

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LRT/ 357



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 02 Jan, 2021

LINUS METHOD MROPE, ADO METHOD MROPE, METHOD METHOD MROPE as a
Guardian of EVA METHOD METHOD MROPE (Minor)

P.O Box 527

LINDI

Sir/Gentlemen/Madam,

RE: TITLE NO: 357 LAND OFFICE NO: 954809

PLOT NO. 15&16 BLOCK C AT MNAZI MMOJA

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

ASST. REGISTRAR OF TITLES

Copy to: Commissioner for Lands

Your LD File No: LMC/LD/14790 refers

TITLE No: 207 LND
REGISTERED ON: 04/01/2021
AT: 12.00 A.M
LAND REGISTRY
TANGANYIKA
Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 100 Paid
Receipt No: 920336020730344
of: 01/12/2020 THE UNITED REPUBLIC OF TANZANIA
Stamp Duty Officer

Land Form No. 22
TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 1400 Paid
On Original Receipt Shs: 920336020730344
of: 01/12/2020
Stamp Duty Officer

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 357 LND
L.O. No. 954809
LMC/LD/14790

The 31st day of Dec Two Thousand and Twenty.

THIS IS TO CERTIFY that LINUS METHOD MROPE, ADO METHOD MROPE and METHOD METHOD MROPE as a Guardian of EVA METHOD MROPE (Minor) of P. O. Box 527 LINDI (hereinafter called "the Occupiers") are 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 Occupiers in Common with Equal Shares for a term of Ninety Nine years from the first day of October, Two Thousand and Twenty 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 thereof or amendment thereof and to the following special conditions:-

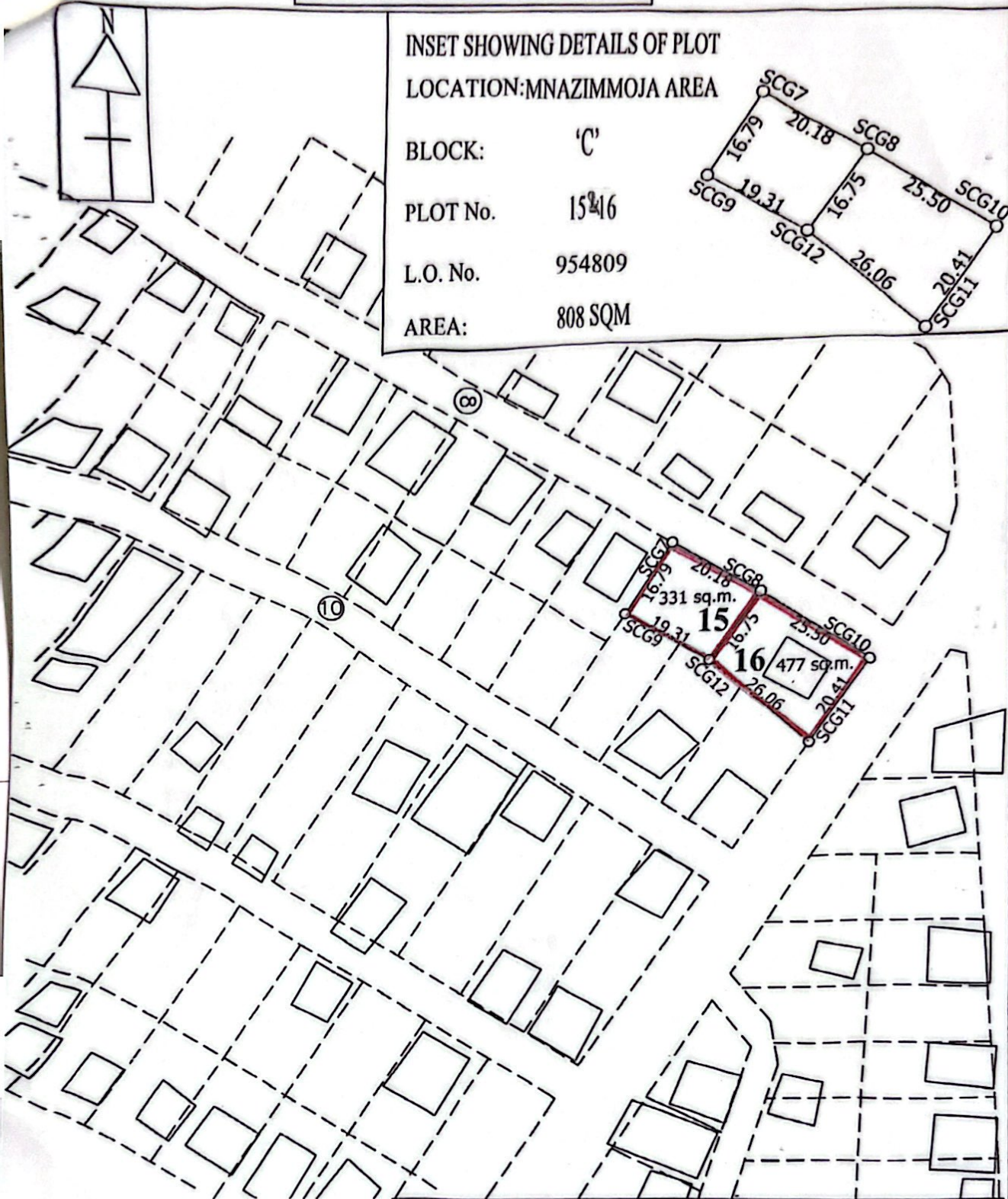
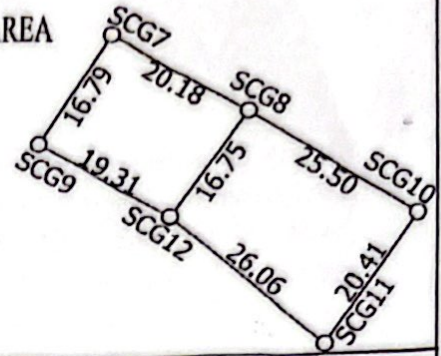
1. The Occupiers having paid rent up to the thirtieth day of June, 2021; shall thereafter pay rent of shillings Fifty Thousand Nine Hundred and Four (Tshs. 50,904/=) only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupiers 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 Occupiers' 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) Buildings to be in permanent materials.
 - (iv) Building plans to be submitted to the **Lindi Municipal Council** within six months from the commencement of the Right.
 - (v) Building construction to begin within six months after approval of the 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 **Special Residential Buildings** purposes only. Use Group 'C' use class (f) as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.
 4. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
 5. The Occupiers 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 and in public interest.

