



Land form No. 22  
**TANGANYIKA STAMP DUTY ACT.**  
Stamp Duty Shs: 3003/- Paid  
Receipt No: 33418824  
of: 13-01-2011  
Stamp Duty Officer

**THE UNITED REPUBLIC OF TANZANIA**  
**THE LAND ACT 1999**  
(NO. 4 OF 1999)  
**CERTIFICATE OF OCCUPANCY**  
(Under Section 29)

**STAMP DUTY ACT.**  
100/- Paid  
Receipt Shs. 33418824  
13-01-2011

Title No: 169264  
L.O. NO.730362  
LD/MK/1561

The 30<sup>th</sup> day of October Two thousand and Seventeen

THIS IS TO CERTIFY that ZUHURA ALLY BIRA of P.O. Box 36488 DAR ES SALAAM (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 ninety nine years from the first day of January, Two thousand and eleven 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 thereof or amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to the thirtieth day of June, 2011, shall thereafter pay rent of shillings thirty thousand one hundred thirty five (30,135/=) 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 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 land 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 objectives.
- (iii) Maintain on the land buildings (hereinafter called "the buildings") of permanent materials designed for use in accordance with the conditions of the Right and with conform to the building line (if any) decided by the District Council (hereinafter called "the Authority").
- (iv) At all times during the term of the Right have on the land buildings in accordance with the plans approved by the Authority and maintain them in good order and repair to the satisfaction of the Authority.
- (v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved by the Authority.

3. The Occupier shall further

- (i) Make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.
- (ii) Make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose.
- (iii) Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
- (iv) Fence the land with good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.

4. **USER:** The land and the buildings to be erected thereon shall be maintained and used for the same shall be used for **Service Trade Purposes only**, Use Group 'M' use classes (a) and (b) as defined in the Town and Country Planning (Use Classes) Regulation, 1987 as amended in 1993.

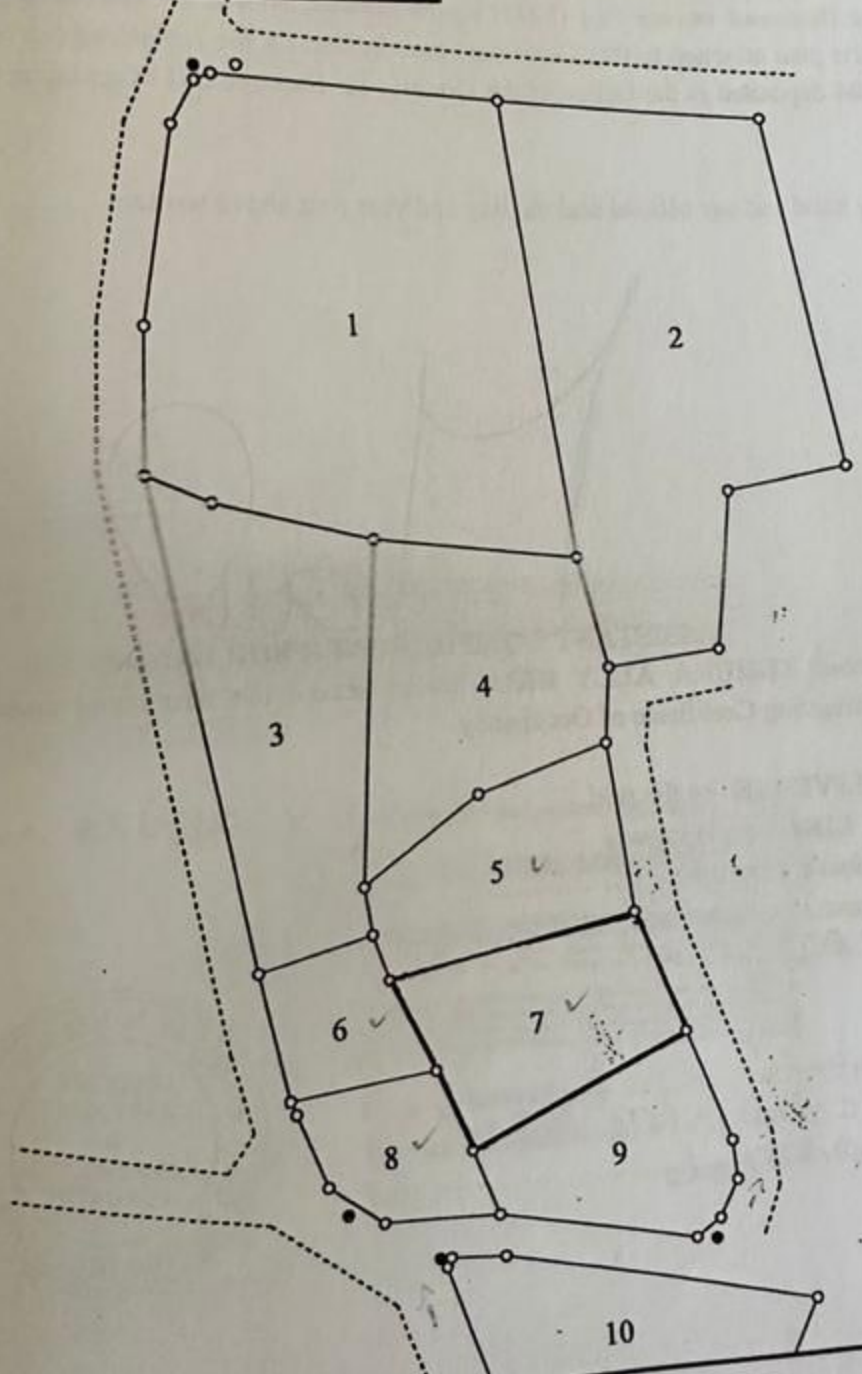
5. The occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.

