

TITLE No: 18013  
 REGISTERED ON 14.07.2023  
 AT 0.100 P.M.  
 Asst. Registrar of Titles

Land Form No. 22  
 TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: 49990/- Paid  
 On Original Receipt Shs: 9230911571  
 58716 of 31.01.2023  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY  
 (Under Section 29)

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: 100/- Paid  
 Receipt No: 9230911571/58716  
 of: 31.01.2023  
 Stamp Duty Officer

Title No. 18013 TAR  
 L.O. No. 1478631  
 L.D. No. NTC/11390

The

7<sup>th</sup>



day of

June

Two Thousand Twenty Three

THIS IS TO CERTIFY that SALUM MOTOR TRANSPORT COMPANY LIMITED of P.O. Box 300, NZEGA (hereinafter called "the Occupier") are 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 (99)** years from the first day of **January, Two Thousand Twenty Three** 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, 2023; shall thereafter pay rent of shillings **three millions one hundred nineteen thousand seven hundred (Tshs 3,119,700/=) 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 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 Occupier's expenses as assessed by the Director responsible for Surveys and Mapping

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- (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) Erect on land Buildings in permanent materials designed for use in accordance with the conditions of the right and which conform to the building line (if any) decided by **Nzega Town Council** (hereafter called '**the Authority**')
- (iv) Submit to the Authority building plans within Six months from the date of commencement of the **Right**.
- (v) Begin building construction within six months after the approval of the building plans by the Authority.
- (vi) Complete the building construction within Thirty Six months from the date of commencement of the **Right**.
3. **USER:** The land shall be used for Garage Purposes only, Use group '**P**' Use class (a) as defined in The UPA No. 8 of 2007.
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** and in public interest.

The issue of this  
or admission of t



**SCHEDULE**

ALL that Land known as Plot No. 85 Block 'A' situated at Tazengwa in Nzega Town Council containing **thirty nine thousand four hundred ninety one (39,491) Square Meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **169442** 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.

**ASSISTANT COMMISSIONER FOR LANDS**

We the within named **SALUM MOTOR TRANSPORT COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said )  
**SALUM MOTOR TRANSPORT COMPANY LIMITED** )

in the Presence of us this.....day of.....2023. )

Name: ABDULLAH SALIM SLEEM )

Signature: awin )

Postal Address: P.O. BOX 300 NZEGA )

Qualification: DIRECTOR )

Name: SALIM ABDULLAH SALIM )

Signature: [Signature] )

Postal Address: 300 NZEGA )

Qualification: Director )



# NZEGA TOWN COUNCIL

## INSET SHOWING DETAIL OF PLOT

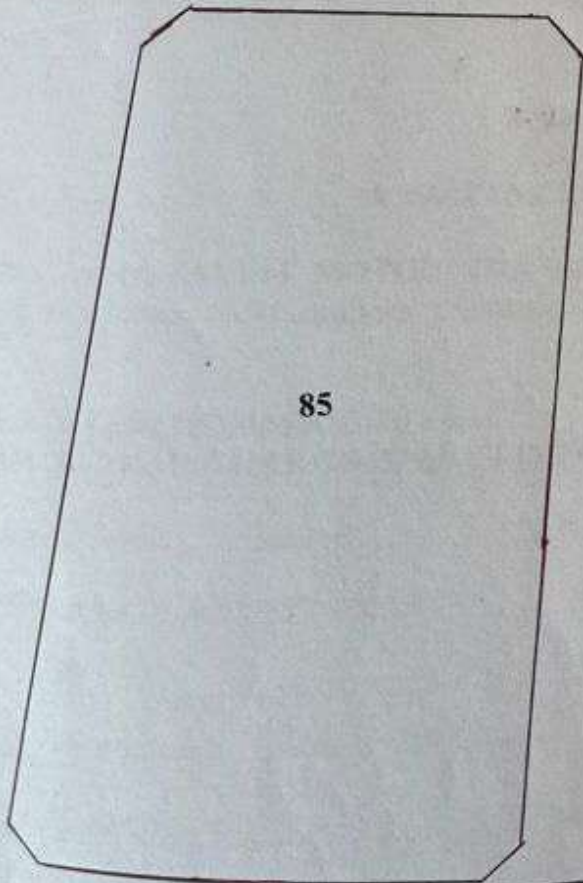
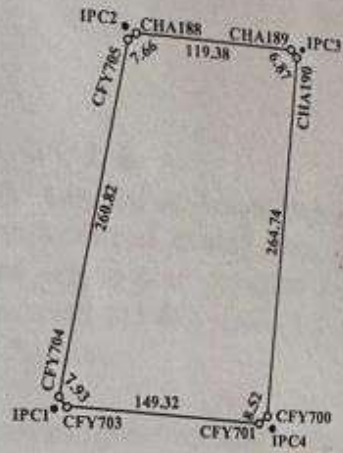
LOCATION: TAZENGWA

BLOCK : "A"

PLOT NO : 85

L.O.NO : 1478631

AREA : 39491sqm



This plan, prepared in accordance with registered plan No 169442 is approved for the purposes of Land Registration Act and Ordinance.

*P. beid*  
For Director of surveys and mapping

Date 29/5/2023 Surveys and Mapping Division  
Ministry of Lands, Housing and Human Settlements Development

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