

JAMHURI YA MUUNGANO WA TANZANIA  
WIZARA YA ARDHI NA MAENDELEO YA MAKAZI

Anwani ya Simu "ARDHI  
Simu: 022 2121241- 9  
Makao Makuu)



Ofisi ya Msajili wa Hati  
Kanda ya Ziwa  
S.L.P 1101  
Mwanza

Simu 028 2502012 (Mwanza)

Unapojibu tafadhali taja:

Kumb. Na. LR/MZ/T..... 22346/3

9<sup>th</sup> FEB. ...., 2009

Ndugu: RIYAZ HASSAM  
EBRAHIM KASSAM  
Box 2987,  
MWANZA

Ndugu,

Yah: SHERIA YA USAJILI WA ARDHI (SURA 334)  
HATI NA. 22346 ..... L.O. NA. 195573  
KIWANJA NA. 20 ..... KITALU KUSESA  
TRADING CENTRE - MAAU DISTRICT

Hati yako ya Kumiliki Ardhi iko tayari. Tafadhali fika ofisini kwetu jengo lililokuwa Benki ya Nyumba au walipohama TRA, ghorofa ya chini upande wa nyuma ili ukabidhiwe hati yako. Fika na barua hii kwa uthibitisho.

Wako ndugu,  
Mtumishi mtiifu,

Kny: MSAJILI WA HATI  
MSAIDIZI MKUU  
MWANZA

ASST. REGISTRAR OF TITLES  
MINISTRY OF LANDS, HOUSING  
AND URBAN DEVELOPMENT  
P.O. Box 1101  
MWANZA

Nakala kwa: Kamishna Msaidizi Kanda,  
S.L.P.  
MWANZA.

Afisa Ardhi .....  
S.L.P.....  
.....

# TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

*(Under Section 29)*

Date of Issue: 6.2.2009

Title Number: 22340 LR Mwanza

Land Office Number: 195573.

Land: PLOT NO: 20 KISESA TRADING CENTRE - MAGU DISTRICT.

Term: THIRTY THREE YEARS.

TITLE No. 22340  
REGISTERED ON  
6.2.2009  
at 1.00 p.m  
*Pine Mway*  
Registrar of Titles



Land Form No. 22 600/v  
Stamp Duty Shs. 30006240  
Land Revenue Receipt No. 30006240  
of 10.7.2008  
*Pine Mway*  
Assistant Registrar

TANGANYIKA  
STAMP DUTY PAID ON  
ORIGINAL Shs. 169361  
Receipt No. 30006240 of 10.7.2008  
*Pine Mway*  
Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
NO. 4 OF 1999

**CERTIFICATE OF OCCUPANCY**  
(Under Section 29)

Title No. 22340 J.R. Mwanza  
L.O. No. 195573.  
L.D. No. LD/HG/9837.

The 6th day of February, 20 09

THIS IS TO CERTIFY that RIYAZ HASSAM EBRAHIM KASSAM of P.O. BOX 2287, MWANZA.

(hereinafter called "the Occupier"/"the Occupiers") is/are entitle to a right of Occupancy (hereinafter called the Right) in and over the land described in the Schedule hereto (hereinafter called "the Land") as joint occupants/occupants in common in equal shares for a term of **thirty three** years from the first day of July Two Thousand **and eight** 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(s) having paid rent up to the thirtieth day of June 20 09 shall thereafter pay rent of shilings **one hundred sixty eight thousand three hundred and sixty (TShs: 168,360/=)** 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(s) 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) Buildings to be in permanent materials. At all times during the term of the Right have on the land buildings as approved by the Nagu District Council (hereinafter called "the Authority").

(iv) Not to erect or commence to erect on the land any buildings except in accordance with building plans and specifications which shall have been first approved by the Authority. The building plans shall be submitted to the Authority in quadruplicate showing the block plans and position of the buildings.

(v) Maintain on the land existing buildings in good order and repair to the satisfaction of the Commissioner for Lands at all times during the term of Right as approved by the Authority.

