

TANGANYIKA

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of issue :

Title Number : **003002/28**

Land Office number : 14461.

Land : Plot No.20, Block 'E', Bukoba Township.

Term : **Ninety-nine years.**

Stamp Duty Shillings 1/- paid and
Revenue Receipt No. 96474 of 21.5.54
Issued
R. Bonalves
Asst. Registrar-General

L.O. No.14461.

M.P. No.57655.

FILED DOCUMENT No. 003002/28
REGISTERED 26-9-62
at 10-15 Am.
R. Bonalves
Asst. Registrar of Titles
LAND REGISTRY
TANGANYIKA
CERTIFICATE OF OCCUPANCY

TANGANYIKA
Stamp Ordinance
Section 19
DUTY DENOTED
Shs. 42/- paid on
Principal Instrument
R. Bonalves
Revenue Authority

The *Twenty-fourth* day of *September*

One thousand nine hundred and sixty-two.

Title No. 003002/28

THIS IS TO CERTIFY that THE STANDARD BANK LIMITED a Limited Liability Company incorporated in the United Kingdom which has established a place of business in Tanganyika and has complied with Section 521 of the Companies Ordinance, Cap.212 (hereinafter called "the Occupier") is entitled to a Right of Occupancy in and over the land described in the Schedule hereto (hereinafter called "the said land") for a term of Ninety-nine years from the Twentieth day of May One thousand nine hundred and fifty-four according to the true intent and meaning of the Land Ordinance 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 terms and conditions :-

1. The Occupier having paid rent calculated at the rate of One hundred and thirty-two Shillings (Shs.132/-) per annum from the commencement of the said term to the thirtieth day of June 1962, shall thereafter pay rent of One hundred and thirty-two Shillings (Shs.132/-) yearly in advance on the first day of July in every year during the said term PROVIDED that the said rent shall be subject to revision by the Governor-General on the first day of July in each of the years 1974, 1994, 2014 and 2034 or within five years thereafter in each case.

2. The Occupier undertakes :-

- (i) at all times during the term of the said Right of Occupancy to have on the said land buildings having a value not less than Twenty-four thousand Shillings (Shs.24,000/-) and to maintain the same in good order and repair to the satisfaction of the Town Council, Bukoba (hereinafter referred to as "the said Authority");
- (ii) not to erect or commence to erect on the said land any further building of any kind whatsoever except in accordance with building plans and specifications which shall have been first approved by the said Authority.

5. The Occupier shall at no time during the term hereby granted subdivide the said land or assign, sublet or otherwise dispose of or deal with the whole or any portion thereof or of any buildings thereon without the previous written consent of the Commissioner for Lands, provided that the consent of the Commissioner for Lands shall not be necessary to a single sub-letting of the whole of the said land where the sub-lease contains a condition sufficient to ensure compliance with condition 5 hereof.

4. The Commissioner for Lands shall have an absolute discretion in the giving or withholding of consent under condition 3 above. In particular any dealing (other than a mortgage or charge) entered into before compliance with the covenants contained in condition 2 hereof will not normally receive consent except in special circumstances of which the Commissioner for Lands shall be the sole judge.

5. The said land and the buildings erected or to be erected thereon shall be used solely for private residential purposes.

6. The Governor-General may revoke the said Right of Occupancy for failure by the Occupier to perform the covenants or to comply with the conditions expressly or impliedly contained in the said Right of Occupancy.

In this Certificate of Occupancy the expression "the Governor-General" shall include any Minister or other officer to whom the Governor-General's powers and functions of granting rights of occupancy and of issuing certificates of occupancy may be transferred.

THE SCHEDULE HERETINBEFORE REFERRED TO:

ALL THAT piece or parcel of land situate in Bukoba Township being Plot No.20, Block "E", containing Five thousand three hundred and seventy (5,370) square feet as delineated on plan prepared in accordance with Registered Survey No.8742 deposited with the Survey Division, Ministry of Lands, Forests and Wildlife, Dar es Salaam, and edged white for the purpose of identification only on the plan hereunto annexed.

