



TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 22,536/= Paid
On Original Receipt Shs: 921050034068178
OF: 19/2/2021
Land Form No. 12
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 100/= Paid
Receipt No: 921050034068178
19/2/2021
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
(Under section 29)

Title No. 3272 - MGLR
L.O. No. 1031923
Ref: No GDC/LD/2870

The 5th day of May, Two thousand and twenty-one.

THIS IS TO CERTIFY that MAJALIWA SAGUMO CHITEMBELE of P. O. Box 73, GAIRO (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 (99)** years from the first day of **January, Two Thousand Twenty One** according to the true intent and meaning of the land Act and subject to the provisions thereof and to any regulations made hereunder and to the 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 2021, shall thereafter pay rent of shillings **Two hundred twenty six thousand three hundred sixty three (Tshs. 226,363/=)** 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 as 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) Buildings shall be in permanent materials.
- (iv) Buildings plans to be submitted to the **Gairo District Council** within six months from the commencement of the Right.
- (v) Buildings construction to begin within six months after approval of the plans.
- (vi) Building to be completed within thirty-six (**36**) months from the day of commencement of the Right.
3. **USER;** The land shall be used for **Filling station** purpose only. Use Group 'F' Use class (**f**) as defined in the Town and Country Planning (Use Classes) Regulations as **amended in 2018**.
4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner for lands.
5. The Occupier 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 that disposition.
6. The president may revoke the right for good cause and in public interest.

'SCHEDULE'

All that Land known as Plot No. 2 Block 'B' Situated at Serengeti in Gairo District Council containing Four thousand two hundred seventy one (4,271) Square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan Numbered 123736 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.



[Handwritten Signature]

ASSISTANT COMMISSIONER FOR LANDS

I, the within named **MAJALIWA SAGUMO CHITEMBELE** hereby accept the terms and conditions contained in the foregoing certificate of Occupancy.

SIGNED and DELIVERED by the said)
MAJALIWA SAGUMO CHITEMBELE who) x *[Handwritten Signature]*
is known to me personally/identified to me)
by)
The latter being known to me personally in)
my presence this 10 day of MARCH 2021.)

Witness's *[Handwritten Name]*)
Name.....)
Signature: *[Handwritten Signature]*)
Postal address:)
Qualification: MAGISTRATE)

**HAKIMU
MAHAKAMA YA MWANZI
GAIRO**

GAIRO DISTRICT COUNCIL

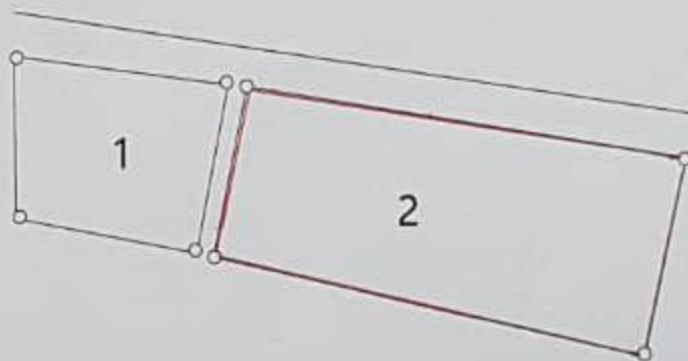
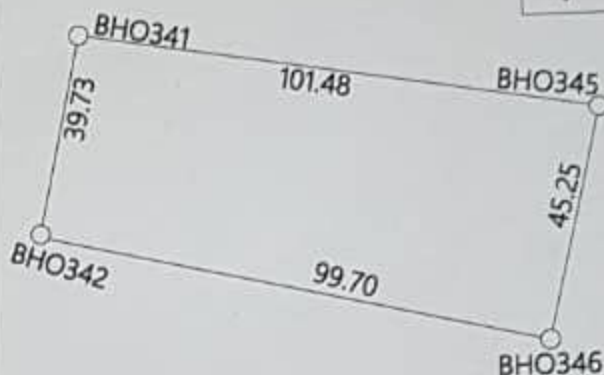
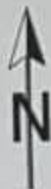
LOCATION:.....SERENGETI.....

BLOCK....."B".....

PLOT No.....2.....

L.O No.....1031923.....

AREA.....4271M².....



This plan is prepared in accordance with Registered plan No 123736 is approved for the purposes of Land Registration Act.

Director of Survey and Mapping.....*Isalali*.....

Date: *14.04.2021* Survey and Mapping Division.

Ministry of Lands Housing and Human Settlements Development Dar es Salaam.

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