

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: **PWN 4041**


Land Office Number: **972985**

Land: **PLOT NO. 1 BLOCK 'F' AT KIDENGE IN KIRAMA TOWNSHIP**

Hsm/LD.

Term: **SIXTY SIX (66)**
~~SIXTY NINE (99)~~ YEARS

TITLE No: **PWN 4041**
 REGISTERED ON: **02-11-20**
 AT: **01-30 P**



Patii
 Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **48,930/=** Paid
 On Original Receipt Shs: **920289013541453**
 of: **15-10-2020**

Patii
 Stamp Duty Officer

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/=** Paid
 Receipt No: **920289013541453**
 of: **15-10-2020**

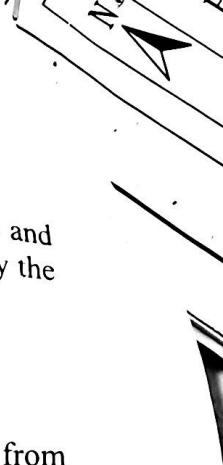
Patii
 Stamp Duty Officer

Title No: **PWN 4041**
 L.O.No.972985
 KTC/LD/PT/17151

The **2nd** day of **November** Two thousand and Twenty

THIS IS TO CERTIFY that **PATRICK SUNGURA CHANDA** of P.O. Box 76599, **DAR ES SALAAM** (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in Schedule hereto (hereinafter called "the Land") for a term **Sixty six** years from the first day of **October, Two thousand and Twenty** 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, 2021, shall thereafter pay rent of shillings **Four hundred ninety thousand three hundred and three (490,303/=)** 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.

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- (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) Submit building plans to the **Kibaha Town Council** within six months from the date of the commencement of the Right.
 - (v) Building construction to begin within six months after approval of plans.
 - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.

3. The Occupier shall further

- (i) Make and maintain of the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.
- (ii) Make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose.
- (iii) Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
- (iv) Fence the land with good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.

4. **USER:** The land shall be used for **Industrial - Service Trade** purposes only, Use Group 'M' Use classes (a) to (e) as defined in the Urban Planning (Use Classes) Regulations, 2018.

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

6. 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 all premia, taxes and dues prescribed in connection with the disposition.

7. The President may revoke the right for good cause or in public interest.

KIBAHA TOWNSHIP



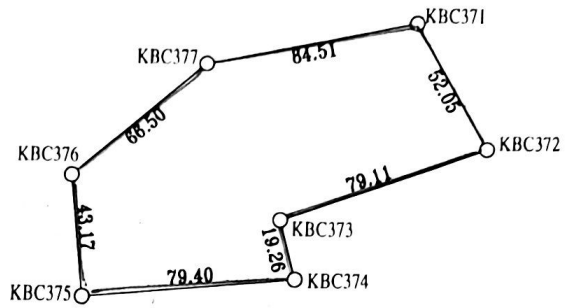
LOCATION... KIDENGE

BLOCK... F

PLOT No... 1

L.O No.... 972985

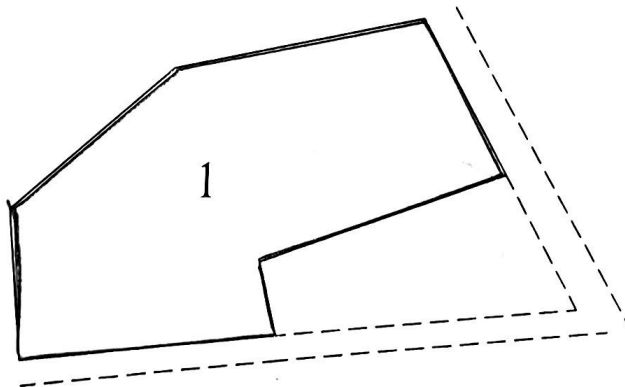
AREA... 9251sqm



MEMORANDUM.

This plan No 11770 replaces the previous one which has been cancelled by FD 210102 of 20.11.2020 refers.

~~Signature~~
Sen.-Asst. Registrar of Titles.



This plan prepared in accordance with registered plan no. 117790 is approved for the purposes of the Land Registration Act 394.

Director of Surveys and Mapping *[Signature]* Date... 11/11/2020

Ministry of Lands, Housing and Human Settlements Development,
Dodoma.

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

KIBAHA TOWNSHIP

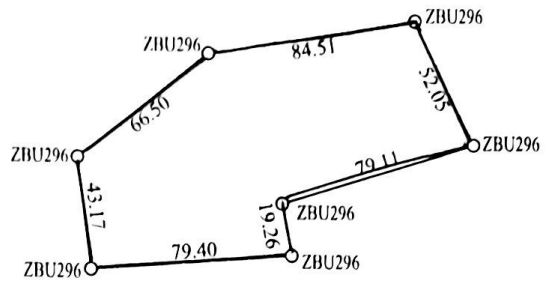
LOCATION... KIDENGE

BLOCK... F

PLOT No... 1

L.O No... 472985

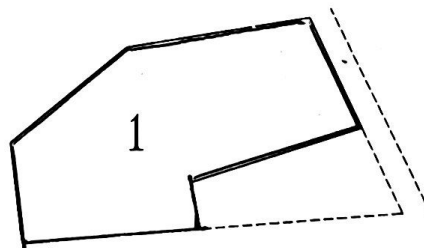
AREA... 9251sqm



MEMORANDUM.

This plan is cancelled and is replaced by another one number 117790 FD 210102 of 20.11.2020 refers.

~~Signature~~
Sen-Asst. Registrar of titles.



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

This plan prepared in accordance with registered plan no. 117790

is approved for the purposes of the Land Registration Act 934

Director of Surveys and Mapping *Signature* Date 22/10/2020

Ministry of Lands, Housing and Human Settlements Development,
Dodoma.

SCHEDULE

ALL that land known as Plot No.1 Block 'F' situated at Kidenge in Kibaha Township containing Nine thousand two hundred fifty one (9,251) Hectares ⁹²⁵¹ shown for identification only edged red on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered 117790 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam. *Amulo*

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

[Handwritten Signature]

Ag. ASSISTANT COMMISSIONER FOR LANDS

I, PATRICK SUNGURA CHANDA the within named hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
PATRICK SUNGURA CHANDA who is)
known to me personally/identified to me)
by..... *R. Magara*)

[Handwritten Signature]

the latter being known to me personally in my)
presence this... *22* ...day of ... *10*2020)

Witness's)
Signature:..... *[Handwritten Signature]*)

Postal Address:..... *[Handwritten Address]*)

Qualification:..... *[Handwritten Qualification]*)

