

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 167389



LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 13 Oct, 2017

KOMBO MAKAME MKANJI  
P.O Box 42129  
DAR ES SALAAM  
Sir/Gentlemen/Madam,

RE: TITLE NO: 167389 LAND OFFICE NO: 730392  
PLOT NO. 21 BLOCK B AT VIKINDU

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

  
REGISTRAR OF TITLES

Copy to: Commissioner for Lands  
Your LD File No: EZ/LD/8316 refers

Date of Issue:

Title Number: 167389 MG

Land Office Number: 730392

Land: PLOT NO. 21 BLOCK 'B' VIKINDU IN MKURANGA DISTRICT

Term: NINETY NINE (99) YEARS

TITLE No. 167389 MG  
REGISTERED 12/10/2017  
AT 01:00 PM  
LAND REGISTRY  
TANGANYIKA  
REGISTRAR OF TITLES

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. 3923/= Paid  
On Original Receipt Shs. 14439019  
of 22/06/2017 Land form No. 22  
Stamp Duty Office

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. 100/= Paid  
Receipt No. 14439019  
of 22/06/2017  
Stamp Duty Office

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT 1999  
(NO. 4 OF 1999)  
**CERTIFICATE OF OCCUPANCY**  
(Under Section 29)

Title No. 167389 MG  
L.O. NO.730392  
LD/MK/4480

The 31<sup>st</sup> day of August Two thousand and Seventeen

THIS IS TO CERTIFY that **KOMBO MAKAME MKANJI** of P.O. Box 42129 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** 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 any regulations made there under and to any enactment in substitution thereof 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 **seventy eight thousand seven hundred (78,700/=)** 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) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of Right and with conform to the building line (if any) decided by the **Mkuranga 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 Authority.
  - (v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved the authority.
3. The Occupier shall further
- (i) Make and maintain of the land throughout the term adequate arrangement for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.
  - (ii) Make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose.
  - (iii) Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
  - (iv) Fence the land with good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land and the buildings to be erected thereon shall be used for **Service Trade Purposes only**, Use Group 'M' use classes (a) and (b) as defined in the Town and Country Planning (Use Classes) Regulation, 1960 as amended in 1993.
5. The occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. 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.
7. The President may revoke the right for good cause or in public interest.

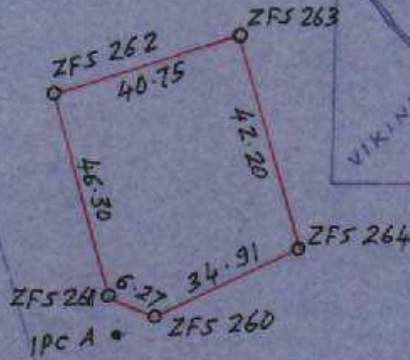
# MKURANGA DISTRICT

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LOCATION VIKINDU  
BLOCK B'  
PLOT No 21  
L.O. No 730392  
AREA 1873 m<sup>2</sup>

LOCATION SKETCH :

Sheet N° 204/2 Scale 1:50,000



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This plan, prepared in accordance with Registered Plan No  
**90281**

is approved for purpose of the Land Registration ordinance  
for Director of Surveys and Mapping. ~~1/1/07~~ Date... 11/07  
Ministry of Lands, Housing and Human Settlements  
Development Dar-es-Salaam

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

**SCHEDULE**

ALL that land known as **Plot No. 21 Block "B"** situated at **Vikindu** in **Mkuranga District** Containing **one thousand eight hundred seventy three (1873) square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **90281** 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



*Handwritten signature of the Assistant Commissioner for Lands.*

**ASSISTANT COMMISSIONER FOR LANDS**

I, the within named **KOMBO MAKAME MKANJI** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SIGNED and DELIVERED** by the said **KOMBO MAKAME MKANJI** who is known to me personally /identified to me by **RIZKI CHAGIE** the latter being known to me personally in my presence this **21st** day of **August** 2017

*Handwritten signature of the witness.*

Witness's Signature: **Rizki**  
Postal Address: **P.O. Box 77542 Dsm**  
Qualification: **Advocate**