6. The Occupier shall deliver to the Commissioner notification of disposition in the prescribed form before or at the time the disposition is carried out together with the payment of all premier, taxes and dues prescribed in connection with that disposition.

7. The President may revoke the right for good cause or in public interest.

# MKURANGA DISTRICT

LOCALITY..... KISEMVULE  
BLOCK:..... C  
PLOT No:..... 7  
LO.No:..... 730362  
AREA:..... 5,022 SQM



This plan prepared in accordance with Registered Plan No..... 64984  
Is approved for purpose of the Land Registration Ordinance.  
For Director of Surveys and Mapping..... *Hanks* Date..... 11/05/2022  
Minister of Lands and Human Settlements Development, Dar es Salaam

...no guarantee or

**SCHEDULE**

ALL that land known as Plot No.7 Block "C" situated at Kisemvule in Mkuranga District  
Containing five thousand twenty two (5022) square metres shown for identification  
edged red on the plan attached to this Certificate and defined on the registered Survey Plan  
Numbered 64984 deposited at the Office of the Director for Surveys and Mapping at Dar  
Salaam.

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

*[Handwritten signature]*

**ASSISTANT COMMISSIONER FOR LANDS**

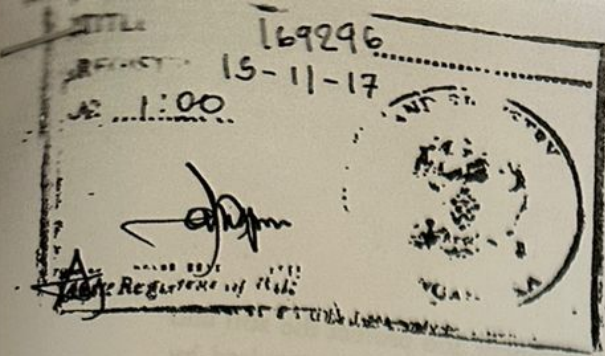
I, the within named ZUHURA ALLY BIRA hereby accept the terms and conditions  
contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said  
ZUHURA ALLY BIRA who is known  
to me personally/identified to me by.....  
the latter being known to me personally in my presence  
this 25<sup>th</sup> day of May 2017

