

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 373

Land Office Number: 315984.

Land PLOT NO 505 BLOCK 'GG' KIMANDOLU, ARUSHA CITY.

Term: SIXTY SIX (66) YEARS.

THE UNITED REPUBLIC OF TANZANIA

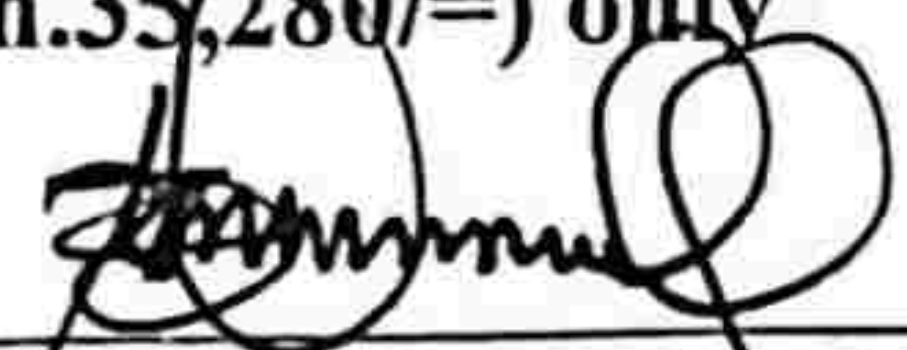
THE LAND ACT, 1999
(NO. 4 OF 1999)
APPROVAL OF CHANGE/VARIATION OF CONDITIONS
OF A RIGHT OF OCCUPANCY

(Under section 35(4))

C.T. No. 373.
L.O. No. 315984
PLOT NO. 505 BLOCK 'GG'
LOCATION. KIMANDOLU-ARUSHA CITY.
L.D. No. ARD/116781

I, **LEO MEINRAD KOMBA**, Assistant Commissioner for Lands of P.O. Box 3194 Arusha, HEREBY APPROVE to the following Change/Variation of the conditions of the right of occupancy registered under the above reference.

1. That the words "The land shall be used only for **Residential Purpose** only use Group 'A' use classes (a) and (b) as defined in The Urban Planning (Use Group and Use Classes) Regulations 2018' in condition 6 of the certificate of occupancy be deleted and replaced by '**Residential Purpose Use Group 'B' use class (d) and Dwelling Houses purpose, Use Group "A"** as defined in The Urban Planning (Use Group and Use Classes) Regulations 2018'.
2. That, the word "shall thereafter pay rent of shillings '**Seventeen Thousand Eight Hundred and Eight (Tsh.17,808/=) only**" appearing in condition 1 of the certificate of occupancy be deleted and replaced by "shall thereafter pay rent of shillings **Thirty Five Thousand Two Hundred Eighty (Tsh.35,280/=) only**"


Asst. Commissioner for Lands/Authorized Officer

Date: 11/03/2021


Served upon me/us


Occupiers(s)

Date: 10/03/2021

Copy: The Registrar of Titles
P.O Box 3194
Arusha.

Fee: Tshs. 50,000 Receipt No.....Dated.....

TITLE No: 373
 REGISTERED ON: 10.4.2020
 AT: 9:00 AM

[Signature]
 Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/= Paid
 Receipt No: 920101000003744
 of: 10.4.2020
[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 830/= Paid
 On Original Receipt No: 920101000003744
 of: 10.4.2020
[Signature]
 Stamp Duty Officer

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

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No: 373
 L.O.No. 315984
 ARD/116781

