

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



Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:  
Ref. No. LR/T 163290

LAND REGISTRY,  
P.O. Box 1191,  
Dar es Salaam.  
Date: 30 Jun, 2017

EVANS DAVID MASUMBIGANA  
P.O. Box 16317  
DAR ES SALAAM  
Sir/Gentlemen/Madam,

RE: TITLE NO: 163290 LAND OFFICE NO: 775563

PLOT NO. 1 BLOCK G AT MSOLWA

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

  
REGISTRAR OF TITLES

Copy to: Commissioner of Lands

Your LD File No. EZ/LD 7109 refers

  
Certified as True Copy of the Original  
**Kanti Peter Mjata**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 20/1/2024

Date of Issue:

Title Number: 163290 MG

Land Office Number: 775563

Land: PLOT No 1 BLOCK 'G' AT MSOLWA IN CHALINZE URBAN AREA

Term: NINETY NINE < 99 > YEARS

TITLE No. 163290 MG  
REGISTERED 14/6/2017  
AT 1:00 PM



*[Signature]*  
Notary Public

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs. 14,745.20 P=20  
Receipt No. 11830119  
of 24/05/2017  
Land Form No. *[Signature]*

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs. 100/= P=20  
On Original No. 11830119  
of 24/05/2017  
*[Signature]*

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

**Kanti Peter Mjata**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: *[Signature]*  
Date: 20/11/2017

Title No. 163290 MG  
L. O. No. 775563  
Ref. No. CHAL/LD/681

The 15<sup>th</sup> day of June Two thousand and seventeen.

THIS IS TO CERTIFY that **EVANS DAVID MASUMBIGANA** of P. O. Box 16317, **DAR ES SALAAM** (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 **ninety nine (99) years** from the **first day of April, two thousand and seventeen** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to the 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, 2017** shall thereafter pay rent of **shillings two hundred ninety five thousand one hundred and four only (Tshs: 295,104/=)**, 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 occupiers' 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 to achieve such objective.

- (iii) Maintain on the land buildings (hereinafter called "the building") 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 **Chalinze District Council** (hereinafter called "the Authority").
- (iv) 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").
- (v) Not erect or commence to erect on the land buildings, bulky storage tanks and installations of any kind whatsoever except in accordance with building plans and specification which shall have been first approved by the Authority.



Signer: *[Signature]*  
Date: 20/11/2024

- (vi) The occupier shall observe and comply with the regulations for the time being in force relating to storage and sale of Petrol and Petroleum products and shall not do or after to be done anything of noisy, anxious or offensive nature or anything which may be a nuisance of annoyance or cause damage or disturbance to the owners or occupiers, adjoining, adjacent or neighboring.
3. **USER:** The land, buildings, bulk oil storage tanks and installations of the type erected thereon shall be maintained and the same shall be used for **PETROL STATION PURPOSES ONLY**, Use Group 'F' Use classes (a) 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 date hereof without the prior approval of the Commissioner.
5. The occupier shall deliver to the Commissioner for Lands 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 all dues prescribed in connection with the disposition.
6. The President may revoke the Right of Occupancy for good cause and in public interest

