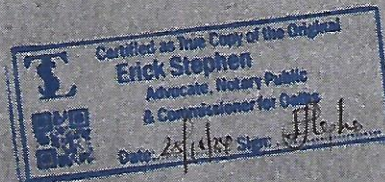


TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*



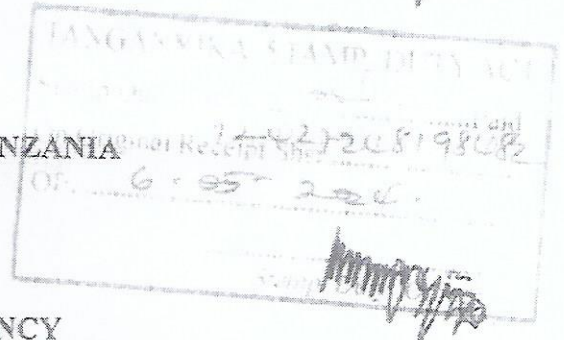
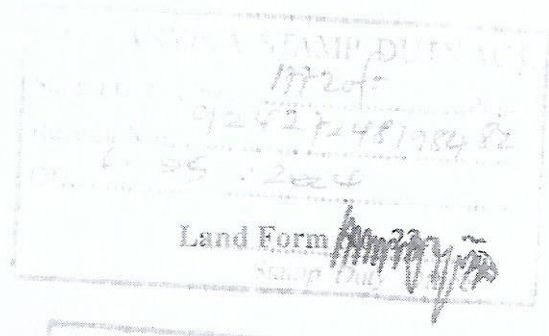
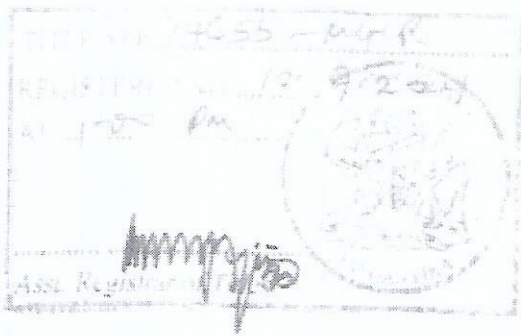
Date of Issue: 10.07.2024

Title Number: 14655-MUR

Land Officer Number: 1032654

Land: PLOT NO. 354 BLOCK 'AB' MALIMBIKA  
GAIRO DISTRICT COUNCIL

Term: SIXTY SIX (66) YEARS



THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY  
(Under section 29)

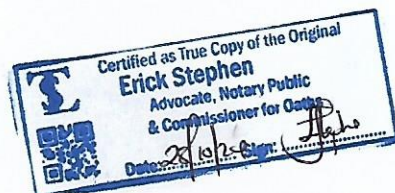
Title No. 14655-M/R  
L.O. No. 1032654  
Ref: No GDC/LD/6032

The 5<sup>th</sup> day of July,

Two Thousand and Twenty Four.

THIS IS TO CERTIFY that **GEORGE SINESIUS FASHA**, of P.O. Box 45705, DAR ES SAALAM. Mobile : 0782-822244 (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 **Sixty six (66)** years from the first day of **April, Two Thousand and Twenty Four** 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 Occupier having paid rent up to the thirtieth day of June, 2024; shall thereafter pay rent of shillings **One hundred eighty seven thousand two hundred (Tshs.187,200/=)** 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.

