



Land Form No. 22

Stamp Duty Shs. 100/- Paid

and Revenue Receipt No. 4/22/1105

of 20.09.2010

*PW* *M. M. Mway*  
Assistant Registrar, Geita

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA

STAMP DUTY PAID Shs. 6300/-

ORIGINAL Shs. 6300/-

Receipt No. 4/22/1105 of 20.09.2010

*PW* *M. M. Mway*  
Asst. Registrar of Geita

Title No. 29530  
L.O. No. 405467  
L.D. No. LD/GT/183

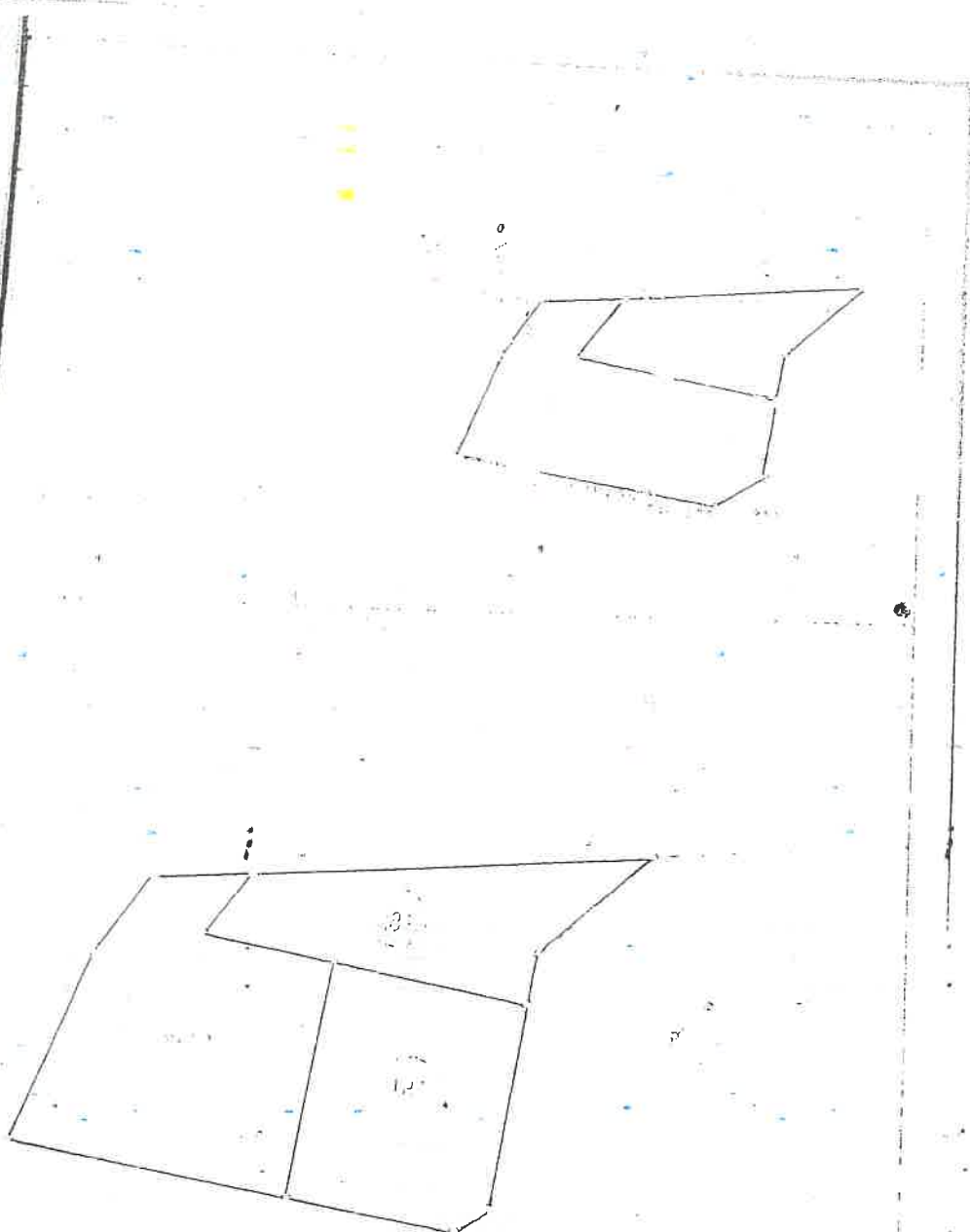
12<sup>th</sup> day of October.

