

TITLE No: 24478 PWN
REGISTERED ON: 10/07/24
AT: 03:00 P
Special Asst. Registrar of Lands

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 965/= Paid
904020239482230
On Original Receipt Shs:
20.03.2024
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

(Under Section 29)

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 100/= Paid
Receipt No: 924020239482230
of: 20.03.2024
Duty Officer

Title No. 24478 PWN
L.O. No. 1513049
Ref. No. BAG/LD/62270

The 09th day of July Two thousand and twenty four.

THIS IS TO CERTIFY that CHRISTOPHER GASPER MAKILULI of P.O. Box 150, BAGAMOYO (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 January, two thousand and twenty four 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, 2024; shall thereafter pay rent of shillings nineteen thousand five hundred (19,500/=) 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.

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 to achieve such objective.
 - (iii) Building to be in permanent materials.
 - (iv) Building plans to be submitted to the **Bagamoyo Township Authority** within six months from the date of the commencement of the Right.
 - (v) Building construction to begin within six months after approval of plans.
 - (vi) Building to be completed within thirty six months from the date of the commencement of the right.
3. **USER:** The land shall be used for **Dwelling Houses** Purposes only; Use Group 'A' as defined in the Urban Planning Act No. 8 of 2007 (Use group and classes) Regulations, 2018.
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 for good cause and in public interest.

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Amendments made by:
 I. Mashbaka, H. (M.P. No) 2711-22
 II. Mashbaka, N. (Location No) 2711-22
 III. Photostat Copies Sent to

Plan drawn by NGAHWEI A VICENT
 I hereby certify that the survey represented
 by this plan was carried out in accordance
 with the survey regulations
 Date ... 2023

MAHANDI, MASHAKA
 LICENSED LAND SURVEYOR
 GEOSPATIAL LAND CONSULTANT
 REGISTRATION NO 190011

SCALE 1:1000



SCHEDULE

All that land known as **Plot No. 166 Block 'P'** situated at **kerege-Manofu in Bagamoyo Urban Area** containing **one thousand three hundred (1300) square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **190011** 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, **CHRISTOPHER GASPER MAKILULI** the within named hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said **CHRISTOPHER GASPER MAKILULI** who is known to me personally /identified to me by

the latter being known to me personally in my presence this **29th** day of **April** 2024.

Witness's;
Signature:.....
Postal Address:..... **P.O Box 86**
..... **Bagamoyo**
Qualification..... **ADVOCATE.**

