

Land Form 23A.

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

*Certified true copy*



*Samwel*

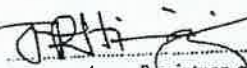

**Date of Issue:**


**Title Number:** 54092

**Land Office Number:** 191383

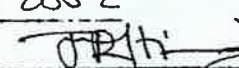
**Land:** FARM NO.2184 KISEMVULE MKURANGA DISTRICT.

**Term:** NINETY NINE YEARS.

TITLE No. 54092  
 REGISTERED 19.2.2003  
 At 8:00 AM  
  
 Senior Asst. Registrar of Titles  


TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Sh. 100/=  
 on original Receipt No. 06318233  
 of 20.11.2002  
  
 Stamp Duty Officer

Land Form 23

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Sh. 440/=  
 on original Receipt No. 06318233  
 of 20.11.2002  
  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

L.O.No.191383.  
 L.D/MK/629/2/AJT.

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

CERTIFICATE OF OCCUPANCY  
 (Under Section 29)

Title No. 54092

The 20th day of May, Two thousand and ~~two~~ three.

THIS IS TO CERTIFY that **AHMED RASHID NGANYAGE** of P.O. BOX 70934 DAR ES SALAAM (Hereinafter called "the Occupiers") 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 **Ninety nine** years from the first day of **October two thousand and two** according to the true intent and meaning of the land Act and subject to the provisions thereof and to regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following conditions:-

1. The Occupier(s) having paid rent up to the thirtieth day of June, 2002, shall thereafter pay rent of Shillings ~~Eight thousand three hundred~~ <sup>twelve million five hundred sixty seven thousand seven hundred</sup> (Shs. ~~8,300/-~~ <sup>12,567,750/-</sup>) a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Commissioner for Lands. FD 164810
2. The land shall be used only for ~~Agricultural~~ <sup>Industrial</sup> purposes only. FD 164810.  
 use class (a) use Group G' use class (a). use Group O'

FD 164810

*Handwritten signature/initials*

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

  
COMMISSIONER FOR LANDS

The within named **AHMED RASHID NGANYAGE** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy

SIGNED and DELIVERED by the said )  
AHMED RASHID NGANYAGE who is )  
known to me personally/identified to me )  
by )  
the latter being known to me personally in )  
my presence this 25th day of DEC )  
2002. )

Witness's )  
Signature..... )

Postal Address: P.O. Box 3740 )  
D.SALAAM )

Qualification ADVOCATE )

*Ahmed Rashid Nganyage*



*Certified the copy*  
*Samwel*

APPLICATION BY LEGAL PERSONAL REPRESENTATIVE

Document No. 153368

Date of Registration 24.07.2013 Time 9:00 A.M.

S.HABANI RASHID NGANYAGE, RASHID TIMED NGANYAGE & MWANATE LULIDA OF BOX 70934, D/SALAM. A legal personal representative of RASHID NGANYAGE (Deceased)

*[Signature]*  
Registrar of Titles

TRANSFER

Document No. 155842

Date of Registration 08.11.2013 Time 9:00 A.M.

P.K. CHUDASAMA LIMITED OF P.O. BOX 325, D/SALAM. (CONS. TSH: 570,000,000/=)

*[Signature]*  
Registrar of Titles

LAND REGISTRY DAR - ES - SALAM VARIATION OF RIGHT OF OCCUPANCY

Filed Document No. 164810

Date of Registration 14.11.2014 Time 12:00 P.M.

