

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 180394

Land Office Number: 904697

Land: PLOT NO. 150 BLOCK 'A' AT KIGOGO KISARAME II AREA IN KIGAMBOZI MUNICIPALITY

Term:

SIXTY SIX YEARS

TITLE No. 180394
 REGISTERED 14.11.2018
 AT 01:00pm



Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 16072/=
 On Original Receipt Shs: 99004799579
 of: 16.08.2018

Stamp Duty Officer

Land Form No.22

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/=
 Receipt No: 99004799579
 of: 16.08.2018


Stamp Duty Officer

Title No. 180394
 L.O. NO. 904897
 TMC/LD/KIS II/A/3524

The 2nd day of November Two thousand and Eighteen

THIS IS TO CERTIFY that ABUBAKAR HUSSEIN AHMED of P.O. BOX 36009, DAR ES SALAAM (hereinafter called "the Occupier") is 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 Sixty six years from the first day of July, Two thousand and Eighteen 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June 2019, shall thereafter pay rent of shillings Three hundred twenty one thousand six hundred fifty seven (TShs. 321,657/=) 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 **KIGAMBONI MUNICIPAL COUNCIL** within six months from the commencement of the Right.

v. Building construction to begin within six months after the approval of the plans.

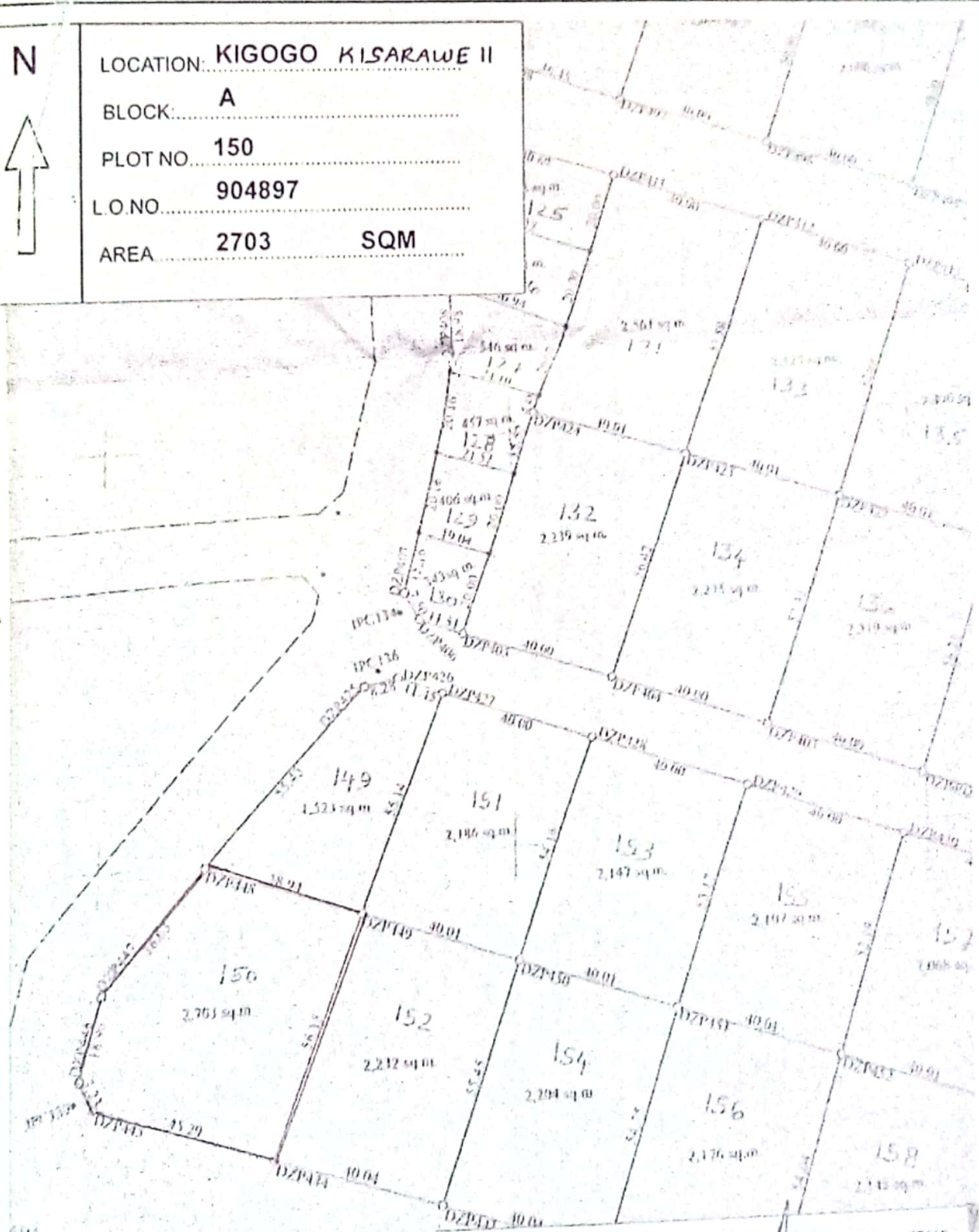
vi. Building to be completed within thirty six months from the commencement of the Right.

3. **USER:** The land and the buildings to be erected thereon shall be used for **Light Industry** purposes only. Use **Group 'M' use class (b)** 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.

KIGAMBONI MUNICIPALITY



LOCATION: KIGOGO KISARAWE II
BLOCK: A
PLOT NO. 150
L.O. NO. 904897
AREA 2703 SQM



The issue of this plan implies no guarantee or admission of Title by the government

The plan prepared in accordance with the Registered Plan no. 97668 is approved for purpose of the Land Registration Ordinance For Director of Surveys and Mapping..... Date 27-08-2018
Ministry of Lands Human settlements Development, Dar es Salaam

SCHEDULE

ALL that land known as Plot No. 150 Block 'A' situated at Kigogo Kisarawe II area in Kigamboni Municipality containing Two thousand seven hundred and three (2,703) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Number 97668 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

I, the within named ABUBAKAR HUSSEIN AHMED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SIGNED and DELIVERED by the said)
ABUBAKAR HUSSEIN AHMED)
who is known to me personally/identified)
to me by RASABU JUMA RASABU)
the latter being known to me personally)
in my presence this 24th)
day of August 2018.)

(Witness's)

Signature: [Handwritten Signature])

Postal address: Zebse)

Dar es Salaam)

Qualification: Commissioner for oaths)