X ZUHURA ALLY BIRA

Witness's  
Signature: *[Handwritten signature]*  
Postal Address: P.O. Box 10669 D.S.M 1  
Qualification: *[Handwritten text]*





TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 1536/- Paid  
Receipt No: 33418829  
of: 13-01-11  
Land Form No. 22  
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 100/- Paid  
On Original Receipt Shs: 33418819  
of: 15-01-11  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT 1999  
(NO. 4 OF 1999)  
CERTIFICATE OF OCCUPANCY  
(Under Section 29)

Title No... 169296  
L.O. NO.730363  
LD/MK/1562

The 30<sup>th</sup> day of October Two thousand and Seventeen

THIS IS TO CERTIFY that ZUHURA ALLY BIRA of P.O. Box 36488 DAR ES SALAAM (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 ninety nine years from the first day of January, Two thousand and eleven 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 thereof or amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to the thirtieth day of June, 2011, shall thereafter pay rent of shillings fifteen thousand four hundred sixty five (15,465/=) 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 Occupier shall:-
  - (a) 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) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of Right and with conform to the building line (if any) decided by the **Mkuranga District Council** (hereinafter called "the Authority").
  - (iv) At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Authority.
  - (v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved the authority.
3. The Occupier shall further
- (i) Make and maintain of the land throughout the term adequate arrangement for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.
  - (ii) Make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose.
  - (iii) Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
  - (iv) Fence the land with good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land and the buildings to be erected thereon shall be maintained and the same shall be used for **Service Trade Purposes only**, Use Group 'M' use classes (a) and (b) as defined in the Town and Country Planning (Use Classes) Regulation, 1960 as amended in 1993.
5. The occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. 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 premier, taxes and dues prescribed in connection with that disposition.
7. The President may revoke the right for good cause or in public interest.