TERMS AND CONDITIONS OF RIGHT OF OCCUPANCY VARIED AND LAND RENT INCREASED TO TSH 12,567,750/=

*[Signature]*  
Senior Asst. Registrar of Titles

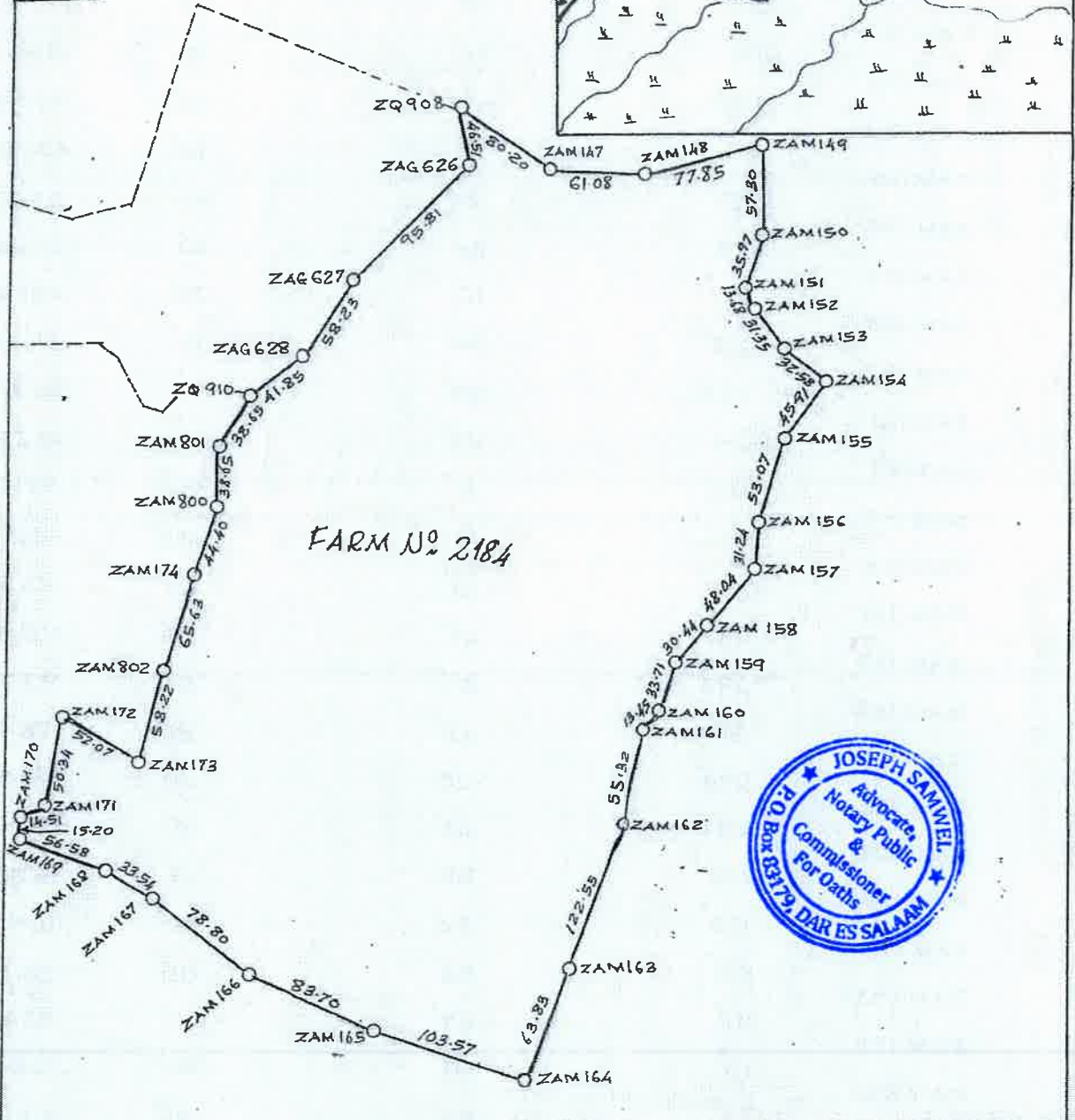
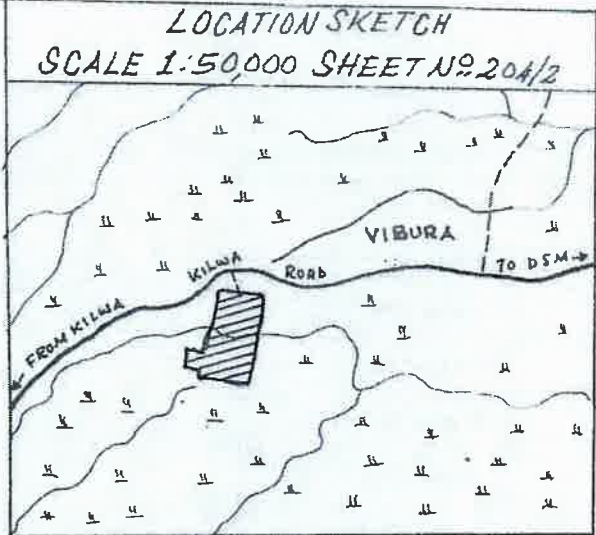
paid into bank



# MKURANGA DISTRICT



LOCALITY KISEMVULE  
 FARM N<sup>o</sup> 2184  
 L.O. N<sup>o</sup> 191383  
 AREA = 16.757 H.A



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

This plan prepared in accordance with registered plan no. 35652 & approved for purposes of the Land Registration Act, 1992, by the Registrar of Lands, Dar es Salaam and Urban Development, on 10/12/2002.

