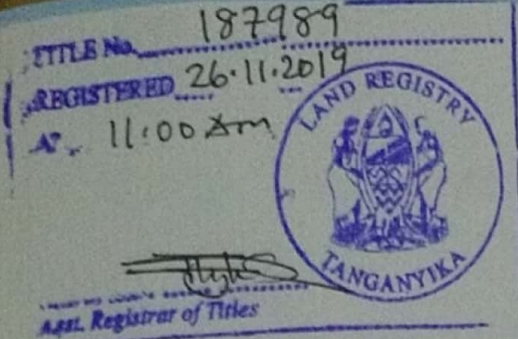


THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. 187989
L.O. NO. 1047351
KGMC/LD/KG/1/5

The 22nd day of November Two thousand and Nineteen

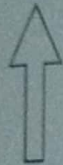
THIS IS TO CERTIFY that JOSEPHAT RAPHAEL KIBWANA of P.O. BOX 32744, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **Sixty six years** from the **first day of October, Two thousand and Nineteen** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution therefor 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 shillings **Twenty five thousand Six hundred sixty two (TShs. 25,662/=)** 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. Building to be in permanent materials.
 - iv. Building plans to be submitted to the **KIGAMBONI MUNICIPAL 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 shall be used for **Residential** purposes only. Use Group 'A' uses classes (a) and (c) as defined in the Urban Planning Act, 2007, 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 premia, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the Right for good cause or in Public interest.

KIGAMBONI MUNICIPALITY

N



LOCATION: KIGAMBONI

BLOCK: 1

PLOT NO: 5

L.O.NO: 1047351

AREA: 611 SQM



The issue of this plan implies no guarantee or admission of Title by the government

The plan prepared in accordance with the Registered Plan no.13947

is approved for purpose of the Land Registration Ordinance For

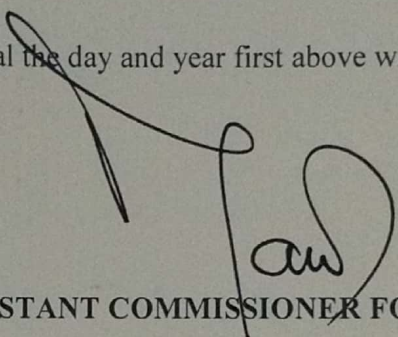
Director of Surveys and Mapping.....Date: 29-10-2019

Ministry of Lands Human settlements Development, Dar es Salaam

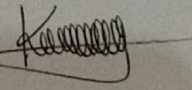
SCHEDULE

ALL that land known as **Plot No. 5 Block '1'** situated at **Kigamboni area in Kigamboni Municipality** containing **Six hundred eleven (611) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Number **13947** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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


ASSISTANT COMMISSIONER FOR LANDS

I, the within named **JOSEPHAT RAPHAEL KIBWANA** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SIGNED and **DELIVERED** by the said)
JOSEPHAT RAPHAEL KIBWANA)
who is known to me personally/identified)
to me by) 
the latter being known to me personally)
in my presence this)
day of *November* *07th* **2019.**)

(Witness's)

Signature:.....

Postal address:.....

Qualification:.....

