

78982
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Registrar of Titles



Land Form No. 22
Stamp Duty No. 107301 = 1
Stamp Duty No. 29704679
5-9-07
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Stamp Duty Officer

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

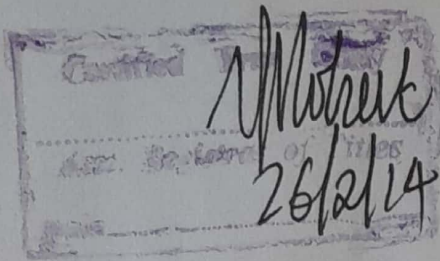
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26/2/14
Registrar of Titles

Title No. 78982
L.O.NO. ~~236983~~ 237000. AYT/LO.
L.D. BAG/8209

The 5th day of February, Two thousand and Seven Eight.

THIS IS TO CERTIFY that JAMES NICOLAUS MUJUNANGOMA of P.O.BOX 22059 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 ninety nine years from the first day of July Two thousand and Seven according to the true intent and meaning of the **LAND ACT** and subject to the provisions thereof and to the regulations made there under and to any enactment in substitution therefore or amendment thereof and to the following conditions:

1. The occupiers having paid rent up to the thirtieth day of June 2008 shall thereafter pay rent of Tanzania Shillings two hundred and thirteen thousand (TShs.213, 000. =) only a year in advance on the first day of July in every year of the term without any deduction **PROVIDED** that the rent may be revised by the Commissioner for Lands at interval of three years.



2. The Occupier(s) shall: -

- a) 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 for responsible for Surveys and Mapping.
- b) 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.
- c) Submit building plans to the **Bagamoyo District Council** within six months from the commencement of the right
- d) Or may be required to pay fees, charges and any refund or refund in lieu of rates which may be paid by the government

- 3. **USER:** The land and buildings to be erected thereon shall be used for **PETROL STATION** USE GROUP 'F' Use class (a) 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 date hereof without the prior approval of the Commissioner
- 5. The occupier(s) shall deliver to the Commissioner for Lands notification of disposition in a 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 that disposition.
- 6. The President may revoke the right of Occupancy for breach of condition.

M. M. M. M.
26/2/14

SCHEDULE

ALL that land known as **PLOT NO.1** situated at **KIROMO** in BAGAMOYO URBAN AREA containing eight thousand eight hundred seventy five (8875) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the Registered survey plan numbered **39931** 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.

[Signature]
COMMISSIONER FOR LANDS

I JAMES NICOLAUS MUJUNANGOMA the within named HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and **DELIVERED** by the said
JAMES NICOLAUS MUJUNANGOMA who is known to me
personally this 2nd day of November 2007.

[Signature]

Witness's:

Signature:.....

Name: WENCESLAUS MUKHAYI

Postal Address: P.O. Box 268, DSM.

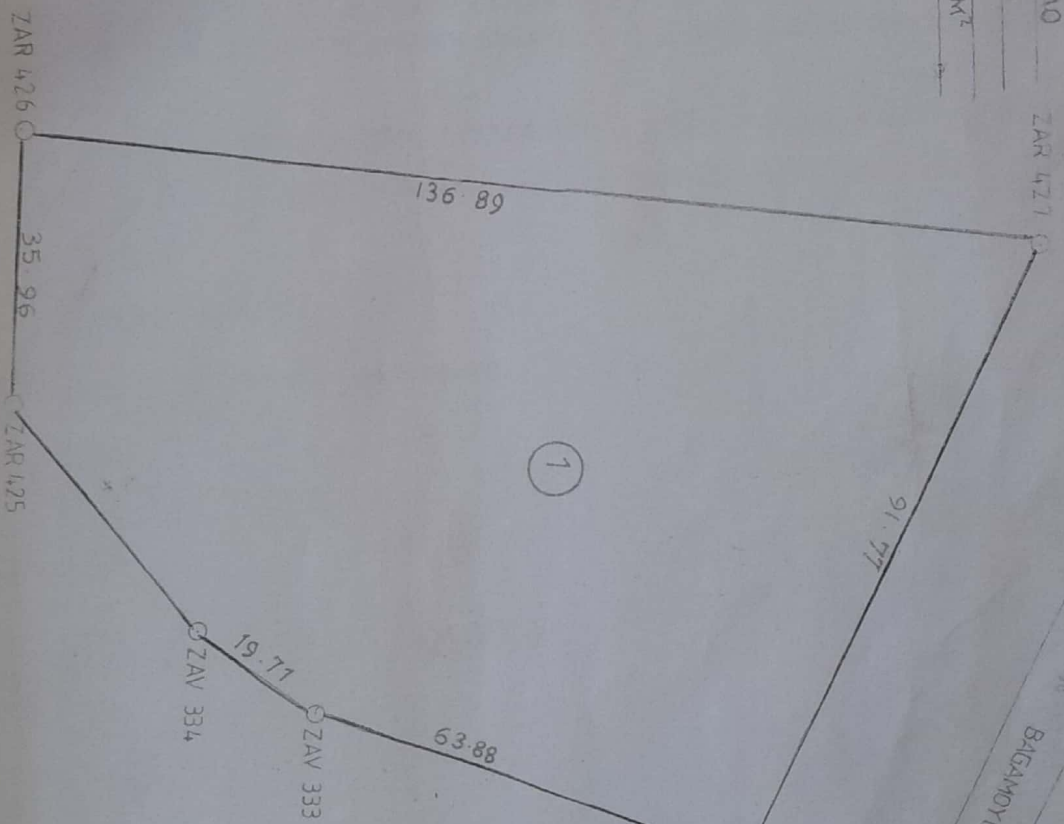
Qualification: ADVOCATE



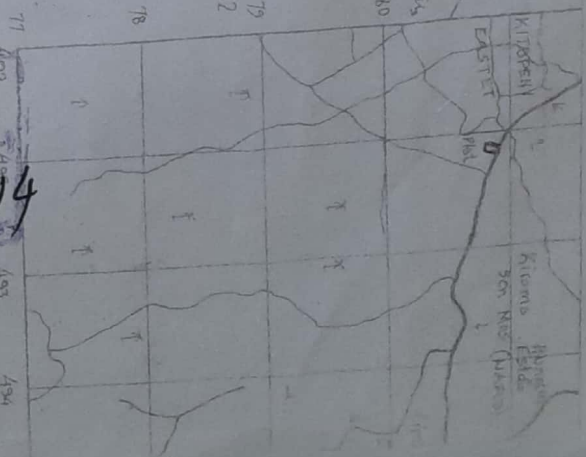
BAGAMOYO URBAN AREA

LOCALITY SKETCH 110135/2

LOCATION KIROMO
 PLOT NO. 1
 L.O. NO. 237000
 AREA 8875 M²



Michael
 25/2/14



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 23.1
 23.1