

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date of Issue:

Title Number: **6840 MTW**

Land Office Number: **189876**

Land: **PLOT NO 460 BLOCK "B" CHIKONGOLA MTWARA MUNICIPALITY**

Term: **THIRTY THREE YEARS**

TITLE No. **6840 MTW**  
 REGISTERED **22.05.2014**  
 AT **9:00 AM**  
 Section 18 of Titles



Stamp Duty Shs **100/-** Paid  
**48556824**  
**19.02.2013**  
 Stamp Duty Shs **3140/-** Paid  
 of original Receipt No. **48556824**  
 of **19.02.2013** Land Form No. 22  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
 (No. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. **6840 MTW**  
 L.O. No. **189876**  
 MT/9918

The **21<sup>st</sup>** day of **May**, Two thousand and ~~Thirteen~~ **Fourteen**

**THIS IS TO CERTIFY** that **YM INVESTMENTS LIMITED, A Liability Company Incorporated Under The Companies Act 2002** of P.O. BOX 14 **MTWARA**, (hereinafter called "the Occupier") 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") for a term of **Thirty Three** years from the first day of **July, Two Thousand and Two** 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 there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, **2003**, shall hereafter pay Rent of shillings **Sixty two thousand One hundred Forty only (Shs. 62,140/=)** 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 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 shall be in permanent materials.
- (iv) Building plans to be submitted to the **Mtwara Mikindani Municipal Council** within six months from 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 day of commencement of the Right.

3. **USER:** The land and the buildings to be erected thereon shall be used for **Services Trade** purposes only. Use Group "M" use classes 2(c) as defined in the Town and Country planning (Use Classes) Regulations, 1960 as **amended in 1993.**

4. The Occupier shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.

5. 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 premia, taxes and dues prescribed in connection with that disposition.

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

# MTWARA TOWNSHIP



## INSET SHOWING DETAILS OF PLOT

Locality CHIKONGOLA

Block 'B'

Plot No. 460

L.O. No. 189876

Area 3107 M<sup>2</sup>



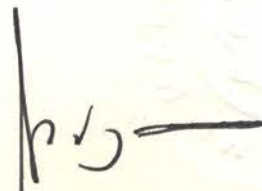
The issue of this plan implies no guarantee or admission of title by the Government.

This plan, prepared in accordance with Registered Plan No. 31238 is approved for the purposes of the Land Registration ordinance  
 Director of Surveys and Mapping [Signature]  
 Date 31-7-2003 Surveys and Mapping Director  
 Ministry of Lands, Natural Resources and Tourism, D'Setuar

**SCHEDULE**

All land known as Plot. No. 460 Block "B" situate at **Chikongola** in **Mtwara Municipality** containing **Three thousand One hundred and seven (3107) square metre** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **31238** deposited at the Office of the Director for Surveys and Mapping at Dar Es Salaam.

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



**ASSISTANT COMMISSIONER FOR LANDS**

We, the within-named **YM INVESTMENTS LIMITED** HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SEALED** with the **COMMON SEAL** of the said **YM INVESTMENTS LIMITED** and **DELIVERED**

In presence of us

This.....19.....day of MARCH.....2013

Signature: [Signature].....

Postal Address: 79027 DSM.....

Qualification DIRECTOR.....

Signature: [Signature].....

Postal Address: 79027 DSM.....

Qualification DIRECTOR.....



LAND REGISTRY MTWARA  
TRANSFER

Filed Document no 5232  
Date of Registration 03-02-2016 at 11:58A m  
to SUPERDOLL TRAILER MANU  
FACTURE COMPANT > LIMITED  
OF P.O. Box 16541, KAMPOTHS.  
500,000,000/-  
Senior Registrar of Titles

