

TITLE No. **15 3873**  
REGISTERED **15-9-2016**  
AT **01:00 PM**  
  
*[Signature]*  
Asst. Registrar of Titles

Land Form No. 22  
TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: **100/2** Paid  
Receipt No: **9305326**  
of: **15-03-2016**  
*[Signature]*  
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: **1211/2** Paid  
On Original Receipt Shs: **9305326**  
of: **15-03-2016**  
*[Signature]*  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY  
(Under Section 29)

Title No. **153873**  
L.O. NO. 695791  
KMC/LD/66450

The **9<sup>th</sup>** day of **September** Two Thousand and Sixteen

**THIS IS TO CERTIFY** that **FAUSTINE SIMON BANKANA** of P.O. Box 13985, **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 **January**, Two thousand and **sixteen** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there-under and to any enactment in substitution there-for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2016 shall thereafter pay rent of **Shillings twenty four thousand four hundred twenty three (TShs. 24,423/=)** 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.

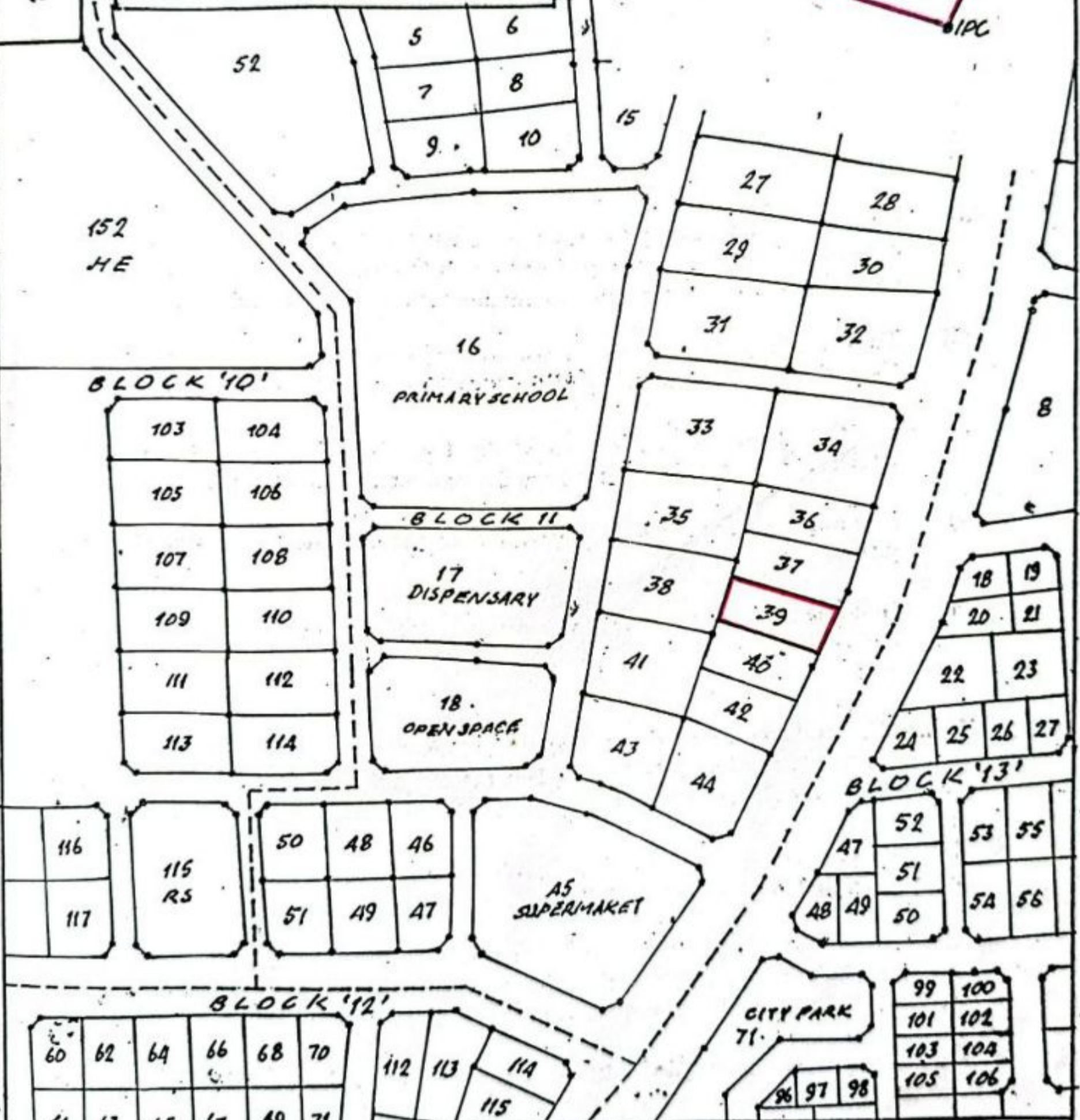
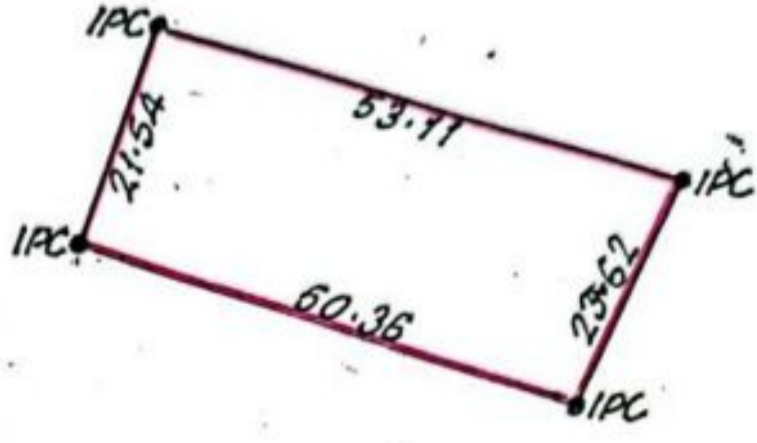
- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things, which may be required by the authorities responsible for environment and to achieve such objective.
  - (iii) **The building plans of the design specified by the Kinondoni Municipal Council are those which shall be used for plot developments.**
  - (iv) Building plans to be submitted to the **KINONDONI 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 and the buildings to be erected thereon shall be used for **Residential** purposes only. Use **Group 'A' Use Class (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 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.

# KINONDONI MUNICIPALITY

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LOCATION: MABWEPANDE  
 BLOCK: ..... '11' .....  
 PLOT No: ..... 39 .....  
 L.O. No. .... 695791 .....  
 AREA: ..... 1163 SQM .....



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

The plan prepared in accordance with Registered Plan No. 76111  
 is approved for purpose of the Land Registration ordinance  
 Director of Surveys and Mapping *[Signature]* Date 18.05.16  
 Ministry of Lands Human Settlements Development. Dar es Salaam.

**SCHEDULE**

ALL that land known as Plot No. 31 Block '11' situated at Mabwepande Area in Kinondoni Municipality containing one thousand one hundred sixty three (1163) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 76111 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 **FAUSTINE SIMON BANKANA** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SIGNED and DELIVERED by the said )  
FAUSTINE SIMON BANKANA )  
who is known to me personally/identified )  
to me by..... )  
the latter being known to me )  
Personally in my presence this )

day of 14<sup>th</sup> JUNE, 2016 )

(Witness's) )  
Signature:..... )

Postal address:..... )

..... )  
DAR ES SALAAM )

Qualification:..... )  
ADVOCATE )

*faustine*

