

TITLE No. 2135
 REGISTERED 9.6.16
 AT 10:00 AM

LAND REGISTRY
 TANGANYIKA

Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Land Form No. 22 1,041/= Paid
 on original Receipt No. 8569636
 of 16.5.16 Issued

Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs 115/= Paid
 Receipt No. 8569636
 of 16.5.16 Issued

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
 NO. 4 OF 1999

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 2135 LRTabora
 L.O. No. 709062
 L.D. No. LD/KDC/77

The 7th day of June, two thousand and sixteen

THIS IS TO CERTIFY that REHEMA MAHARAGE MWAGAO of Post Office Box Number 472, Kahama (hereinafter called "the Occupier") are entitled to a 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 **thirty three (33) years** from the first day of **April, Two Thousand and sixteen** 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 therefore or amendments thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of **June, 2016** shall thereafter pay rent of shilling **twenty one thousand three hundred (21,300/=)** 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 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 (hereinafter called "the 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 **Kahama Town Council** (hereinafter called "the Authority").
- (iv) Within six month from the commencement of rights submit to the authority such plans for building (including blocks plan showing the position of the building) such as drawings, elevation and specifications of them as will satisfy the Authority and as are in accordance with such plans and specifications.
- (v) Within six months from the date of notification by the Authority of approval of the plans and specifications, begin building on the land in accordance with such plans and specifications.
- (vi) Complete the building according to the plans and specification so that they are ready for use and occupation within thirty six month from the date of commencement of the right.
- (vii) At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner").
- (viii) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as here in before provided.
- (ix) Pay an amount equal to any contribution in lieu of rates which may be payable by Government for Land during the term of the Right.

- 3. **USE:** The land shall be used for residential purposes Use Group 'A' 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 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 premia, taxes and dues prescribed in connection with that disposition.
- 6. The President may revoke the right for good cause or in public interest.

