

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

 Certified True Copy of the Original
Ernest Paul Mbepera
Advocate, Notary Public
& Commissioner for Oaths
Date: 13/10/20 Sign: 

Date of Issue:

Title Number: 137071

Land Office Number: 551595

Land: PLOT NO. 568/1 BLOCK 'C' AT MTONI KIJICHU AREA IN ~~XXXXXXXXXX~~
MUNICIPALITY

Term: THIRTY THREE YEARS

TITLE No. 137071
 REGISTERED 17.03.2003
 AT 01000m
 LAND REGISTRY
 TANGANYIKA
 Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 100/- Paid
 Receipt No. 28509161
 of 24.10.2003
 Land Form No. 22
 Stamp Duty Officer

Certified True Copy of the Original
 Ernest Paul Mbepera
 Advocate, Notary Public
 & Commissioner for Oaths
 Date: _____ Sign: _____

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 733/- Paid
 On Original Receipt Shs. 28509161
 of 24.10.2003
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

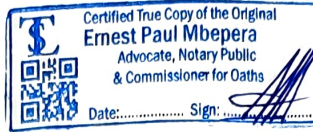
Title No. 137071
 LO NO.551595
 LD/TM/MKJ/21995.

The 5th day of March Two thousand and ~~fourteen~~ five.

THIS IS TO CERTIFY that KENNEDY GATEWAY PROPERTIES CO. LIMITED of P.O. BOX 14530, 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 **Thirty three (33)** from the first day of October, Two thousand and three 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 therefore or amendment thereof and to the following special conditions:-

- The Occupier having paid rent up to the thirtieth day of June, 2004, shall thereafter pay rent of ~~Shillings Fourteen thousand eight hundred fifty two (TShs. 14,852/-)~~ Shs. Two thousand three hundred 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.
- The Occupier shall:-
 - 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.

PD NO.
 203668



- (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 the Right and which conform to the building line (if any) decided by the **TEMEKE MUNICIPAL COUNCIL** (hereinafter called "the authority").
 - (iv) All times during the terms of the right have on the land Buildings approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner")
 - (v) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the authority.
3. **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for ~~Residential~~ ^{Commercial/Residential} purposes only. Use Group 'A' use class ~~(a) and (e)~~ as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
- FD: 203668
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 or in Public interest.

SCHEDULE

ALL that Land known as Plot No. 568/1 Block 'C' situated at Mtoni Kijichi in Temeke Municipality containing nine hundred ninety (990.10) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 37290 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]
Ag ASSISTANT COMMISSIONER FOR LANDS

The within named KENNEDY GATEWAY PROPERTIES CO. LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
KENNEDY GATEWAY PROPERTIES)
CO. LIMITED and DELIVERED in the presence)
of us this 29th day of January, 2015.)

Signature: *[Signature]*)

Name: PATRICK KENNEDY MUGOYA)

Postal Address: P.O. BOX 14530)
DAR ES SALAAM)

Qualification: DIRECTOR)

Signature: *[Signature]*)

Name: DINAH-MARIA MUGOYA)

Postal Address: P.O. BOX 14530)
DAR ES SALAAM)

Qualification: DIRECTOR)



LAND REGISTRY DAR - ES - SALAAM
VARIATION OF CONDITION
Filed Document No. 203668
Date of Registration 22/08/2019 09:00AM
TERMS AND CONDITION OF RIGHT
OF OCCUPANCY VARRIED AND
RENT INCREASED 62,376/=

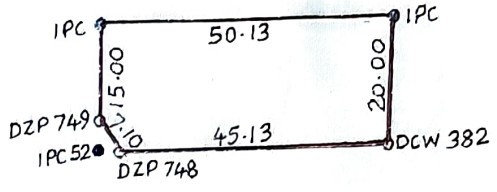
[Signature]
Sonia [unclear] [unclear] of Title

Certified True Copy of the Original
Ernest Paul Mbepera
Advocate, Notary Public
& Commissioner for Oaths
Date: Sign: *[Signature]*

TEMEKE MUNICIPALITY



LOCATION MTONI KIJICHI
 BLOCK C
 PLOT No. 568/1
 L.O. No. 551595
 AREA 990.10 SQM/SQFT



Certified True Copy of the Original
 Ernest Paul Mbepera
 Advocate, Notary Public
 & Commissioner for Oaths
 Date: Sign: *[Signature]*

568/13	568/12	568/11
568/9	568/10	
568/7	568/8	
568/5	568/6	
568/3	568/4	
568/1	568/2	

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

The plan prepared in accordance with Registered Plan No. 37290 is approved for purpose of the Land Registration ordinance for Director of Surveys and Mapping. *[Signature]* Date 11/9/14
 Ministry of Lands Human Settlements Development Dar es Salaam



**THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT. 1999
(NO.4 OF 1999)**

**APPROVAL FOR CHANGE/VARIATION OF CONDITIONS
OF A RIGHT OF OCCUPANCY
(Under Section 35(4))**

**CT. No. 137071.
L.O. No. 551595.**

I, **NATHANIEL NHONGE MATHEW**, Assistant Commissioner for Lands, of P.O. Box 9230, Dar es Salaam **HEREBY APPROVE** to the following variation of the condition of the Right of Occupancy registered under the above reference:-

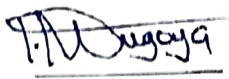
1. **THAT**, words "shall be used only for **Residential** purposes, Use Group 'A' Use class (a) and (c)" appearing on condition '3' of the said Certificate of Occupancy be deleted and replaced by words "shall be used for **Commercial/residential** purposes only, Use Group 'B' use class (d) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
2. **THAT** words and figures "shilling **Fourteen thousand eight hundred fifty two (Tshs. 14,852/=)**" appearing on condition one (1) of the Certificate of Occupancy be deleted and replaced thereon by the words and figures "**Sixty two thousand three hundred seventy six (Tshs. 62,376/=)**".

Dated at Dar es Salaam this 7th day of August, 2019.



ASSISTANT COMMISSIONER FOR LANDS

Served upon me:



Occupier



Occupier

Date: 25-06-2019

The following payments have been paid:

Variation fee	Tshs. 100,000/= ERV. No. <u>5456/77063</u> dated <u>25/6/2019</u>
Stamp duty	Tshs. 1,000/= ERV. No. <u>5456/77063</u> dated <u>25/6/2019</u>
Registration Fee	Tshs. 80,000/= ERV. No. <u>5456/77063</u> dated <u>25/6/2019</u>

FILED DOCUMENT No. 203668

REGISTERED ON 22.08.2019

AT 09:00 AM



Ernest Paul Mbepera
Registrar of Titles

Certified True Copy of the Original
Ernest Paul Mbepera
Advocate, Notary Public
& Commissioner for Oaths
Date: Sign: *Ernest Paul Mbepera*

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 2000/- Paid
Receipt No. 99019771263
of: 28/06/2019
Ernest Paul Mbepera
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 500/- Paid
Receipt No. 99019771263
of: 28/06/2019
Ernest Paul Mbepera
Stamp Duty Officer