GIVEN under my hand and seal and by Order of the

Governor-General the day and year first above written.



[Handwritten signature]

COMMISSIONER FOR LANDS

The within-named THE STANDARD BANK LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED for and on behalf of the said THE STANDARD BANK LIMITED under a Power of Attorney registered in the Land Registry on the 8th December 1959 under P.A.168 by LESLIE GEORGE FOX who is known to me personally in my presence this ^{twelfth} day of *September* 1962.

(Witness' Signature) *[Signature]*
(Postal Address) *Box 286*
Nairobi
(Qualification) *Advocate*

[Handwritten initials]

IN THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999(ACT NO. 4 OF 1999)
TRANSFER OF RIGHT OF OCCUPANCY
(UNDER SECTION 62).

C.T. NO. 003002/28

PLOT NO. 20

BLOCK 'E'

L.O. NO. 14461

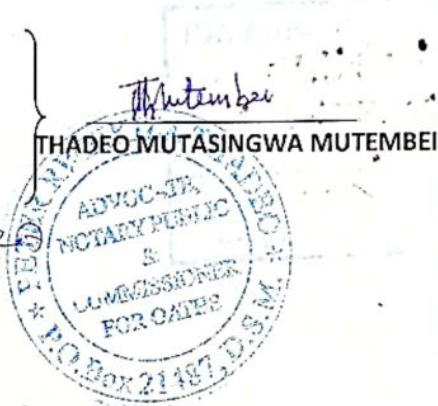
L.D. NO.

Bukoba Township, Kagera Region

I, THADEO MUTASINGWA MUTEMBEI of P.O. Box 75451 Dar es Salaam(hereinafter referred to as TRANSFEROR) IN CONSIDERATION OF THE SUM OF Tshs. TWO HUNDRED AND FIFTY MILLION ONLY (TSHS. 250,000,000.00), I HEREBY TRANSFER to AUDAX EUSTACE KAIJAGE of P.O. Box 92 Bukoba (hereinafter referred to as TRANSFEREE), the Right of Occupancy registered under the above reference.

SIGNED and DELIVERED by the said
THADEO MUTASINGWA MUTEMBEI
who is identified to me by
who is known to me personally this
11th day of June 2019

Name: PETER PWEIKIZO
Signature: [Signature]
Post address: 21489 Dar
Qualification: ADVOCATE



SIGNED and DELIVERED by the said
AUDAX EUSTACE KAIJAGE
who is identified to me by
who is known to me personally this
11th day of June 2019

Name: ABRONICUS K. BYAMUNGU
Signature: [Signature]
Post address: 63238 Dar
Qualification: ADVOCATE



Stamp Duty on Original and Duplicate
Paid Vide
ERV. No.
Of
Tshs.

Consent fees paid vide
ERV No.
Of Tshs.

*Where applicable

IN EXERCISE THE POWERS VESTED IN ME I UNDER SECTION 37 OF THE LAND ACT
LANDS/AUTHORISED OFFICER HEREBY APPROVE THIS DISPOSITION

Muhamad Romani Paul
COMMISSIONER FOR

Commissioner for Lands/Authorised officer

Date: 18th June 2020

AUTHORIZED LAND OFFICER
BUKOBIA MUNICIPAL COUNCIL

FILED DOCUMENT No: 155
REGISTERED ON 13-7-2020
AT: 1:00 P.M.

[Signature]
Senior Asst. Registrar of Titles

Stamp Duty Shs: 500/- Paid
Revenue Receipt No: 9202820162691
of 8-10-2020
[Signature]
Assistant Registrar of Titles

TANGANYIKA DUTY ACT.
Stamp Duty Shs: 2,499,500...Paid
On Original Recd 9202820162691....
Of: 8-10-2020
[Signature]
Officer