

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 8502



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 01 Jun, 2023

IBRAHIMU SAIDI SHEDAFA
P.O Box 20
MUHEZA
Sir/Gentlemen/Madam,

RE: TITLE NO: 8502 LAND OFFICE NO: 1356433
PLOT NO. 225 BLOCK I AT DIARY

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

Asst. *Ibrahimu Saidi Shedafa*
REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: MU/LD/DRY/225 refers

Date of Issue:


Title Number: *8502 TNK*

Land Office Number: 1356433

Land: PLOT NO: 225 BLOCK 'I' AT DIARY AREA
IN MUHEZA DISTRICT

Term: NINETY NINE (99) YEARS

TITLE No: 8502 TN6
 REGISTERED ON: 25.05.2023
 AT: 91.00 P. M



[Signature]
 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 800/= Paid
 On Original Receipt Shs: 12302615586905
 of: 26.01.2023 Land Form No. 23

[Signature]
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/= Paid
 Receipt No: 12302615586905
 of: 26.01.2023

[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

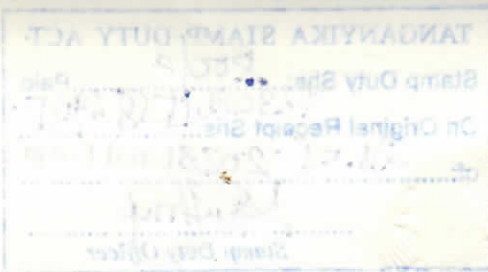
CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 8502 TN6
 L.O. No. 1356433
 LD/NO.MU/LD/DRY/225

The 19th day of May Two Thousand and Twenty Three

THIS IS TO CERTIFY that **IBRAHIMU SAIDI SHEDAFFA** of P.O. Box 20, MUHEZA, Phone no. 0658-589730 (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 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 there for 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 **Thirteen Thousand Five Hundred (Tshs. 13,500/=)** 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 land.
2. The land shall be used for **Farming Purposes Only**; Use Group 'R' use classes (a) & (c) as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.



3. The occupier shall:-

- (a) Plant trees and sisal all around the farm boundaries.
- (b) Demarcate the boundaries of the land to the satisfaction of the **Muheza District Council** (hereinafter called "the Authority") and thereafter to maintain such demarcation that the boundaries are always easily identifiable.
- (c) Do everything necessary to preserve the environment and protect the soil and preserve soil fertility and prevent soil erosion on the land and do all things which may be required by the authorities responsible for agriculture and environment and to achieve such objective.
- (d) 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**.

4. The following are the rights of the occupier:-

- (a) The permanent, exclusive rights to the land, the subject of the right of occupancy against all persons other than the Commissioner.
- (b) The Right shall confer no water rights.

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

6. 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 the disposition.

7. The **President** may revoke the Right of Occupancy for **good cause** or in **public interest**.

MUHEZA DISTRICT

INSERT SHOWING DETAILS OF PLOTS

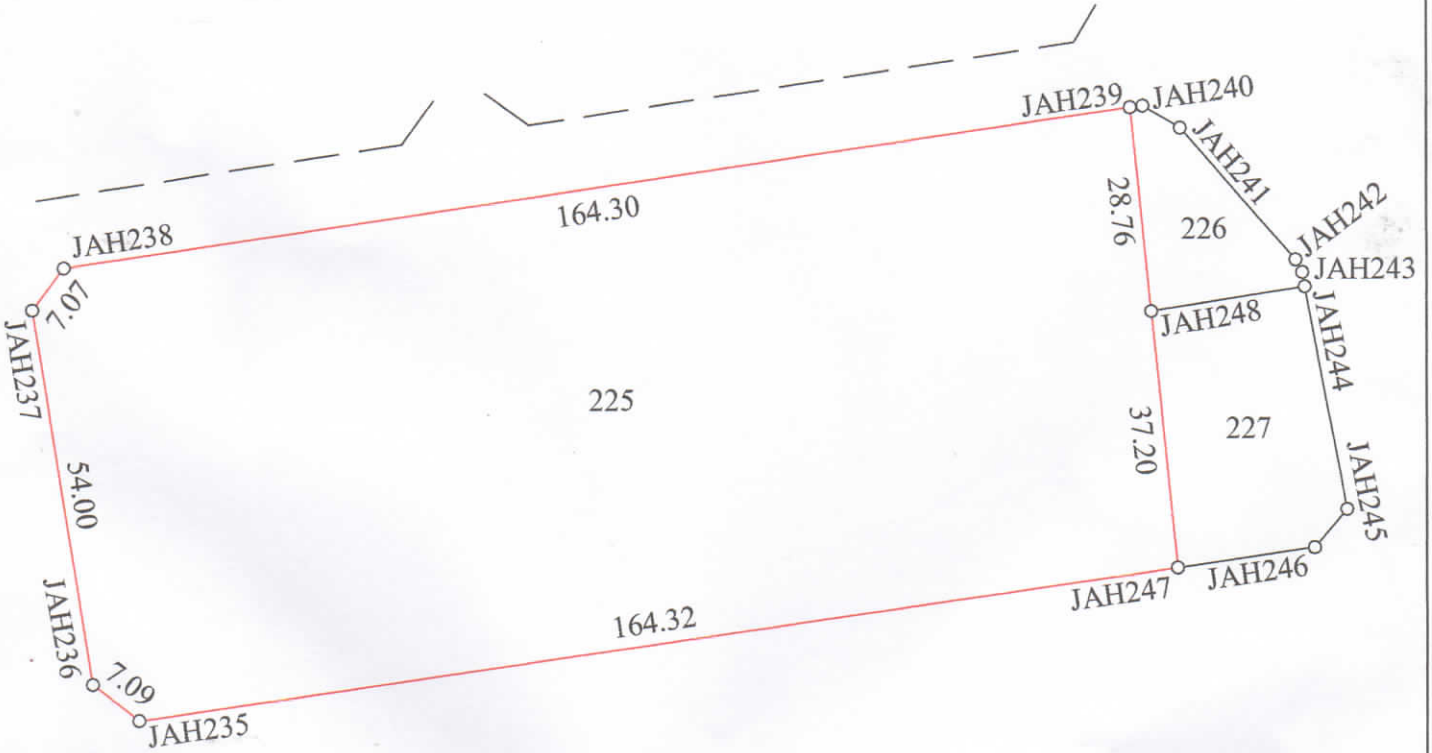
Locality.....DIARY

Plot No:.....225

Block:....."I"

L.o No:.....1356433

Area:.....10974 SQM



This plan prepared in accordance with Registered plan No.....152826
Is approved for purpose of the Land Registration ordinance.

Directed Survey and Mapping
Ministry of Land Human Settlement Development.

Date 13/3/2023

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

SCHEDULE

ALL that Land known as **Plot. No. 225 Block "I"** situated at **DIARY Area in Muheza District Council** containing **Ten Thousand Nine Hundred Seventy Four (10,974) Square Meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered survey plan numbered **152826** 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.

[Signature]
ASSISTANT COMMISSIONER FOR LANDS

I, **IBRAHIMU SAIDI SHEDAFFA** the within named hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said
IBRAHIMU SAIDI SHEDAFFA
who is known to me personally/identified to me by;
.....
the latter being known to me personally in my
presence this 02 day of February 2023.

[Signature]
.....

Witness's Name OBEIDIO

Signature *[Signature]*

Postal Address BOX 1360 - FANGA

Qualification: ADVOCATE