Two thousand and Nine. *Ten. Hundred*

THIS TO CERTIFY that LEONARD MUSSA KIGANGA P.O. Box 26  
GITA (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 of Sixty six  
years from the first day of July, Two thousand and ten 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, 2011, shall hereafter pay rent of shillings One hundred fifteen thousand (115,000/=) 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.

- (ii) Do everything necessary to preserve the environment protect the soil and prevent soil erosion on the land and do things which may be required by the authorities responsible for the environment and to achieve such objective.
  - (iii) Buildings to be in permanent materials
  - (vii) Buildings plans to be submitted to the **Geita District Council** within six months from the commencement of the Right.
  - (viii) Building Construction to begin within six months after approval of the plans.
  - (ix) Building to be completed within Thirty-six months from commencement of the Right.
3. **USER:** The land and the buildings to be erected thereon shall be **Commercial Purposes only**. Use Group 'C' Use Classes (c) and (d) defined in the Town and Country Planning (Use Classes) Regulations 1960 as amended in 1993.
4. The occupier shall not assign the right within three years of the 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 premia, taxes and charges prescribed in connection with that disposition.
6. The President may revoke the right for good cause or in public interest.



This plan prepared in accordance with registered plan No 63752 is approved for the purpose of the land contract mentioned


for the purpose of the land contract mentioned  
Date 24.9.10  
Dor es Salaam

In issue for this plan implies the registration  
admission of title of the Government

**SCHEDULE**

ALL that Land known as Plot No. 181, 182 & 183 Block 'D' BOMBAMBILI situated at Geita urban area containing Six thousand and eighty four (6084) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 63759 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. COMMISSIONER FOR LANDS

I, the within named LEONARD MUSSA KIGANGA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said LEONARD MUSSA KIGANGA who is known to me personally/identified to me by...  
.....  
the latter being known to me personally in my presence this 05<sup>th</sup> day of October 2010



Witness's Signature: 

Postal Address: P.O. BOX 139  
GEITA

Qualification: PRINCIPAL LAND OFFICER

TANZANIA  
LAND REGISTRY  
APPLICATION FOR AN OFFICIAL SEARCH

To: The Assistant Registrar of Titles – Mwanza

Title No: 29530 LR Mwanza

We, **TKA COMPANY LIMITED**

Hereby request you to search the register in respect of the above title and advice me/us of the subsisting entries.

Shs.40, 000/= search fee is enclosed.

From: **TKA COMPANY LIMITED,**  
**P.O. Box 31587,**  
**DAR ES SALAAM.**

Date: 27/09/2017

For official use

E.R.V. No. 99000395043 of 27/09/2017 issued shs 40,000/=

OFFICIAL SEARCH

Search No. 2032/2017

The following is a summary of the subsisting entries on property:

**Title No: 29530 LR Mwanza**

**District:** Geita Urban Area  
**Place:** Bombambili  
**Description:** L.O No. 405467, Plot No. 181, 182 & 183, Block 'D'  
**Area:** 6084 Square meters  
**Tenure:** Right of Occupancy  
**Term:** 66 Years from: 1<sup>st</sup> July, 2010  
**Rent:** Shs.115,000/= Per annum (Subject to revision)  
**Reservations:** Conditions as contained in the certificate of occupancy.

**Owner: LEONARD MUSSA KIGANGA of P. O. Box 26, GEITA.**

**Encumbrance:** MORTGAGE TO: AZANIA BANK LIMITED of P. O. Box 32089, Dar Es Salaam - registered on 17<sup>th</sup> May, 2013 under Filed Document No. 38122 (To secure an unspecified amount).

The records shown on the Official Search does not guarantee as to the genuineness of the Certificate of Title; if you intend to do any transaction you are advised to submit the Certificate of Title before the office of the Registrar of Titles for authenticity.

*Ivan Amurike*  
Ivan Amurike  
ASSISTANT REGISTRAR