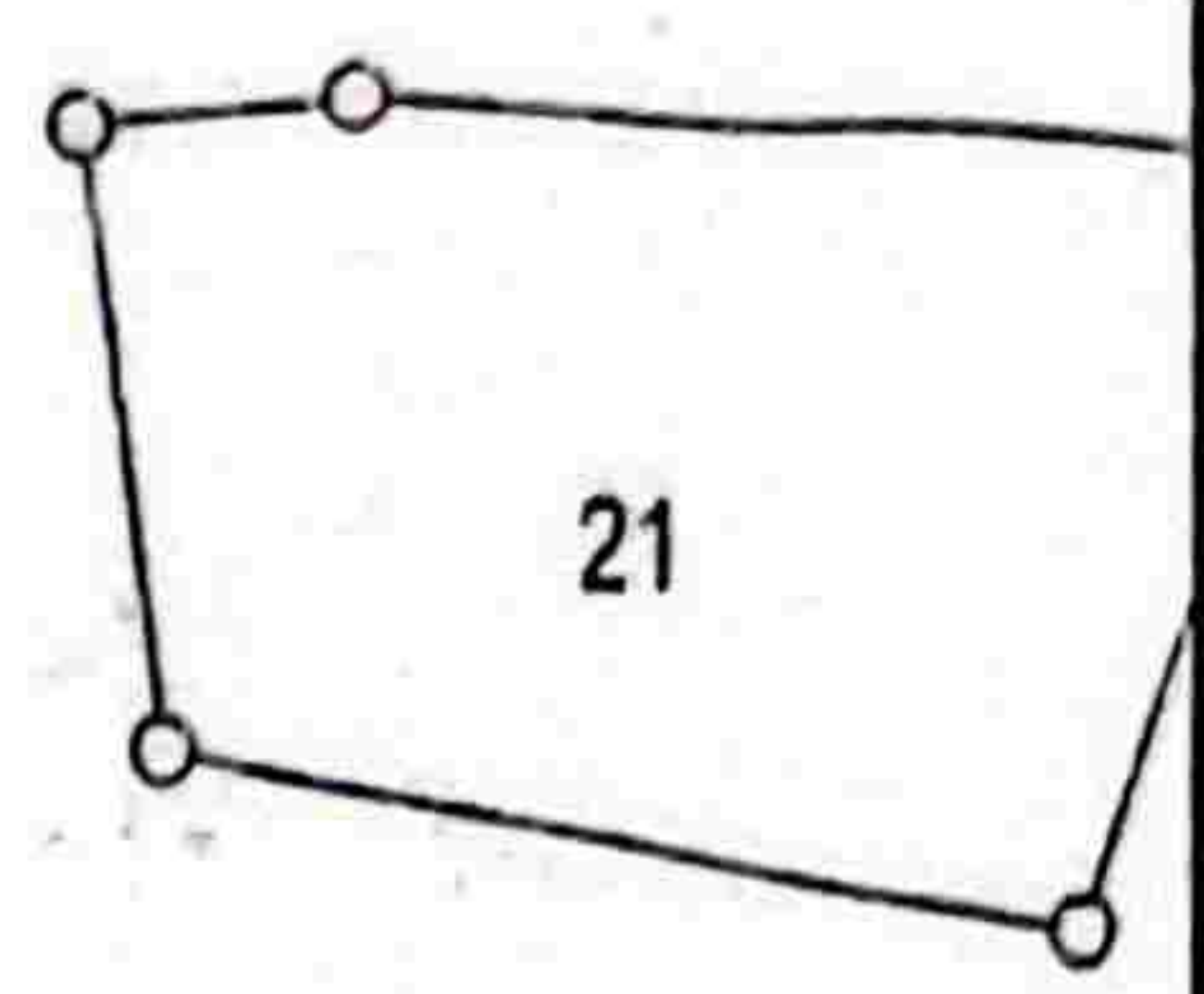
