

TANZANIA

**CERTIFICATE OF OCCUPANCY**

*(Issued under Section 9 of the Land Ordinance)*

Date of Issue:

Title Number:

639-DLR

Land Office Number:

54209.

Land:

Plot No. 13 Block "A" Mwanambao Urban Area.

Term:

Thirty three years.

TITLE No. 639-DLR  
 REGISTERED  
 Land Form 32  
28-1-1980  
 at 9.00 a.m  
 \_\_\_\_\_  
 Asst. Registrar of Titles



Stamp Duty Shs. 5/- Paid  
 and Revenue Receipt No. 604901  
 of 12-10-79 issued.  
 L.O. No. 54209  
 \_\_\_\_\_  
 Asst. Registrar of Titles  
 L.D. No. 91079

THE UNITED REPUBLIC OF TANZANIA

**CERTIFICATE OF OCCUPANCY**

(Section 9 of the Land Ordinance)

TANGANYIKA  
 STAMP DUTY PAID ON  
 ORIGINAL Shs. 10/=  
 Receipt No. 604901 of 12-10-79  
 \_\_\_\_\_  
 Asst. Registrar of Titles  
 One thousand

The Seventeenth day of November,  
 nine hundred and SEVENTY NINE.

TITLE No. 639-DLR

THIS IS TO CERTIFY that HOSEA ALATENGA KISESE of P.O. BOX 1152, MAKANBAKO.

(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") as ~~joint tenants/tenants in common in equal shares~~ for a term of thirty three years from the first \_\_\_\_\_ day of July, \_\_\_\_\_ One thousand nine hundred and seventy nine according to the true intent and meaning of the Land Ordinance 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, 19 80, shall thereafter pay rent of shillings two hundred and fifty (Shs:250/-) \_\_\_\_\_ a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 1989 1999 and 2009 \_\_\_\_\_ or within three years thereafter in each case.

2. The Occupier shall:—
- (i) 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 Wjombe District Development Council \_\_\_\_\_ (hereinafter called "the Authority");
  - (ii) By the thirty first day December, \_\_\_\_\_ 1979, submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;
  - (iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;
  - (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirtieth \_\_\_\_\_ day of \_\_\_\_\_ June, \_\_\_\_\_ 19 82;
  - (v) At all times during the term after the thirtieth \_\_\_\_\_ day of \_\_\_\_\_ June, \_\_\_\_\_ 1982, 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");

- (vi) 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 hereinbefore provided;
- (vii) 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 Commissioner for Surveys and Mapping.

Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

3.—(i) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary—

~~to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;~~

to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or his employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

5. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:—

- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
- (iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

6. Only one main building together with the usual and necessary outbuildings shall be built on the land and the same shall be used for Commercial/Residential purposes only. Use Group B, D, E and C use class (d) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

7. The President may revoke the Right for good cause and in public interest.

**MAKAMBAKO URBAN AREA**



**INSET SHOWING DETAILS OF PLOT**



Block ... E .....  
 Plot No ... 88 .....  
 L.O. No ... 5-4209 .....  
 Area 4000 S.F.

This Plan, prepared in accordance with Registered Plan No. 16310  
 is approved for the purposes of the Land Registration ordinance.  
 Director of Surveys and Mapping .....  
 Date 9/11/1979 .....  
 Surveys and Mapping Division, Ministry of Lands, Housing and Urban  
 Development, Dar es Salaam.

**SCHEDULE**

**ALL that land known as Plot No. 88 Block 'E' Nakambako Urban Area containing four thousand (4,000) square metres**

~~square feet~~ shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered **16310** deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.

GIVEN under my hand and seal and by Order of the Minister the day and year first above written.



*[Handwritten Signature]*

**DIRECTOR  
LAND DEVELOPMENT SERVICES  
COMMISSIONER FOR LANDS**

I, the within-named HOSEA ALATENGA KISESE hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said HOSEA ALATENGA KISESE who is known to me personally/ identified to me by *E. A. Omya* the latter being known to me personally in my presence this *16<sup>th</sup>* day of *November* 1979.

*[Handwritten Signature]*

*[Handwritten Signature]*

Witness's Signature:.....*[Signature]*.....

Postal Address:.....*[Address]*.....

.....*[Signature]*.....

Qualification:.....*Land Officer*.....

**NOTE**

“Commiss  
Surveys  
as a refer  
Services”  
respon

every reference to  
“Commissioner for  
Land Development  
and Mapping”

DODOMA LAND REGISTRY

MORTGAGE

Filed Document No. 1103-DLR

DISCHARGED FD NO 1104-DLR  
Date of registration 17-9-89 time 10:00 AM

To THE NATIONAL BANK OF COMMERCE

To secure an unspecified amount.

George P. Ba

MM Mwanay  
Asst. Registrar of Titles  
SENIOR ASST. REGISTRAR OF TITLES

LAND REGISTRY, MBEYA

CHANGE OF NAME

Filed Document No. 7003-MBYLR

DISCHARGED FD NO 7004-MBYLR

Date of Registration 1-4-2003 time 1:00 PM

ON 1-4-2003 AT 1:00 PM

To THE CONSOLIDATED HOLDING CORPORATION (to secure an unspecified amount)

unspecified amount)

MM Mwanay  
SENIOR ASST. REGISTRAR OF TITLES

LAND REGISTRY, MBEYA

RENEWAL OF A/R

Filed Document No. 18153-MBYLR

Date of Registration 6-9-2013 9:00 AM

To RENEWED TO 33 YEARS

WITH EFFECT FROM

18th July 2012.

Asst. Registrar of Titles

LAND REGISTRY, MBEYA

TRANSFER

Filed Document No. 18572-MBYLR

Date of Registration 10-12-2012 9:00 AM

BLANTINA ANALYK

MPANGILE OF P. O. BOX

187 MAKAMBAYO

CONS 1543

Asst. Registrar of Titles