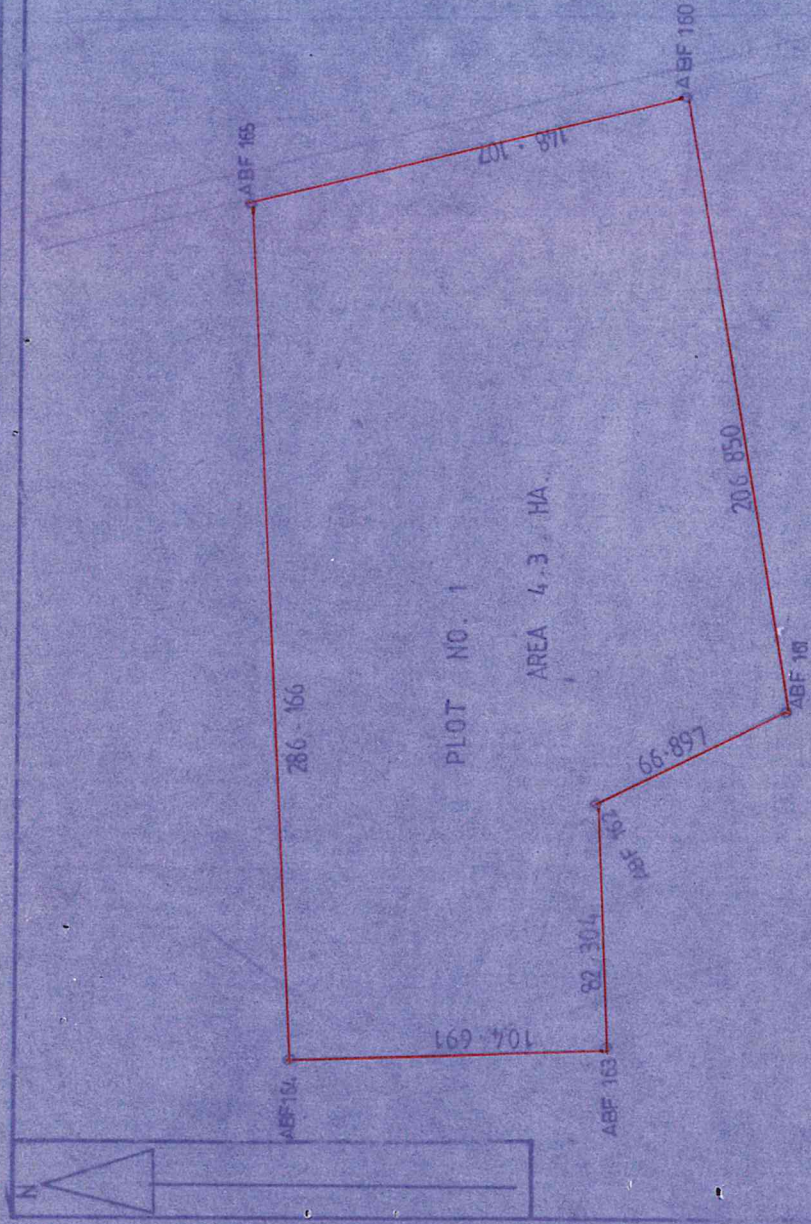
Block ---

Plot No. 1

L.O. No. 251458

Area 4.3 HA

This plan prepared in accordance with Registered Plan No. 48149 is approved for the purposes of the Land Registration Ordinance,
 Director of Surveys and Mapping
 Date 17.01.88 Ministry of Lands
 Human Settlements Development
 Dar es Salaam.



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

2. The following information is required by me:-

- (a) Your full name (s) in block letters. Requests to have the Certificate of Occupancy issued in the name of a person(s) other than the offeree shall not be entertained.
- (b) Name of spouse (s).
- (c) Your full residential address, giving the house number, name of street and your post office box number, telephone, fax (if any) and your business address.
- (d) Whether you wish to hold the Right individually or as joint occupiers or as occupiers in common. If it is occupancy in common, indicate the share to be taken by each of you.

3. The amount payable on acceptance of the offer is:-

Premium.....	Tshs CTS
Fees for Certificate of Occupancy	5000.00
Registration Fees	1500.00
Survey fees	1000.00
Deed Plans fees	6000.00
Stamp Duty on Certificate and Duplicate	500.00
Land Rent from 1-10-2007 to 30-6-2008	11150.00
TOTAL	24150.00

4. The amount shown above should be paid to the Commissioner for Lands or Authorised officers. The original exchequer receipts so obtained should then be sent to me with the information requested above.

5. This offer shall remain open for a period of thirty (30) days from the date of its receipt by you. Unless payments are made and receipts are returned to me within thirty (30) days this offer shall lapse.

Yours faithfully,

COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date: 4/1/2008

Copy to: The LAZARO PARMENA PALLAN Land Officer/Commissioner for Lands.

ACCEPTANCE

I/We hereby accept the Offer of Right of Occupancy on the terms and conditions contained HEREIN, this 4/1 day of 2008

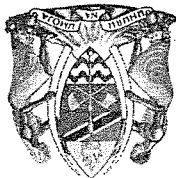
Name (s):

Signature/Seal:



Government Printer, Dsm.

Official Stamp



No 00183716

THE UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS AND HUMAN SETTLEMENTS DEVELOPMENT

The Land Act No. 4 of 1999

LETTER OF OFFER OF RIGHT OF OCCUPANCY

(Under section 27)

P. O. Box 9230,
Dar es Salaam.

Date: 26-11-2007

Telegrams: 'VIWANJA'

Telephone: 2121241-0

Ref. No. MER/LD/2227/11

LAZARO P. PALLANGYO
PO Box 68 HAI
KILIMANJARO

Str/Gentlemen/Madam,

RE: PLOT NO. 1

LOCATION: SACILA - MERN DISTRICT COUN

AREA OF THE PLOT: 43 Hectares

SURVEY REG. PLAN NO. 48149

Your application for a long term Right of Occupancy (later in this letter called "the Right") over this plot has been approved. The terms and conditions of the Right are as follows:-

1st October 2007

(i) Term: 66 years from

(ii) Rent: TShs 15000/-

Per year which is revisable

(iii) User: The land shall be used for

Commercial Residential
Use Group A Use class (Use Group B Use class)

as defined in the Town and Country Planning

(Use Classes) Regulations, 1960 as amended in 1993. Only one main building/dwelling house together with

the usual and necessary outbuildings shall be built. Commercial use shall not include the sale of vehicle fuels.

(iv)

(a) Buildings to be in permanent material

MERN DISTRICT COUNCIL

(b) Building plans to be submitted to the

within six months from the commencement of the Right.

(c) Building construction to begin within six months after approval of the plans.

(d) Buildings to be completed within 36 months from the commencement of the Right.

(v)

Further, you must pay fees, charges etc and refund any contribution in lieu of rates which may be paid by the government.

(vi)

You shall 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 your expenses as assessed by the Director for

Surveys and Mapping.