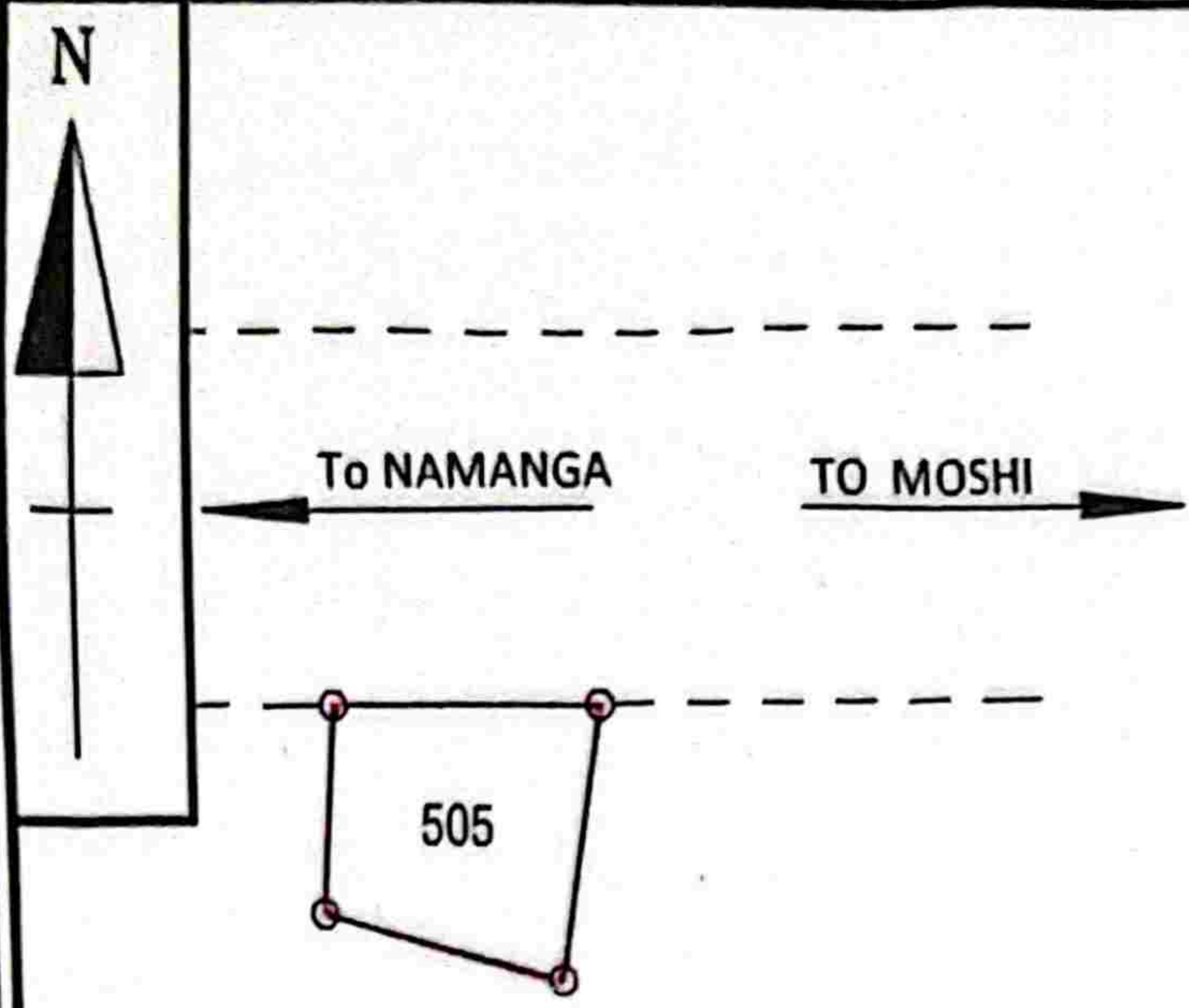
The 04th day of August 2020.....

