

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date of Issue:

Title Number: 17331 Pwv

Land Office Number: 1298740

Land: PLOT NO 1 BLOCK D AT MBEZI MSUBANI  
IN MKURANGA DISTRICT

Term: NINETY NINE (99) YEARS

TITLE No: 17331 PWN  
 REGISTERED ON: 07-6-2023  
 AT: 12:00 P  
 Senior Asst. Registrar of Titles  
 J. Otmani

TANGANYIKA Land form No. 22 CT.  
 Stamp Duty Shs: 48658/- Paid  
 On Original Receipt Shs: 923115175093135  
 of: 02-5-2023  
 J. Otmani  
 Stamp Duty Officer

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

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs: 100/- Paid  
 Receipt No: 923115175093135  
 of: 02-5-2023  
 J. Otmani  
 Stamp Duty Officer

Title No: 17331 PWN  
 L.O. NO. 1298740  
 LD/MK/7915

The 2<sup>nd</sup> day of June Two thousand Twenty Three

THIS IS TO CERTIFY that **BERNARD DAMIAN MADONGA MWAPIRA** of P.O. Box 76063, 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 **April, Two thousand and twenty three** 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, 2023, shall thereafter pay rent of shillings **Three million forty seven thousand three hundred sixty (3,047,360/=)** 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) Building to be in permanent materials.
- (iv) Building plans to be submitted to the **Mkuranga District Council** within six months from the date of the commencement of the Right.
- (v) Building construction to begin within six months after approval of the plans.
- (vi) Building to be completed within thirty six months from the date of the commencement of the Right.

**USER:** The land and Buildings to be erected thereon shall be used for **General Industrial (Heavy) Purposes Only**. Use Group 'O' as defined in the Town Planning Act No.8 of 2007 (Use Groups and Use Classes) **Regulation, 2018**.

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

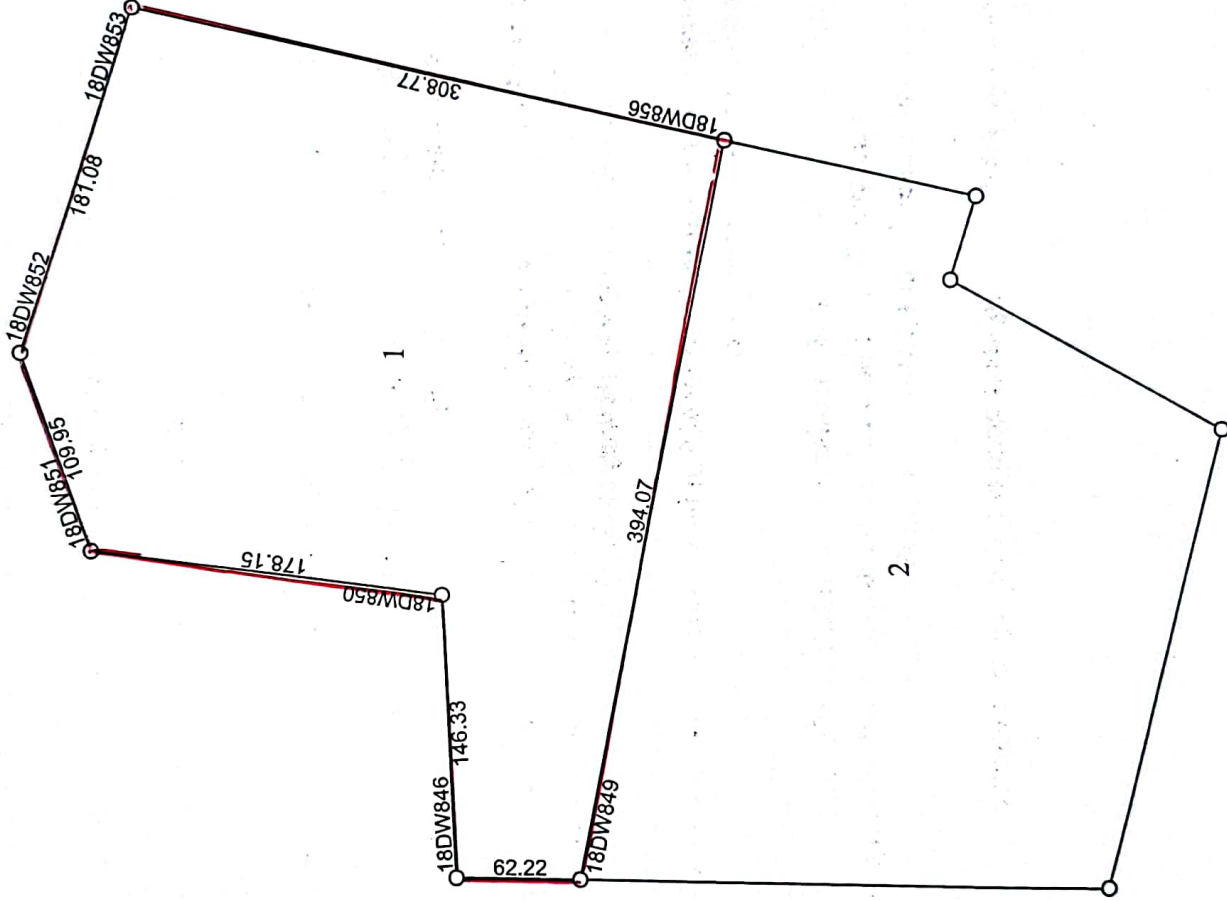
The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premier, taxes and dues prescribed in connection with that disposition.

