



LAND REGISTRY,  
P.O.Box 1191,  
Dar es Salaam.

Date: 28th April, 2008

Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:

Ref. No. LR/T 79621  
TIGDES EMIL KATUNZI  
P. O. BOX 22566  
DSM

Sir/Gentlemen/Madam.

RE: TITLE NO: 79621 LAND OFFICE NO: 237036  
PLOT NO.3 BLOCK KIROMO BAGAMOYO

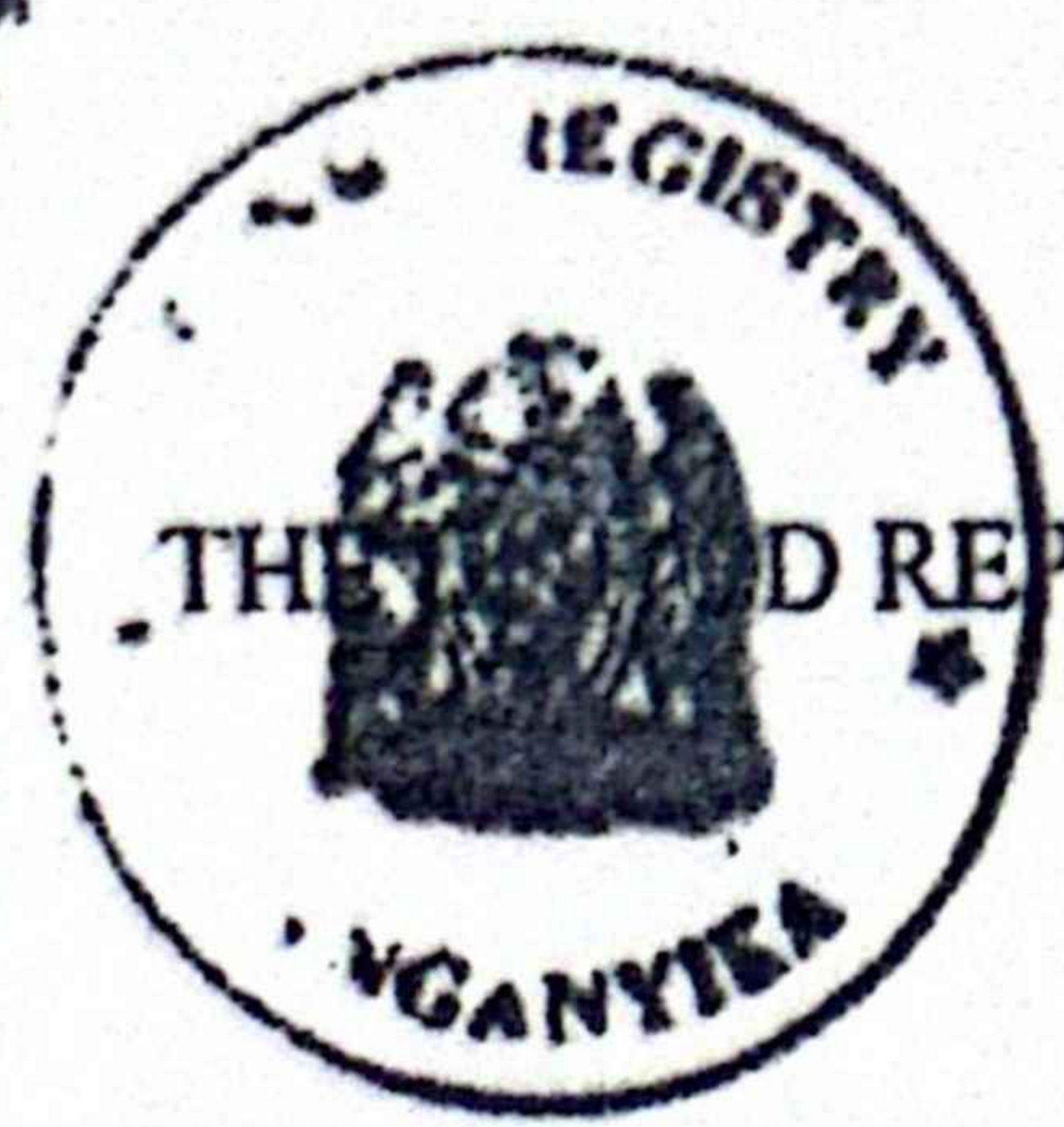
I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

Asst.   
REGISTRAR OF TITLES

Copy to: Commissioner for Lands  
Your L.D File No: 276078 refers

TITLE NO. 79621  
 REGISTERED 10.4.2008  
 AT 1.00 PM

*[Signature]*  
 Senior Asst. Registrar of Titles



Stamp Duty No. 32960  
 Land Form No. 100/ =  
 and Revenue Receipt No. 31261678  
6.2.2008  
*[Signature]*

TANZANIA STAMP DUTY ACT  
 Stamp Duty No. 32960  
 on original Receipt No. 31261678  
6.2.2008  
*[Signature]*

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

Title No. 79621  
 L.O.NO. 237036  
 L.D. BAG/8276

The 9<sup>th</sup> day of April, Two thousand and Eight.