THIS IS TO CERTIFY that SUNDAY BOAZ LUCUMAY OF P.O. Box 3094, ARUSHA (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 Sixty Six (66) years from the First day of April, 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 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, 2020 shall thereafter pay rent of Seventeen Thousand Eight hundred and Eight (Tshs. 17,808/=) 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 land.
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.

- (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 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 City 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 the 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 **Residential purposes only**. Use Group 'A' use classes (a) and (b) as defined in the Urban Planning (Use Groups 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 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.

ARUSHA CITY



INSET SHOWING DETAILS OF PLOT

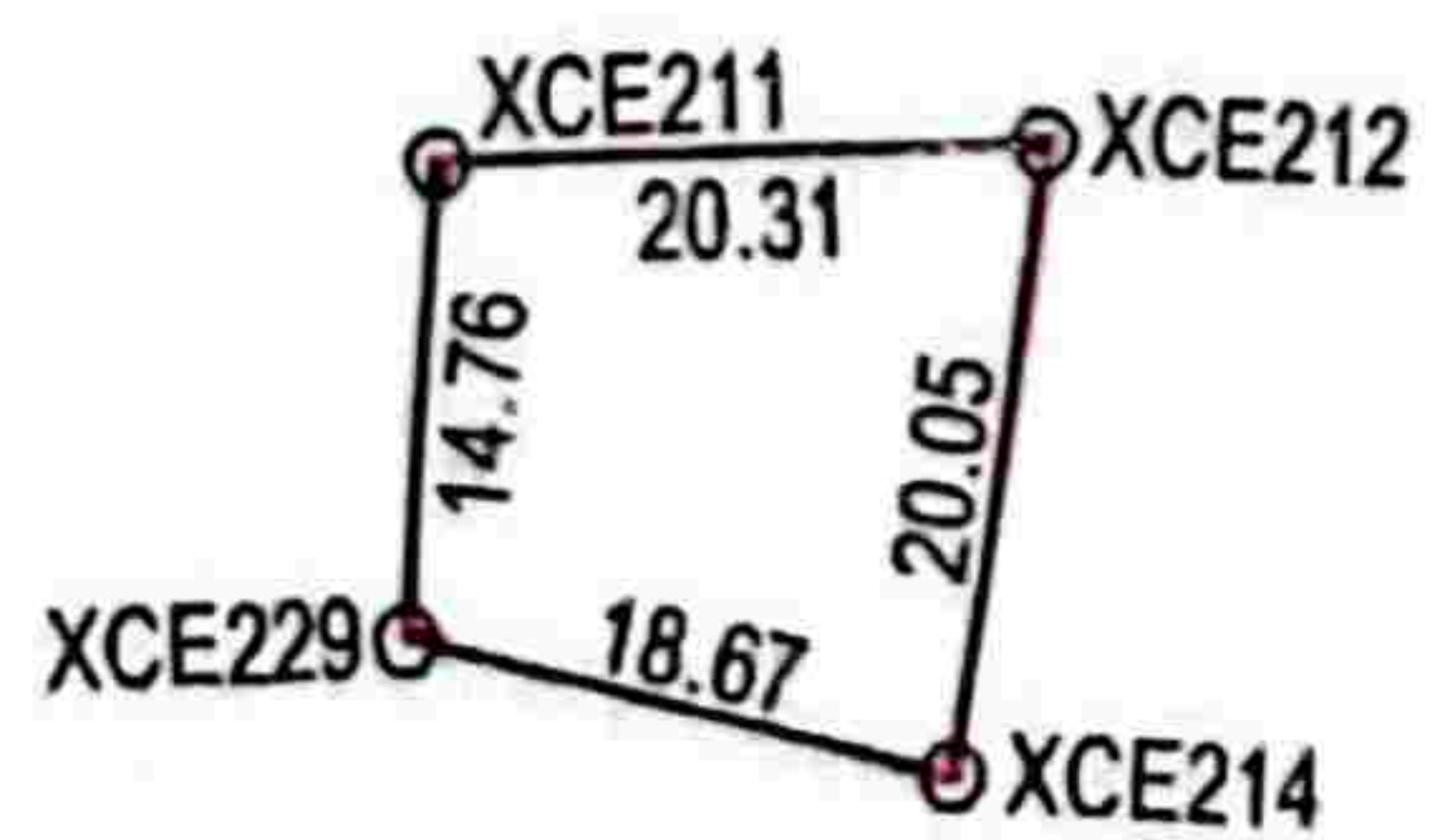
Locality KIMANDOLU

Block "GG"

Plot No 505

L . O no 315984

Area 336 Sqmetres



This plan prepared in accordance with Registered plan No 112253 is approved for the purposes of the Land Registration Ordinance
 Director of Surveys and Mapping
 Date 22/04/2020 Ministry of Lands
 Housing Human Settlement and Development

DANIEL P. MRUMA
CITY LAND SURVEYOR
 N.C.P.S. REG No. 439
 P.O. Box 3013 ARUSHA

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

CONTINUED TO VOLUME 11253

SCHEDULE

ALL that Land known as Plot No. 505 Block 'GG' situated at Kimandolu Area in Arusha City containing Three Hundred Thirty-Six (336) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 112253 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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


Asst. ASSISTANT COMMISSIONER FOR LANDS


I, the within named **SUNDAY BOAZ LUCUMAY** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said
SUNDAY BOAZ LUCUMAY who
 is known to me personally/identified to me by

 the latter being known to me personally in my
 presence this 27 day of APRIL 2020



Witness's

Signature.....

Postal Address...PO BOX 7355 - ARUSHA

Qualification:.....ADVOCATE