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

# MKURANGA DISTRICT



LOCALITY ..... MBEZI MSUFINI .....  
BLOCK: ..... D .....  
PLOT No: ..... 1 .....  
LO.No: ..... 1298740 .....  
AREA: ..... 95,230 SQM .....



This plan prepared in accordance with Registered Plan No. 174373

It is approved for purpose of the Land Registration Act 334.

For Director of Surveys and Mapping ..... Date 18/5/2023

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

Ministry of Lands, Housing and Human Settlements Development, Dodoma.



### SCHEDULE

ALL that land known as Plot No.1 Block 'D' situated at Mbezi Msufini in Mkuranga District Containing **Ninety five thousand two hundred thirty (95,230) square metres** shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 174373 deposited at the Office of the Director for Surveys and Mapping at **Dodoma.**

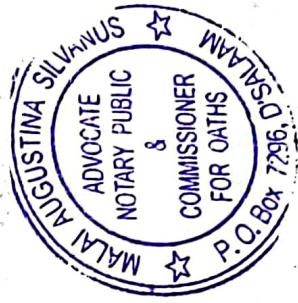
Given under my hand and my official seal the day and year first above written

**ASSISTANT COMMISSIONER FOR LANDS**

I, the within named **BERNARD DAMIAN MADONGA MWAPIRA**, hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said )  
**BERNARD DAMIAN MADONGA MWAPIRA** who is )  
Known to me personally/identified to me by **RIZUKI CHITALE** )  
the latter being known to me personally in my presence )  
this <sup>4th</sup> day of **May** ..... 2023 )

Witness's )  
Signature: **A. Mwanuzi** )  
Postal Address: **7296 DTR - PS - STRAAM** )  
Qualification: **COMMISSIONER FOR OATHS** )



Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:  
Ref. No. LR/T 17331



LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 08 Jun, 2023

BERNARD DAMIAN MADONGA MWAPIRA  
P.O Box 76063  
Dar es salaam  
Sir/Gentlemen/Madam,

RE: TITLE NO: 17331 LAND OFFICE NO: 1298740  
PLOT NO. 1 BLOCK D AT MBEZI MSUFINI

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

*Uthman.*  
**REGISTRAR OF TITLES**

Copy to: Commissioner for Lands

Your LD File No: ld/pw/14929 refers