

TITLE No. **78812** R **Mwanza**
 REGISTERED ON
20.5.2019
 at **1-00P.**
 Registrar of Titles

LAND FORM NO. 22

TANZANIA STAMP DUTY ACT
 Stamp Duty Shs. **500/=**
 and Reverse Receipt No. **99014247953**
 of **20-3-2019** Issue
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
 (Under section 29)

Title No. **78812** R **Mwanza**
 L.O.No 644919
 L.D.No LD/MG/5042

The **17th** day of **May** **Two Thousand and Nineteen**

THIS IS TO CERTIFY that **CUTHBERT SUNG'ARE KIVUYO** of P.O. BOX 10951 MWANZA, (Hereinafter called 'the occupier) is entitled to the 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 January, Two Thousand and Nineteen** according to the intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made hereunder and to any enactment in substitution therefore 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 One Hundred Thousand Two Hundred Fifty Four (Tshs. 100,254)~~ **Three hundred twenty seven thousand one hundred forty six (377,146/=)** **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. **FD. 52143 IA/ART**
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 any time at the Occupier's expenses as assessed by the Director responsible for surveys and Mapping.

TANZANIA STAMP DUTY ACT,
 Stamp Duty Shs. **37250/=** Paid
 on original Receipt No. **99014247953**
 of **20-3-2019**
 Stamp Duty Officer

(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) Build on the land building (hereinafter called "the building") in permanent materials designed for use in accordance with the conditions for the right and which conform to the building line (if any) decided by the **Magu District Council** (hereinafter called "the authority");

(iv) Buildings plan to be submitted to the **Magu District Council** within six months from the commencement of the Right.

(v) Building Construction to begin within **six months** after the approval of the plans.

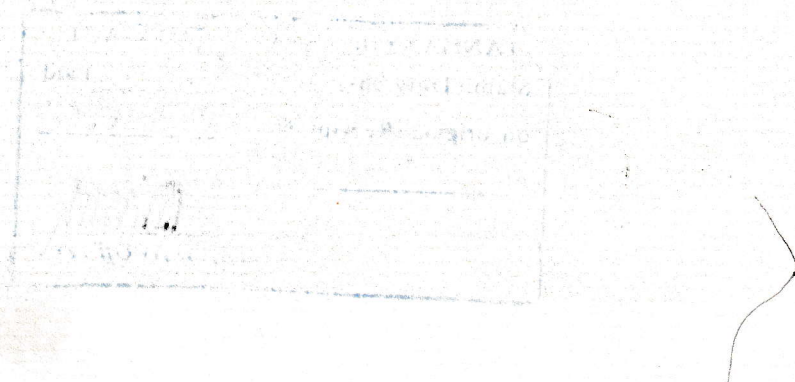
(vi) Building to be completed within **Thirty-six** months from the commencement of the Right.

3. **USER:** The land and the buildings to be erected thereon shall be used for ~~Residential~~ **Industrial** **Service Trade Purposes** "M" use class (a) **Purpose Only**. Use Group "A" as defined in Urban Planning Act (use groups and use classes) Regulation, 2018 **PD.NO 58143 IAI/ART**

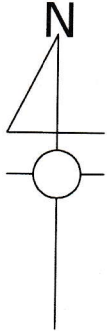
4. The Occupier shall not assign the right within three years of the date without the prior approval of the commissioner.

5. The Occupier shall deliver to the commissioner notification of disposition in prescribed form before or at the time disposition is carried out together with the payment of all premier, taxes and dues prescribed in connection with that disposition.

6. The president may revoke the right for good cause or in public interest.



MAGU DISTRICT



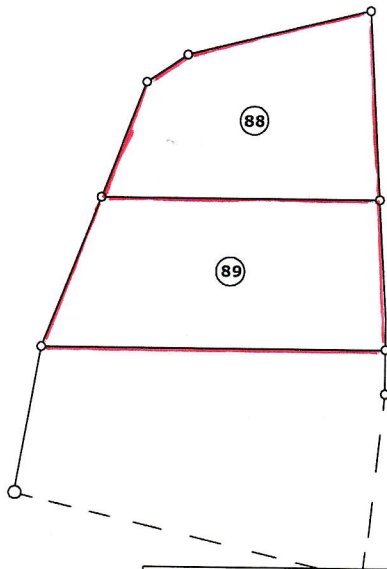
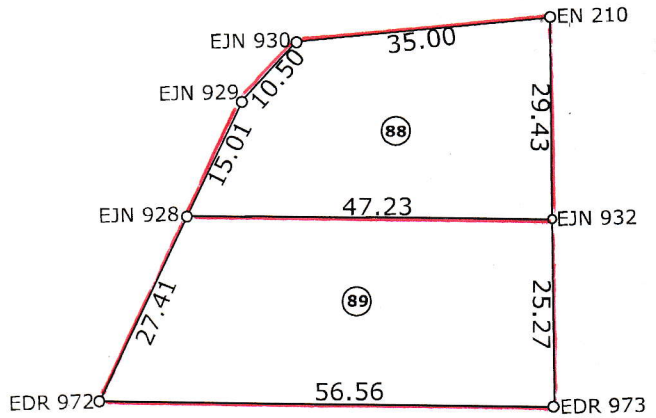
LOCATION. **BUKEREBE (KISESA TRADING CENTRE)**

BLOCK... **'A'**.....

PLOT No. **88 AND 89**.....

L.O.No... **644919**.....

AREA... **2387 SqM**.....



This Plan prepare in accordance with Registerd Plan No. **99218** is approved for the purpose of Land Registration Ordinance.

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For Director of Surveys and Mapping.

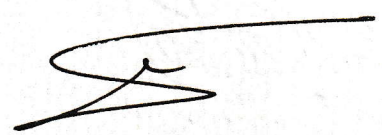
Date..... **17/04/2019**.....
Ministry of Lands, Housing and Human Settlement
Development Dar Es Salaam.

The Issue of The Plan Implies no guarantee
or admission of tittle of Government.

SCHEDULE

ALL that land known as **PLOT No. 88 & 89 BLOCK "A"** Situated at **Bukerebe (Kisesa Trading Centre)** in **Magu District** containing **Two Thousand Three Hundred Eighty Seven Square Meters (2,387 SQM)** shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **99218** Deposited at the Office of the Director for Survey and Mapping at Dar es salaam.

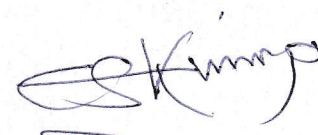
Given under my hand and the official seal the day and year first above written.



ASSISTANT COMMISSIONER FOR LANDS.

I, the within named **CUTHBERT SUNG'ARE KIVUYO**, here by accept the terms and conditions contained in the foregoing certificate of Occupancy.

SIGNED and DELIVERED by the said
CUTHBERT SUNG'ARE KIVUYO who is known to me
Personal/identified to me by Henry GODAX the
Latter being known to me personally in
My presence this 22nd
Day of March2019
WITNESS NAME PAUL N. BOMANI
SIGNATURE P. bomani
POSTAL ADDRESS 1596, Nwanza
QUALIFICATION ADVOCATE




LAND REGISTRY MWANZA
VARIATION OF CONDITIONS

Filed Document No: 58143

Date of Registration: 21-4-2021 Time: 1:00 P.M

To: CONDITION OF A RIGHT OF OCCUPANCY
VARIED INCLUDING RENT
KSH. 377,146/= PER ANNUM.


Senior Asst. Registrar of Titles