LINDI MUNICIPALITY

INSET SHOWING DETAILS OF PLOT
LOCATION: MNAZIMMOJA AREA

BLOCK: 'C'
PLOT No. 15 & 16
L.O. No. 954809
AREA: 808 SQM



This plan prepared in accordance with the Registered Plan No. 119015 is approved for the purpose of the Land Registration Act.

Director of Survey and Mapping Division... *KTO* ... Date: 17/12/2020

Ministry of Land, Housing and Human Settlement Development, Dodoma

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

SCHEDULE

ALL that Land known as Plot No. 15 & 16 Block 'C' situated at Mnazimmoja Area in Lindi Municipality containing Eight Hundred and Eight (808) Square Metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 119015 deposited at the Office of the Director for Surveys and Mapping at Dodoma.

Given under my hand and my official seal the day and year first above written.


A.S. ASSISTANT COMMISSIONER FOR LANDS

We, the within named LINUS METHOD MROPE, ADO METHOD MROPE and METHOD METHOD MROPE as a Guardian of EVA METHOD MROPE (Minor) (as Occupiers in Common with Equal Shares) hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
LINUS METHOD MROPE who is)
known to me personally/identified to me by)
.....)
the latter being known to me personally in my)
presence this 1st day of December, 2020)



Witness's)
Signature.....  HAKIMU MFLAWIDI)
Postal Address: 1062, LINDI)
Qualification: RESIDENT MAGISTRATE)

SIGNED and DELIVERED be the said)
ADO METHOD MROPE)
who is known to me personally/identified to me by)
.....)
the latter being known to me personally in my)
presence this 1st day of December, 2020)



Witness's)
Signature.....  HAKIMU MFLAWIDI)
Postal Address: 1062, LINDI)
Qualification: RESIDENT MAGISTRATE)

SIGNED and DELIVERED be the said)
METHOD METHOD MROPE as Guardian)
of EVA METHOD MROPE (Minor))
who is known to me personally/identified to me by)
.....)
the latter being known to me personal ly in my)
presence this...1st...day of...December...2020.)

Witness's)
Signature..... HAKIMU MEFANIDA)
Postal Address: 1062, LINDI)
Qualification: RESIDENT MAGISTRATE)