KAHAMA URBAN AREA

INSERT SHOWING DETAILS OF PLOTS



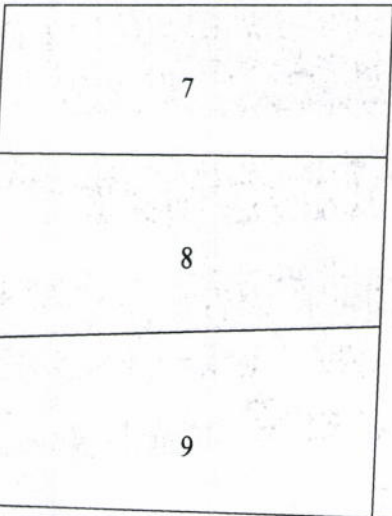
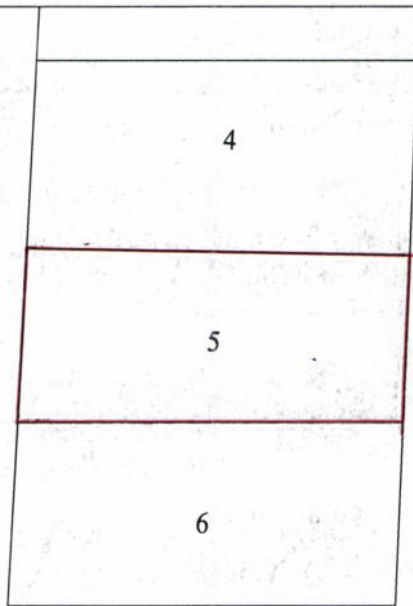
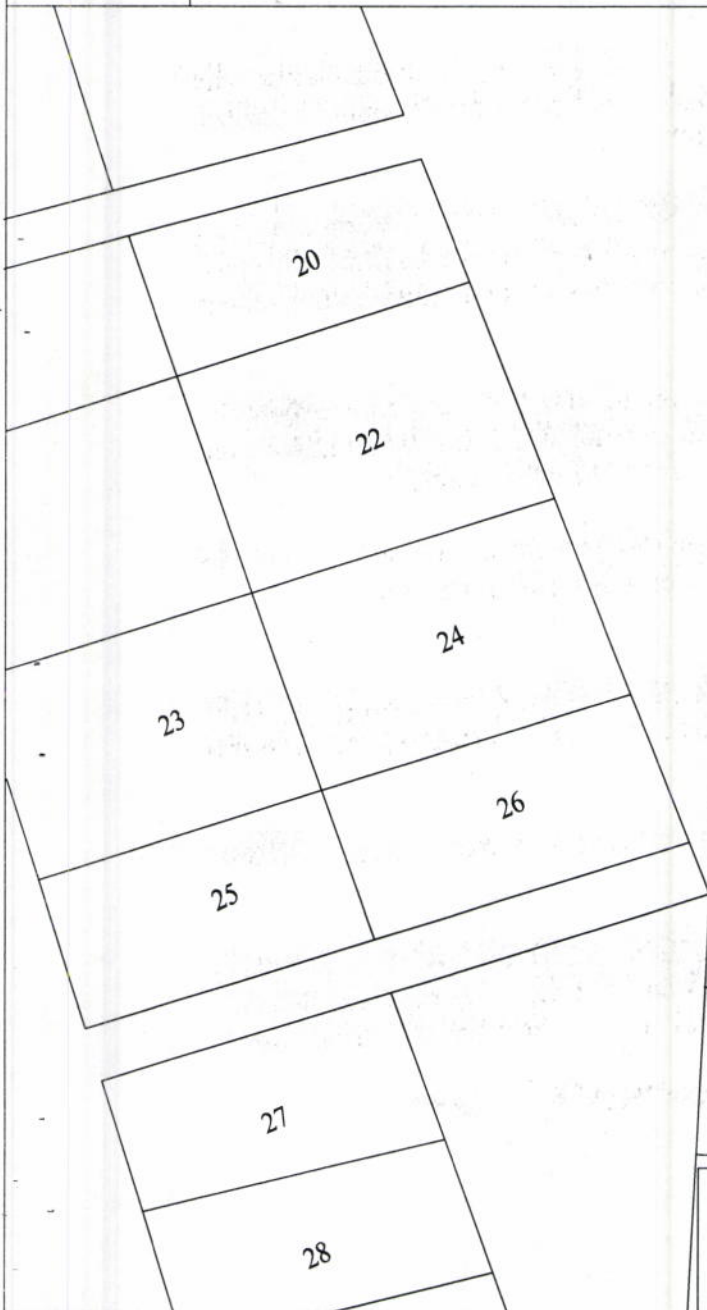
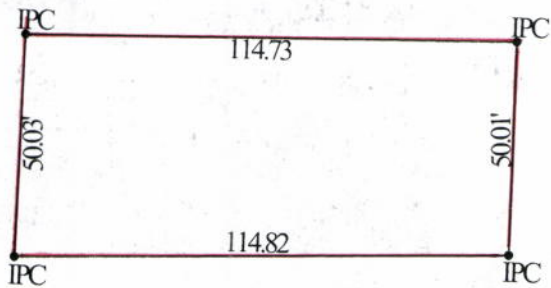
Location. KAHAMA URBAN

Block. "C".....

Plot No. 5.....

L.O No. 709062.....

Area. 5740. Sqft.....



This plan prepared in accordance with Registered plan No.12001.....
 is approved for the purpose of Land Registration Ordinance.
 Director of Surveys and Mapping
 Date. 18.05.2016
 Surveys and Mapping Division, Ministry of Lands, Housing and Human
 Settlement Development, Dar es salaam.

This issue implies no guarantee or admission of title by the Government.

SCHEDULE

ALL that Land known as Plot No.5 Block 'C' ~~High-Density~~ ^{Du/Act} situated in Kahama Urban Area containing **five thousand seven hundred forty (5740)** Square Feet shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered survey plan numbered **12001** 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 **REHEMA MAHARAGE MWAGAO** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and **DELIVERED** by the said **REHEMA MAHARAGE MWAGAO** who is known to me personally/identified to me by

) *Rmmwagao*

.....
the latter being known to me personally in my presence this 17 day of OS 2016.

Name Y.S LUHUMBA

Signature

Postal Address P.O. Box 472 KAHAMA

Qualification: LAND OFFICER

LAND REGISTRY SIMIYU

MORTGAGE

Filed Document No: 446

Date of Registration 26.03.19 time 12:00 PM

To CRDB BANK PLC

P. O. BOX 268 DAR-ES-SALAAM

(TO SECURE UNSPECIFIED AMOUNT)


Senior Asst. Registrar of Titles