

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date of Issue:

Title Number: 172224

Land Office Number: 919707

Land: PLOT NO 210 BLOCK 'G' KITUNDA NYANTIRA AREA IN ILALA MUNICIPALITY

Term: SIXTY SIX YEARS

TITLE No. 172224  
REGISTERED 25.4.18  
AT 10:00 Am  
LAND REGISTRY  
TANGANYIKA  
Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 2700/= Paid  
On Original Receipt Shs: 99000916459  
of: 05.01.18 Land Form No. 22  
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 100/= Paid  
Receipt No: 99000916459  
05.01.18  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY  
(Under Section 29)

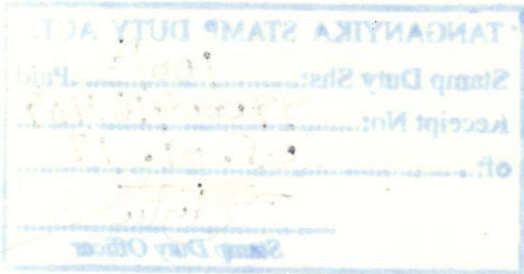
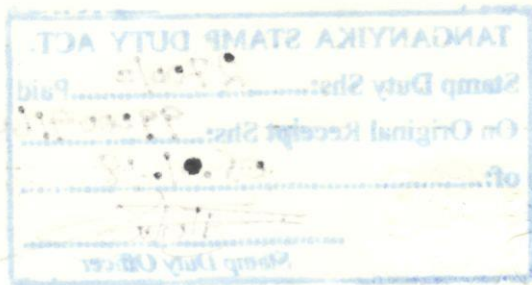
Title No. 172224  
L.O.NO. 919707  
Ref: AR/ILA/KIT/G/1012

The 20th day of April Two thousand and eighteen.

THIS IS TO CERTIFY that DTT DOGO TANZANIA TRANSPORT LIMITED , a liability Company Incorporated Under the Companies Ordinance (Cap. 212) and having its registered offices in Tanzania of P. O. BOX 7511, 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~~ <sup>Sixty Six</sup> years from the first day of **January two thousand and eighteen** 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:-

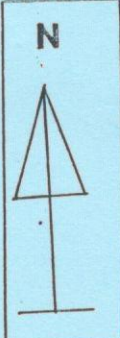
1. The occupier having paid rent up to the thirtieth day of **June, 2018**, shall thereafter pay rent of shillings **Two hundred and six thousand eight hundred and eight (Tshs. 206,808/=)** only a year in advance on the first day of July in every year of the terms without deduction **PROVIDED** that 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 terms 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.