**SURVEY OF FARM NO 2184 AT KISEMULE  
MKURANGA DISTRICT**

ZAM 142	101	100	17.20
ZAM 143	140	18	46.91
ZAM 144	15	30	20.20
ZAM 145	11	30	14.08
ZAM 146	75	37	17.85
ZAM 147	171	20	57.30
ZAM 148	184	10	25.97
ZAM 149	169	08	13.08
ZAM 150	141	02	41.35
ZAM 151	125	32	32.58
ZAM 152	213	21	45.91
ZAM 153	197	20	53.07
ZAM 154	185	04	31.24
ZAM 155	217	16	48.04
ZAM 156	218	56	30.44
ZAM 157	195	59	33.71
ZAM 158	219	25	13.45
ZAM 159	183	51	55.32
ZAM 160	201	14	122.55
ZAM 161	196	41	63.83
ZAM 162	287	49	103.57
ZAM 163	293	51	83.70
ZAM 164	305	42	78.80
ZAM 165	299	20	33.54
ZAM 166	290	43	56.58
ZAM 167	05	55	15.20
ZAM 168	65	34	14.51
ZAM 169	09	54	50.34
ZAM 170	112	27	52.07
ZAM 171	13	59	58.22
ZAM 172	13	59	65.63
ZAM 173	17	44	44.40
ZAM 800	29	11	38.65
ZAM 801	29	11	38.65
ZAG 628	47	31	41.85
ZAG 627	31	42	58.23

**AREA = 16-757 HA**

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO.4 OF 1999)

APPROVAL FOR CHANGE/VARIATION OF CONDITIONS  
OF A RIGHT OF OCCUPANCY  
(Under Section 35(4))

C.T. No. 54092.  
LD/MR/629/2/AJT.  
KISEMVULE MKURANGA.

I, FLORAH SALATHIEL LUVANDA, Assistant Commissioner for Lands, of P.O. Box 9230, Dar es Salaam **HEREBY APPROVE** to the following variation of the condition of the Right of Occupancy registered under the above reference:-

**THAT** the following words "Agricultural" purposes only, appearing in condition two (2) of Certificate of Occupancy be deleted and replaced by the following words Industrial purposes only, Use Group 'O' use class (a) Use Group 'G' use class (a).

**THAT** the following words and figures appearing in condition No. (1) "pay rent of shilling Eight thousand three hundred (Tshs. 8,300/=) " be deleted and replaced by the words and figures "pay rent of shillings Twelve Million Five Hundred Sixty Seven Thousand Seven Hundred Fifty (Tshs. 12,567,750/=).

Dated at Dar es Salaam this.....<sup>th</sup> 11.....day of November.....2014.

B. Da  
ASSISTANT COMMISSIONER FOR LANDS

Served upon me/us:



*Certified for copy*

*for*

*[Signature]*  
Occupier(s)

*[Signature]*

Date: 24/11/2014

The following payments have been paid:

Approval fee	Tshs. 16,000/=	ERV. No. <u>3633226</u>	dated <u>1-8-2014</u>
Stamp duty	Tshs. 1,000/=	ERV. No. <u>3632313</u>	dated <u>31-7-2014</u>
Registration Fee	Tshs. 80,000/=	ERV. No. <u>3633226</u>	dated <u>1-8-2014</u>

FILED DOCUMENT No. 164870  
 REGISTERED ON 14.11.2014  
 AT 12:00pm



*M. Mwalik*

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 900/- Paid  
 On Original Receipt Shs. 3622313  
 of 31.7.2014

*M. Mwalik*  
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 100/- Paid  
 Receipt No. 3632313  
 of 31.7.2014

*M. Mwalik*  
 Stamp Duty Officer

*Certified true copy*



*Samuel*