# MKURANGA DISTRICT



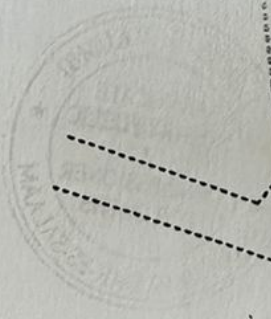
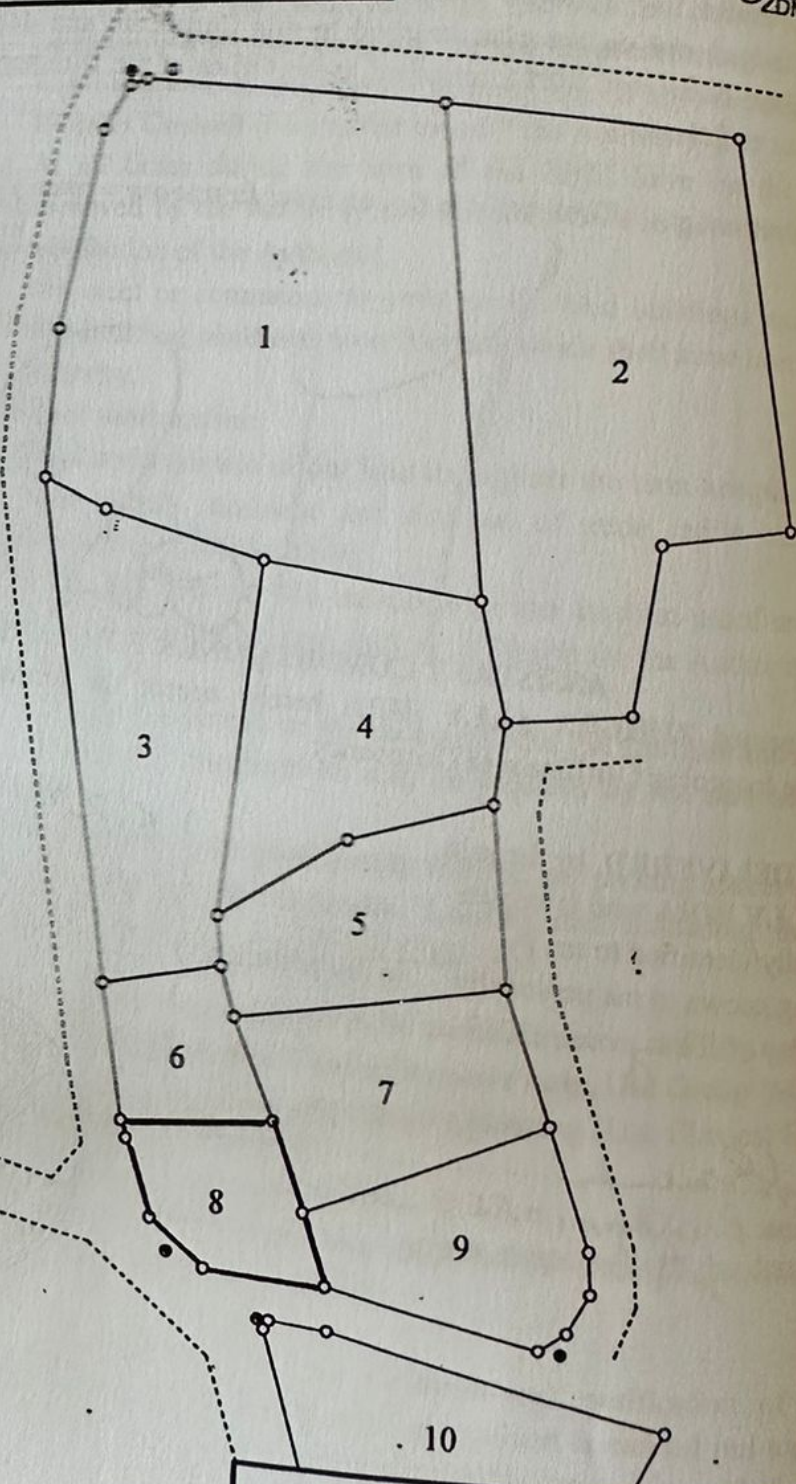
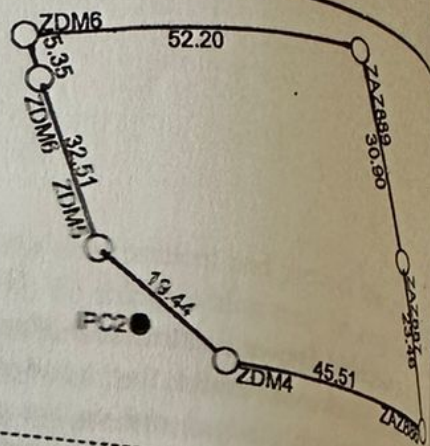
LOCALITY..... KISEMVULE .....

BLOCK:..... C .....

PLOT No:..... 8 .....

LO.No:..... 730363 .....

AREA:..... 2.577 SQM .....



This plan prepared in accordance with Registered Plan No. 6489  
is approved for purpose of the Land Registration Ordinance.  
For Director of Surveys and Mapping..... *Handwritten Signature* ..... Date..... 11/10/20

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

**SCHEDULE**

ALL that land known as Plot No.8 Block "C" situated at Kisemvule in Mkuranga District Containing two thousand five hundred seventy seven (2577) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 64984 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