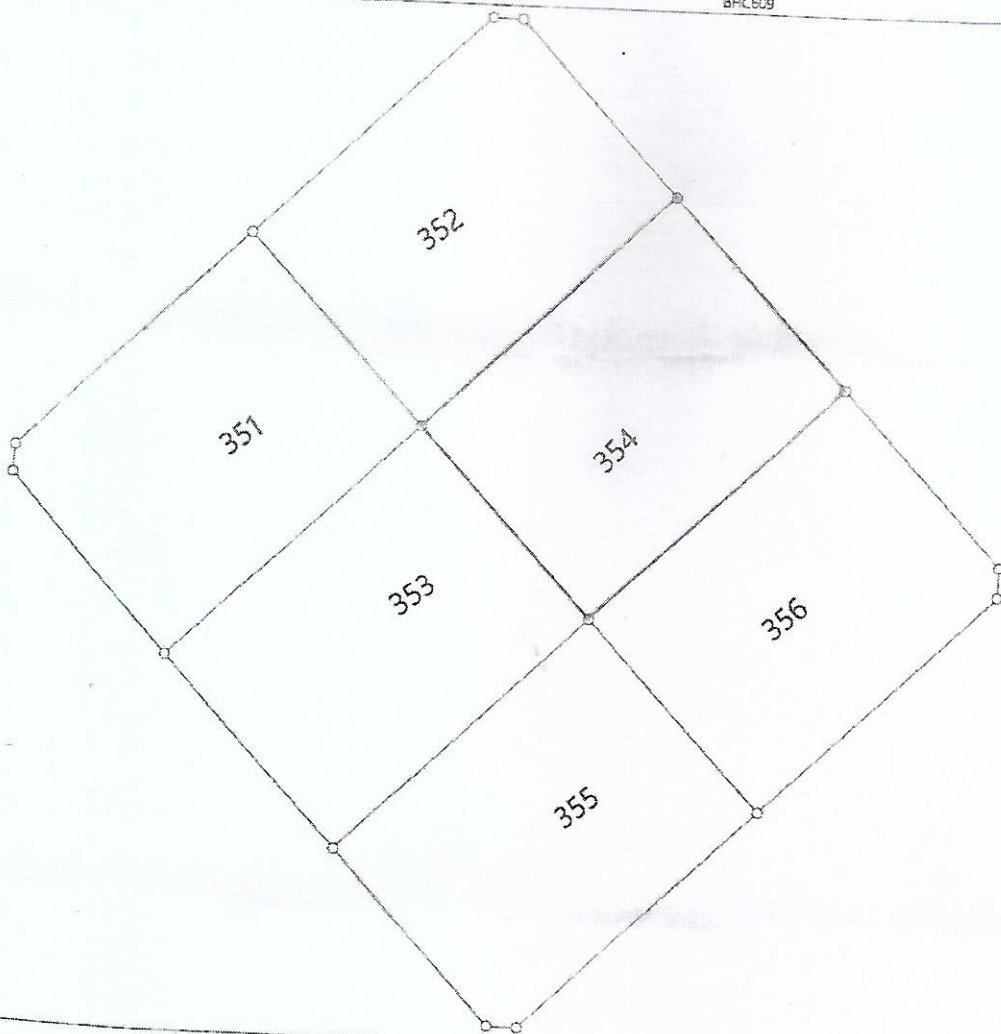
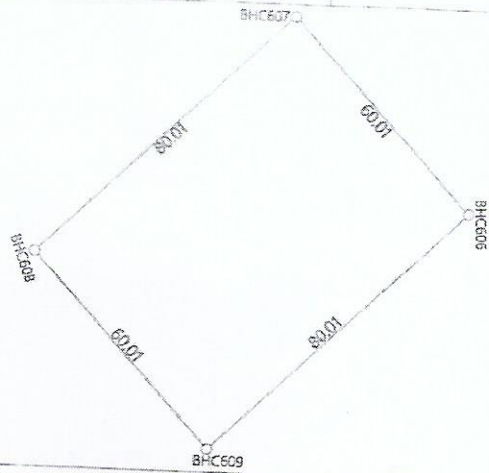


- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
  - (iii) Buildings shall be in permanent materials.
  - (iv) Buildings plans to be submitted to the Gairo District Council within six months from the commencement of the Right.
  - (v) Buildings construction to be completed within six months after approval of the plan.
  - (vi) Buildings to be completed within thirty-six (36) months from the day of commencement of the Right.
3. **USER:** The land shall be used for **Light industry** purpose only. Use Group 'A' Use classes (a) (b) (c) (d) and (e) as defined in The Urban Planning (Use Groups and Use Classes) Regulations, 2018.
  4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner for lands.
  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 dues prescribed in connection with the disposition.
  6. The president may revoke the right for good cause and in public interest.

# GAIRO DISTRICT COUNCIL

## INSET SHOWING THE PLOT DETAILS

LOCALITY : MALIMBIKA  
 PLOT No : 354  
 BLOCK : "A.B"  
 L.O No : 1032654  
 AREA : 4800m<sup>2</sup>



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

This plan is prepared in accordance with the Registered Plan No: **106808**

is approved for the purposes of Land Registration Act.

For: Director of Survey and Mapping.....

Date: 12-06-2024.....Survey and Mapping Division.

Ministry of Lands Housing and Human Settlements Development Dodoma.

PLAN No.E/37/81

: soil and  
quired by  
tive.

thin six

plans.

day of

p 'M',  
ps and

ithout

sition  
with  
that

'SCHEDULE'

All that Land known as Plot No. 354 Block 'AB' situated at Malimbika in Gairo District Council, containing Four thousand eight hundred (4,800) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 106808 deposited at the Office of the Director for Surveys and Mapping at Dodoma.

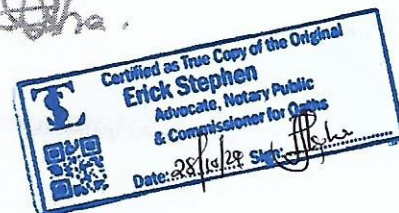
Given under my hand and my official seal the day and year first above written.

ASSISTANT COMMISSIONER FOR LANDS

I, the within named **GEORGE SINESIUS FASHA** hereby accept the terms and conditions contained in the foregoing certificate of Occupancy.

SIGNED and DELIVERED by the said  
**GEORGE SINESIUS FASHA** who  
is known to me personally/identified to me  
by .....

The latter being known to me personally in  
my presence this ..... 15 ..... day of ..... 2024.



Witness's  
Name..... **MARIELA YUSU KISAWA**  
Signature: .....  
Postal address: .....  
Qualification: .....