ASALU



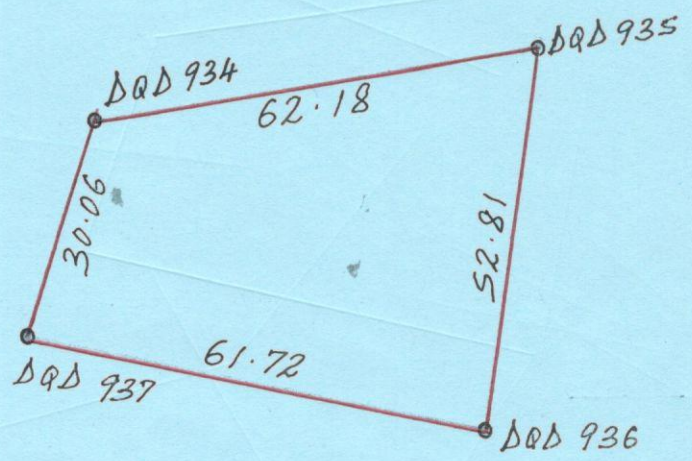
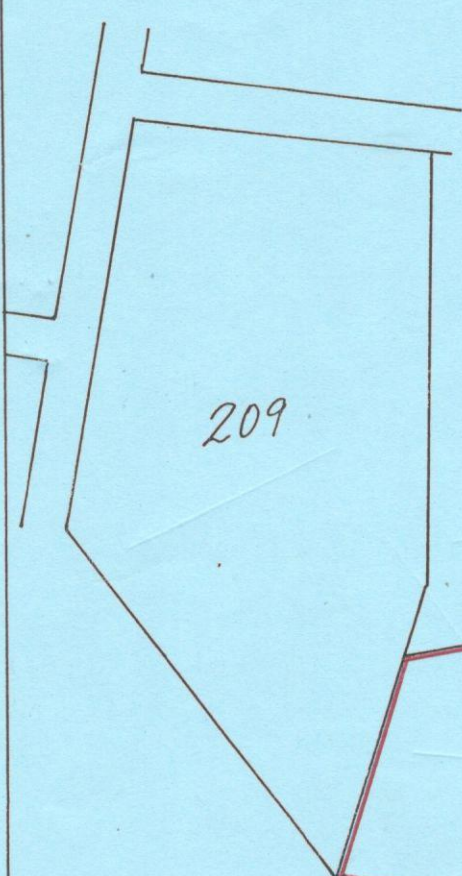
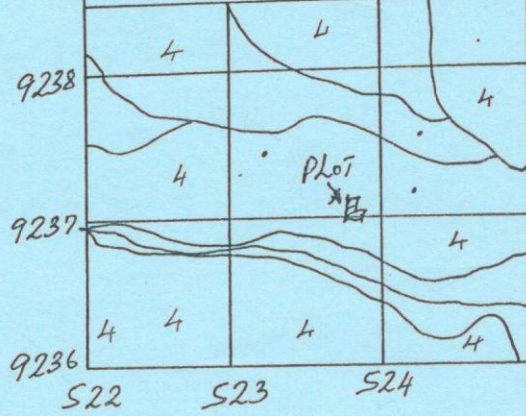
- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
  - (iii) Building to be in permanent materials.
  - (iv) Submit building plans to the Ilala Municipal Council within six months from the commencement of the right.
  - (v) Building construction to begin within six months after approval of plans.
  - (vi) Complete the building within thirty six 36 months from the commencement of the right.
3. **USER:** The land shall be used for **Parking** purposes only. **Use Group 'P'** use class (a) and **Use Group 'M'** use class (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 premier, taxes and dues prescribed in connection with that disposition.
  6. The President may revoke the right for good cause and in public interest.

# ILALA MUNICIPALITY



**Location** KITUNDA NYANTIRA  
**Block** G  
**Plot No.** 210  
**L.O.No.** 919707  
**Area** 2462 sqft/sqm

LOCATION SKETCH MAP  
 SCALE 1:50,000 SHEET 186/3



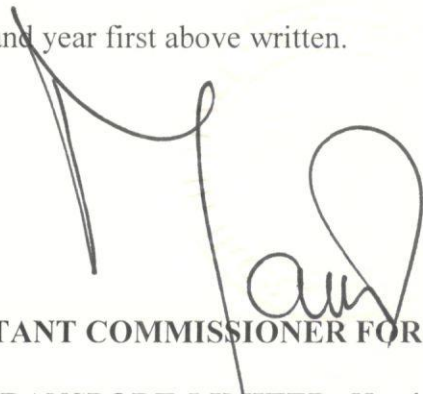
The issue of this plan implies no  
 guarantee or admission of title  
 by the Government

The plan prepared in accordance with Registered  
 Plan No. 89109 is approved for purposes  
 of the Land Registration Ordinance.  
 For Director of Surveys and Mapping. *[Signature]*  
 Date 27<sup>th</sup> May, 2018  
 Ministry of Lands & Human Settlements Development, Dar

**SCHEDULE**

ALL that land known as **Plot No. 210 Block 'G'** situated at **Kitunda Nyantira** in **Ijala municipality** containing **Two thousand four hundred sixty two (2462) square metres** Shown for identification only **edged red** on the plan attached to this Certificate and defined on the registered survey plan numbered **89109** 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.



**ASSISTANT COMMISSIONER FOR LANDS**

**The within named DTT DOGO TANZANIA TRANSPORT LIMITED,** Hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SEALED with the COMMON SEAL of** )  
**DTT DOGO TANZANIA TRANSPORT LIMITED and** )  
Delivered in the presence of us )  
this... 23 ..... day of April ..... 2018.)

**Name:** SHAIBU MADUNDA )  
Signature..... [Signature] )  
Postal Address..... 7511 ARUSHA )  
Qualification: DIRECTOR )

**Name:** HELEN KUVUYO )  
Signature..... [Signature] )  
Postal Address..... 7511 ARUSHA )  
Qualification: DIRECTOR )