**ASSISTANT COMMISSIONER FOR LANDS**

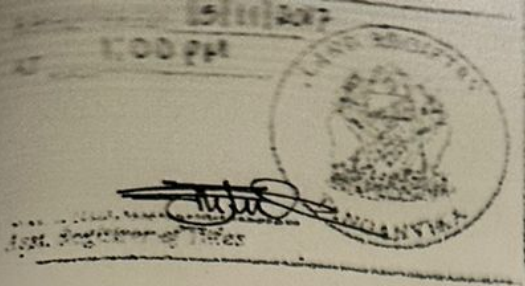
I, the within named ZUHURA ALLY BIRA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**ZUHURA ALLY BIRA**

**SIGNED and DELIVERED** by the said ZUHURA ALLY BIRA who is known to me personally/identified to me by..... the latter being known to me personally in my presence this. 25<sup>th</sup> day of May.....2017

**Witness's**  
Signature:.....  
Postal Address: P.O. Box 10669, Dar es Salaam  
Qualification: Advocate





Stamp Duty 100/-  
33418826  
of 13/01/11  
Land form No. 22  
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Paid 28911/-  
On Order Receipt No. 33418826  
of 13/1/11  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT 1999  
(NO. 4 OF 1999)  
CERTIFICATE OF OCCUPANCY  
(Under Section 29)

Title No. 169298  
L.O. NO. 730360  
LD/MK/1559

The 30<sup>th</sup> day of October Two thousand and Seventeen

THIS IS TO CERTIFY that ZUHURA ALLY BIRA of P.O. Box 36488 DAR ES SALAAM (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 ninety nine years from the first day of January, Two thousand and eleven 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 thereof or amendment thereof and to the following special conditions:-

