

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Email: acl.arusha@lands.go.tz
In reply please quote:
Ref. No. LR/ARS/T/



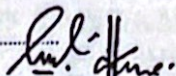
REGISTRAR OF TITLES
P. O. Box 3194,
ARUSHA.

06/07/2024

TO: HUDSON CLEMENI MZIRAY
BOX 2330, ARUSHA.

TITLE No. 11995 L.O No. 1202052.
PLOT No. 06 BLOCK No. E LOCATION KISERIAN AREA
ARUSHA DISTRICT

I have the honor to enclose herewith duplicate of the certificate of Title Numbered as above
please.
CC.....


EDWARD MAKORI
ASST. REGISTRAR OF TITLES

(Under Section 29)


Certified as True Copy of the Original
Charles Adiel Abraham
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 4/10/2024

Date of Issue:
Title Number: 11995
Land Office Number: 1202052
Land: PLOT NO. 6 BLOCK 'E' KISERIAN AREA - ARUSHA DISTRICT

Term: SIXTY SIX (66) YEARS

TITLE No. 11995
 REGISTERED ON: 26.07.2024
 AT: 09:00 A.M.
 Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 10,226/= Paid
 On Original Receipt No. 924087 2A12 11258
 of: 27-03-2024
 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
 No. 924087 2A12 11258
 of: 27-03-2024
 Stamp Duty Officer

Title No. 11995
 L.O.NO. 1202052
 ADC/LD/LON/8222

The 25th day of July Two Thousand and Twenty Four

THIS IS TO CERTIFY THAT HUDSON CLEMENT MZIRAY of P.O Box 2330 ARUSHA (hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "the right") in and over the land described in the schedule hereto (herein after called "the land") for a term of Sixty Six years from the First day of January Two Thousand and Twenty Four according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the Thirtieth day of June, 2024 shall thereafter pay rent of shillings Six Hundred Eighty Eight Thousand Seven Hundred Seventy Six (688776) 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 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

Certified as True Copy of the Original
 Charles Adiel Abraham
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: [Signature]
 Date: 11/12/2024

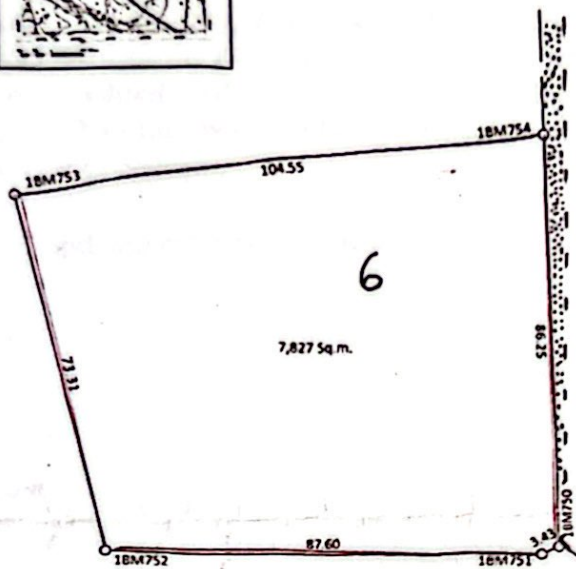
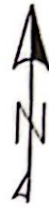
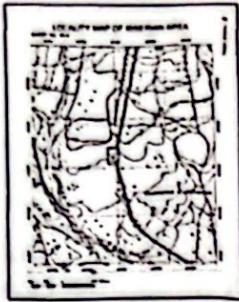
at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.

- (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) Erect on the land buildings in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the ARUSHA DISTRICT COUNCIL (hereinafter called "the Authority").
 - (iv) Submit to the Authority building plans within Six months from the date of commencement of the Right.
 - (v) Begin building construction within six months after approval of the building plans by the Authority.
 - (vi) Complete the building construction within Thirty Six months from the date of commencement of the Right.
3. USER: The land shall be used for Service Trade Purposes Use Group "M" Use Class (a), (b), & (c) as defined in the Urban Planning (Use Groups and use Classes Regulations), 2018.
 4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
 5. The Occupier shall deliver to the Commissioner notification of disposition in the prescribed form before or at the time the 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 and in public interest.


Certified as True Copy of the Original
Charles Adiel Abraham
Advocate, Notary Public & Commissioner
for Oaths
Sign: _____
Date: 11/12/2024

SURVEY OF PLOT No. 6 BLOCK E KISERIAN
ARUSHA DC., ARUMERU DISTRICT.

L.O No 1220521



L.O No 1201993

(60)

SURVEY APPROVED
Signature:
REGIONAL LAND SURVEYOR
ARUSHA
Date: 07-03-2024

REF TP. No. 06/ACC/38/112023

Coordinates in TAREF11		
STATION	NORTHING	EASTING
NEW COORDINATES		
18M750	9615932.589	248032.0221
18M751	9615930.801	248028.5966
18M752	9615932.054	247940.9926
18M753	9616003.686	247925.3943
18M754	9616018.78	248028.8459

Comps No. <u>E614H</u> M. P. No. <u>55/II/16</u> Std Sheet <u>55/III</u> Action CC <u>97661</u> PLAN No. <u>E614/972</u>	SCALE 1:1000 Amendments made by: <u>Pendol Plot no 37.024</u> 2 _____ 3 _____ Photostat copies sent to: 1 _____ 2 _____ 3 _____	Plan drawn by V.RUGIGA, FEB. 2024. I hereby certify that the survey represented by this plan was carried out in accordance with the survey regulations Date <u>07.03.2024</u> SALONI K. LUKUMAY DISTRICT LAND SURVEYOR Registered Plan No: <u>191371</u>
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Certified as True Copy of the Original
 Charles Adiel Abraham
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign:
 Date: 11/2/2024 972

L.O 1201993

SCHEDULE

All that land known as Plot No. 6 Block "E" located at KISERIAN Area, Arumeru District containing Seven Thousand Eight Hundred Twenty Seven (7827) square meters shown for identification only edged red on the plan attached to this certificate and defined on the Registered Survey Plan numbered 191371 deposited at the office of the Director for Surveys and Mapping at Dar es Salaam.

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



ASSISTANT COMMISSIONER FOR LAND:

I, HUDSON CLEMENT MZIRAY within named HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said HUDSON CLEMENT MZIRAY who is Known to me personally/identified to me by



The latter being known to me personally this 31 day of MAY 2024

Name D. J. MZIRAY

Signature

Postal address 3196 ARURUA

Qualification LAND OFFICER

Certified as True Copy of the Original
Charles Adiel Abraham
Advocate, Notary Public & Commissioner
for Oaths
Date: 11/11/2024