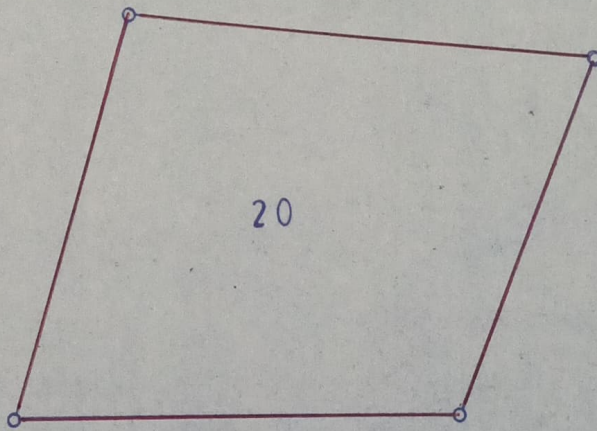
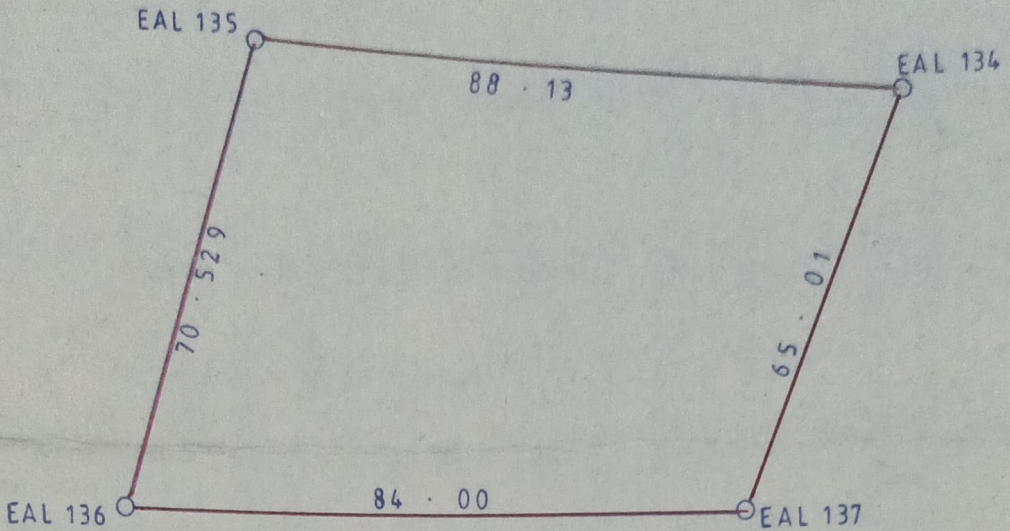
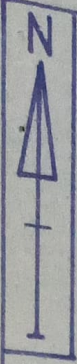
S.M.A./A.P.O.

(vi) The Occupier shall further:- *throughout*  
-Make and maintain on the land ~~throughout~~ the term adequate arrangement for water supply, drainage and disposal of the trade refuse and affluent to the satisfaction of the Authority.  
-Provide and maintain on the land such obligation facilities and take and maintain such hygienic measure as may be required by the Medical Officer of Health for the Authority.

3 USER: The land and the buildings shall be used for Industrial - Service Trades, Use Group 'M' Use classes (a), (b) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993. -----

4 The Occupier(s) shall not assign the right within three years of the date hereof without the prior approval of Commissioner.

# KISESA TRADING CENTRE.



PLOT N<sup>o</sup> 20

BLOCK —

L.O. N<sup>o</sup> 195573

AREA 5612 SQM.

The Issue of This plan Implies no guarantee  
or admission of title of the Government

and plan prepared in accordance with Section  
51939... is approved for the

of the Land Registration Ordinance

Director of Surveys and Mapping Date

Ministry of Lands, Housing and

Urban Development (Dar es Salaam)

15-7-08

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

## SCHEDULE

All land known as **Plot Number 20 at Kisesa**

situate at **Kisesa Trading Centre - Magu District** containing **five thousand six hundred and twelve (5612 m<sup>2</sup>)**

square metres/square feet/hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **51939** deposited at the office of the Director for Survey and mapping at Dar es Salaam.

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

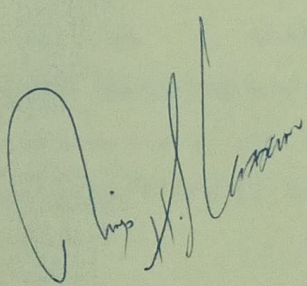
  
**Asst COMMISSIONER FOR LANDS**



I, the within named **RIYAZ HASSAM EBRAHIM KASSAM** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said  
**RIYAZ HASSAM EBRAHIM KASSAM** who is  
 known to me personally/identified  
 to me by  
 the latter being known to me  
 personally in my presence this  
 6<sup>th</sup> day of **NOVEMBER**, 2008.

Witness'  
 Signature:.....  
 Postal Address: **P.O. Box 1156**  
 .....**MWANZA**.....  
 Qualification:.....**ADVOCATE**.....

  
**JOHN PAUL WANGA**  
 Advocate, Notary Public &  
 Commissioner for Oaths  
 P. O. Box 1156, Mwanza