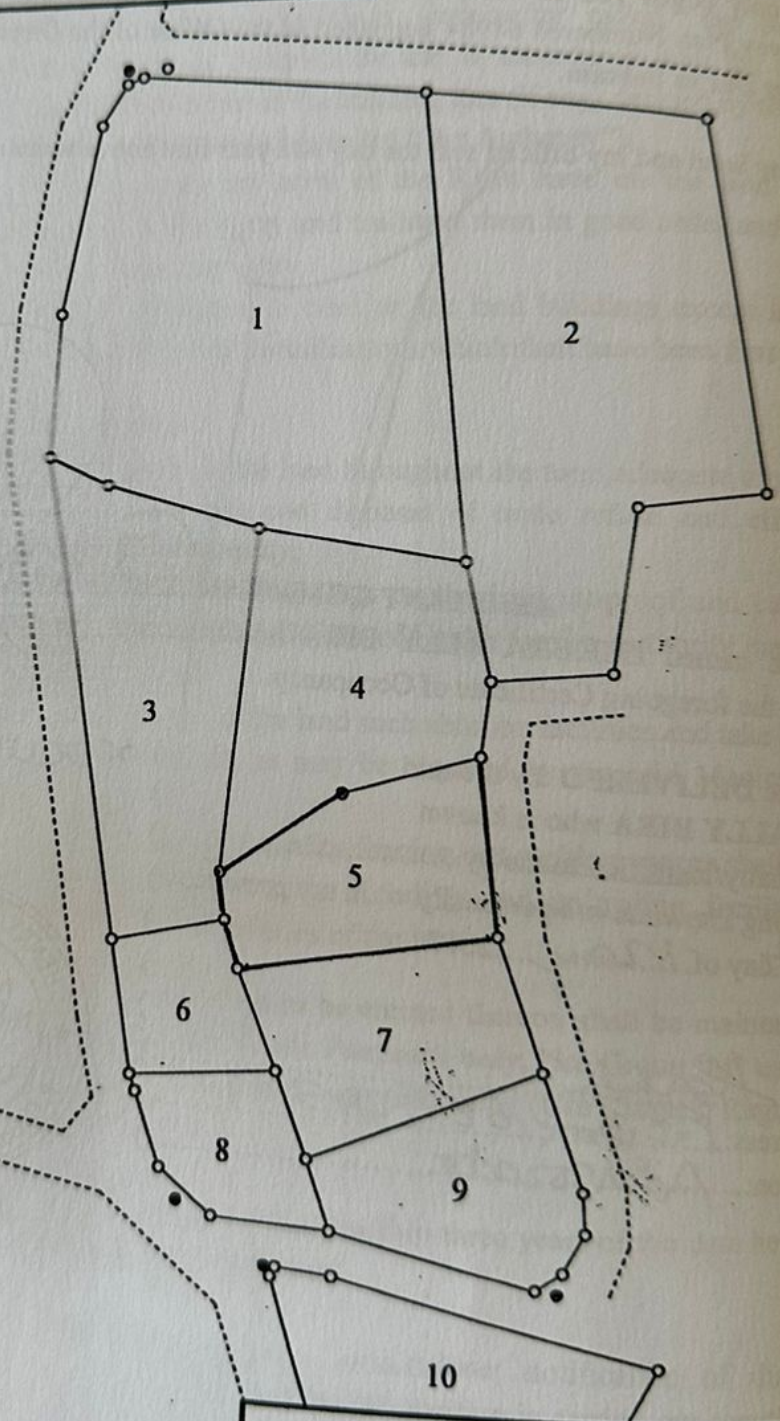
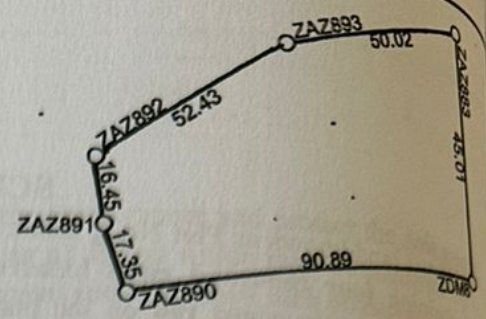
1. The occupier having paid rent up to the thirtieth day of June, 2011, shall thereafter pay rent of shillings twenty eight thousand ten (29,010/=) only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The 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) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of Right and with conform to the building line (if any) decided by the **Mkuranga District Council** (hereinafter called "the Authority").
  - (iv) At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Authority.
  - (v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved the authority.
3. The Occupier shall further
  - (i) Make and maintain of the land throughout the term adequate arrangement for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.
  - (ii) Make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose.
  - (iii) Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
  - (iv) Fence the land with good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land and the buildings to be erected thereon shall be maintained and the same shall be used for **Service Trade Purposes only**, Use Group 'M' use classes (a) and (b) as defined in the Town and Country Planning (Use Classes) Regulation, 1960 as amended in 1993.
5. The occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. 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 premier, taxes and dues prescribed in connection with that disposition.
7. The President may revoke the right for good cause or in public interest.

# MKURANGA DISTRICT



LOCALITY..... KISEMVULE.....  
BLOCK:..... C.....  
PLOT No:..... 5.....  
L.O.No:..... 730360.....  
AREA:..... 4,835 SQM.....



The issue of this plan implies no guarantee or

This plan prepared in accordance with Registered Plan No. 6494  
is approved for purpose of the Land Registration Ordinance.  
For Director of Surveys and Mapping: *[Signature]* Date: *[Date]*

**SCHEDULE**

ALL that land known as Plot No.5, Block "C" situated at Kisemvule in Mkuranga District  
Containing four thousand eight hundred thirty five (4835) square metres shown for  
identification only edged red on the plan attached to this Certificate and defined on the  
registered Survey Plan Numbered 64984 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

**ASSISTANT COMMISSIONER FOR LANDS**

I, the within named ZUHURA ALLY BIRA hereby accept the terms and conditions  
contained in the foregoing Certificate of Occupancy.

**SIGNED and DELIVERED** by the said  
ZUHURA ALLY BIRA who is known  
to me personally/identified to me by.....  
the latter being known to me personally in my presence )  
this 28<sup>th</sup> day of May.....2017 )

) X ZUHURA ALLY BIRA

**Witness's**  
Signature: *[Handwritten Signature]*  
Postal Address: P.O. Box 10669 Dar es Salaam  
Qualification: Advocate



TITLE No. 169030  
REGISTR. 15-11-2013  
AT 01:00 PM  
Asst. Registrar of Regs.



TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 100  
Receipt No: 33418723  
of: 13-01 Land Form No. 22  
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 1282 Paid  
On Original Receipt Shs: 33418723  
of: 13-01-2011  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT 1999  
(NO. 4 OF 1999)  
CERTIFICATE OF OCCUPANCY  
(Under Section 29)

Title No.: 169030  
L.O. NO. 730361  
LD/MK/1560

The 27th day of October Two thousand and Seventeen

THIS IS TO CERTIFY that ZUHURA ALLY BIRA of P.O. Box 36488 DAR ES SALAAM (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 ninety nine years from the first day of January, Two thousand and eleven 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 thereof or amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to the thirtieth day of June, 2011, shall thereafter pay rent of shillings twelve thousand nine hundred twenty five (12,925/=) 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 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.

Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of Right and with conform to the building line (if any) decided by the Mkuranga District Council (hereinafter called "the Authority").

(iv) At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Authority.

(v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved the authority.

3. The Occupier shall further

(i) Make and maintain of the land throughout the term adequate arrangement for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.

(ii) Make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose.

(iii) Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.

(iv) Fence the land with good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.

4. **USER:** The land and the buildings to be erected thereon shall be maintained and the same shall be used for **Service Trade Purposes only**, Use Group 'M' use classes (a) and (b) as defined in the Town and Country Planning (Use Classes) Regulation, 1960 as amended in 1993.

5. The occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.

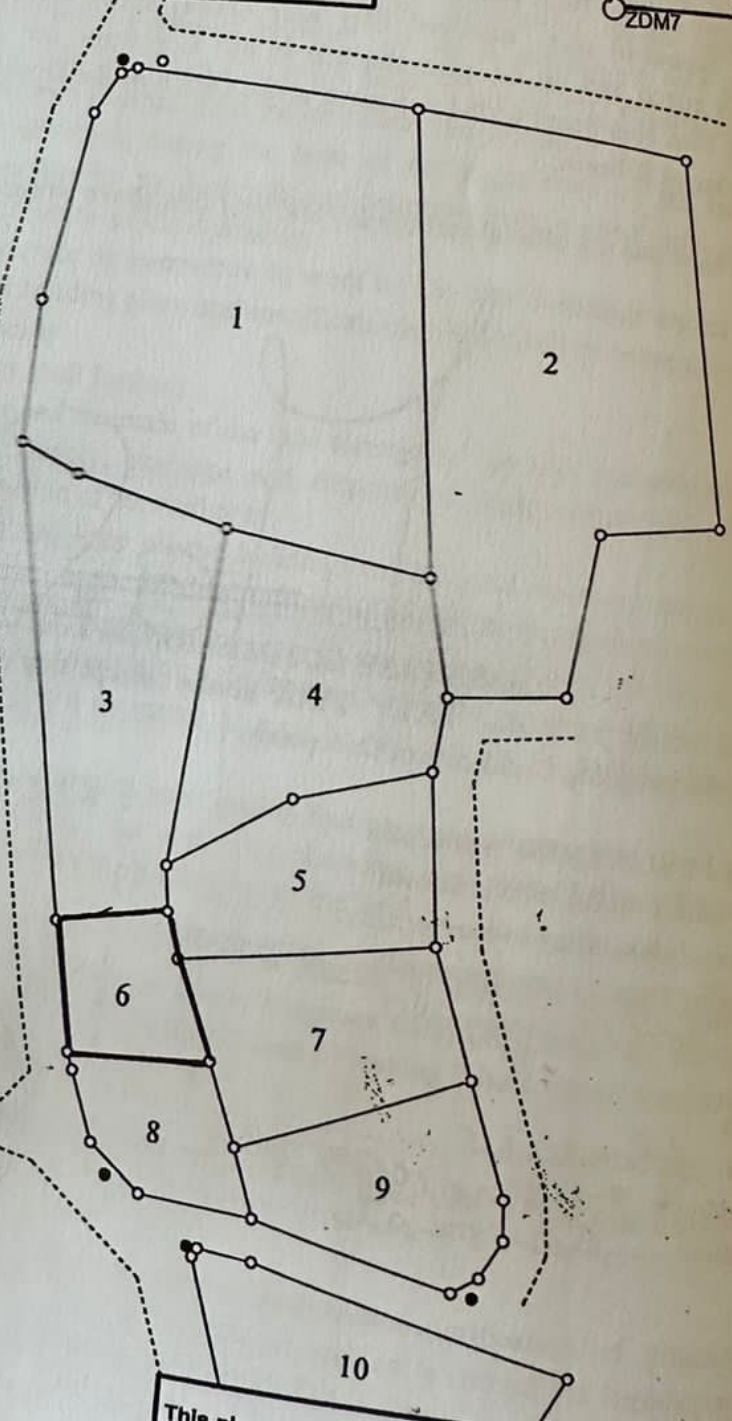
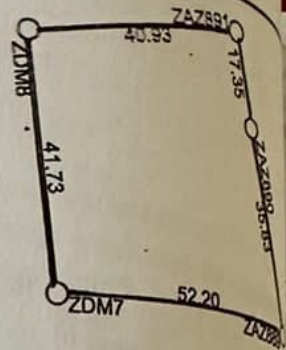
6. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premier, taxes and dues prescribed in connection with that disposition.

7. The President may revoke the right for good cause or in public interest.

# MKURANGA DISTRICT



LOCALITY..... KISEMVULE  
BLOCK:..... C  
PLOT No:..... 6  
LO.No:..... 730361  
AREA:..... 2,154 SQM



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

This plan prepared in accordance with Registered Plan No..... 64964  
is approved for purpose of the Land Registration Ordinance.  
For Director of Surveys and Mapping.....  
Ministry of Lands and Human Settlements  
Date..... 11/15/11

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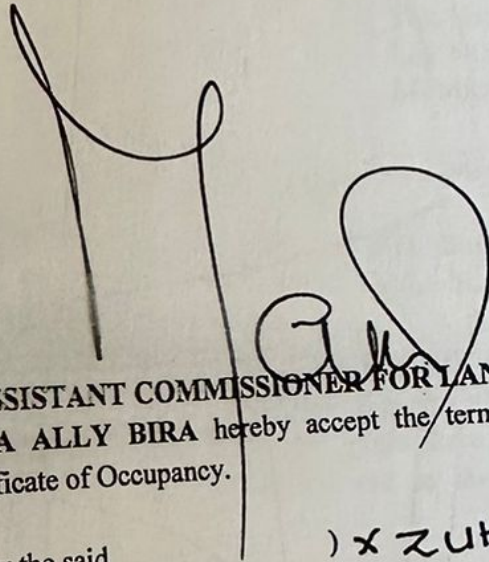
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**SCHEDULE**

ALL that land known as Plot No.6 Block "C" situated at Kisemvule in Mkuranga District  
Containing two thousand one hundred fifty four (2154) square metres shown for  
identification only edged red on the plan attached to this Certificate and defined on the  
registered Survey Plan Numbered 64984 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



ASSISTANT COMMISSIONER FOR LANDS

I, the within named ZUHURA ALLY BIRA hereby accept the terms and conditions  
contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said  
ZUHURA ALLY BIRA who is known  
to me personally/identified to me by.....  
the latter being known to me personally in my presence )  
this 25<sup>th</sup> day of May 2017 )

X ZUHURA ALLY BIRA

Witness's

Signature: *J. Mubumba*  
Postal Address: *P.O. Box 10669, D.S.M*  
Qualification: *Advocate*