THIS IS TO CERTIFY that TIGDES EMIL KATUNZI of P.O.BOX 22566 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 January Two thousand and eight 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 occupier having paid rent up to the thirtieth day of June 2008 shall thereafter pay rent of Tanzania Shillings six hundred sixty three thousand two hundred thirty (TShs.663, 230. =) 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 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

3. **USER:** The land and buildings to be erected thereon shall be used for **PUBLIC BUILDINGS AND PLACES OF ASSEMBLY USE GROUP 'H'** Use class (d) 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.

BAGAMOYO

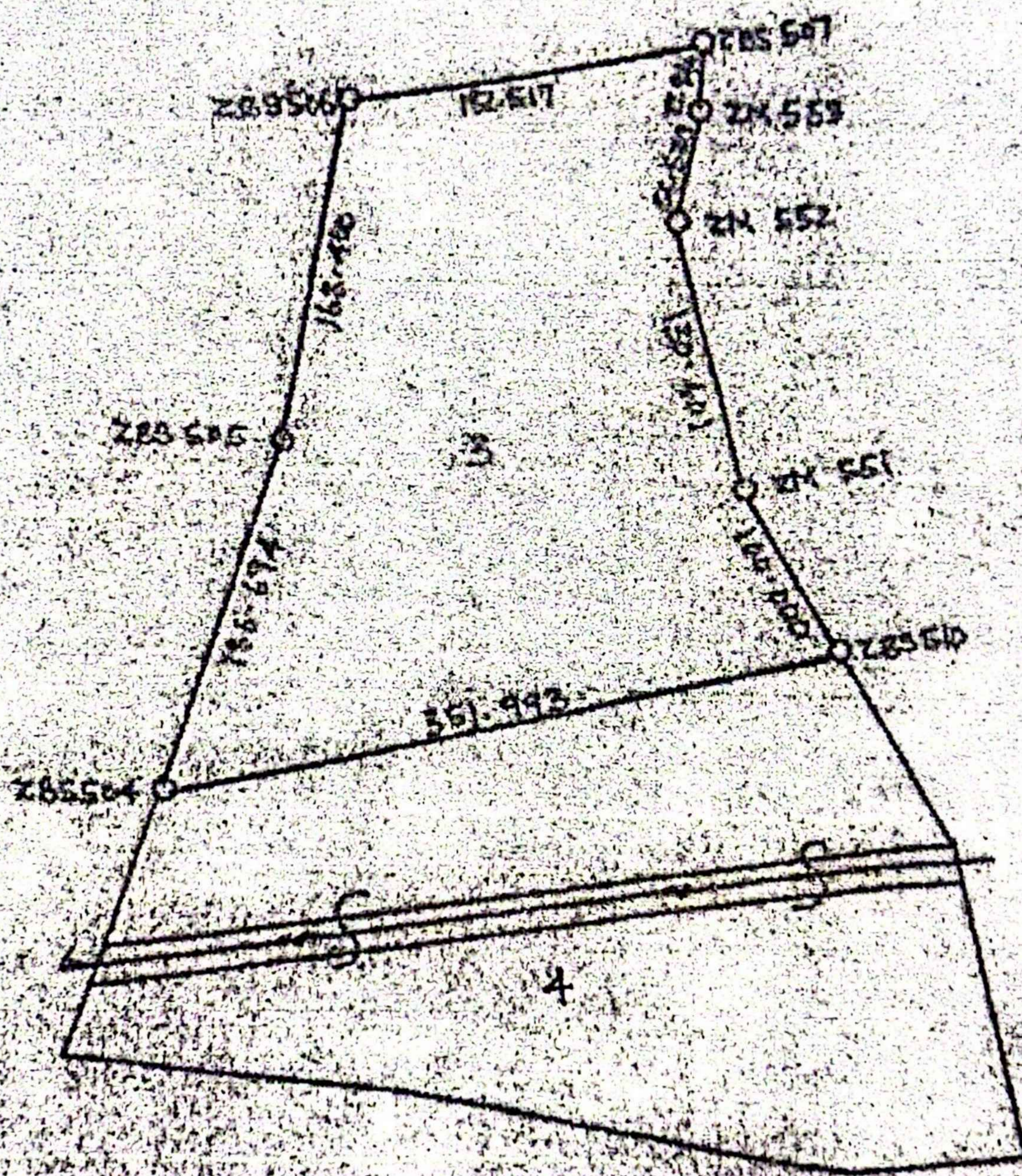
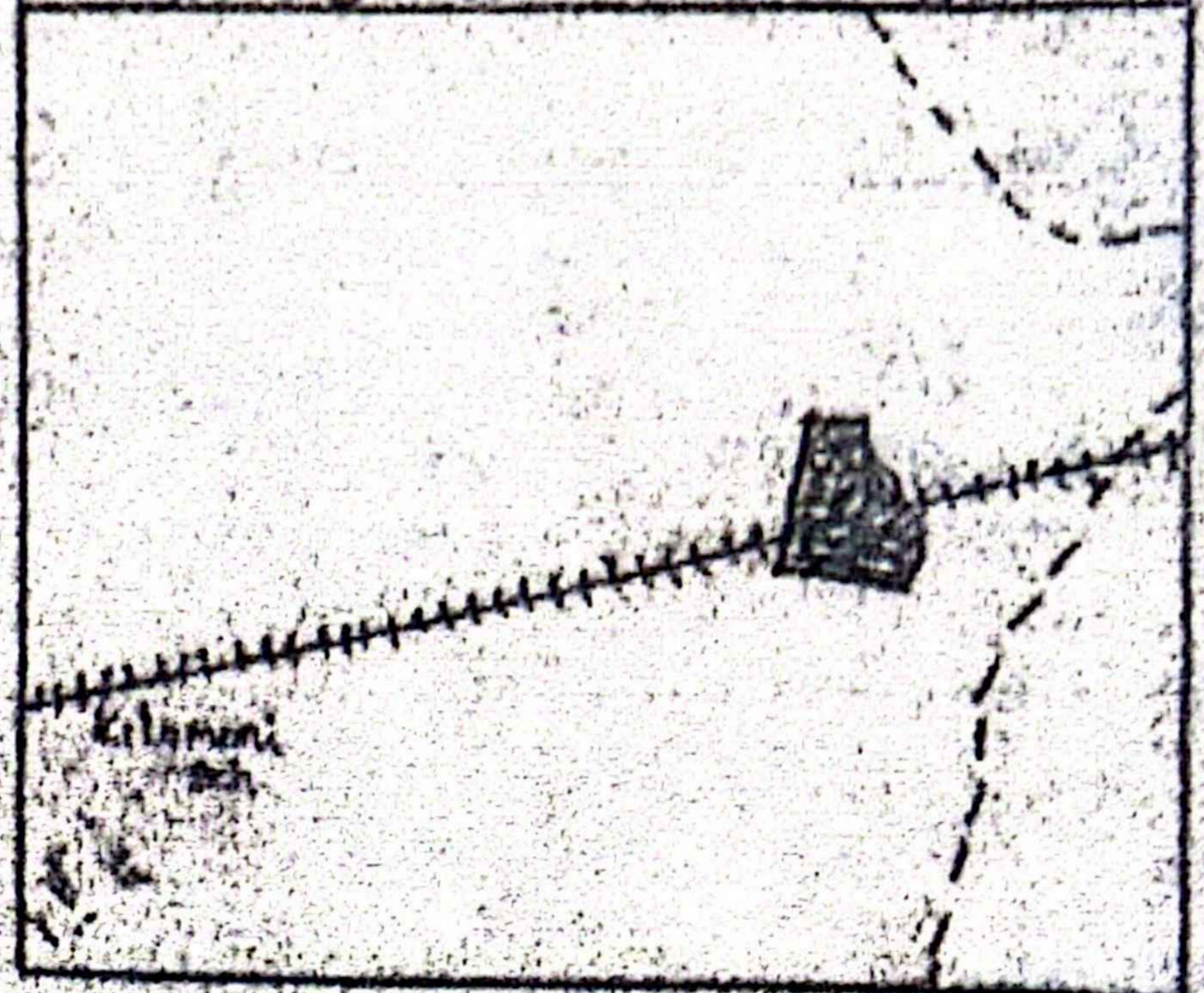
DISTRICT



LOCATION KIROMO  
 BLOCK \_\_\_\_\_  
 PLOT No. 3  
 L.O. No. 237036  
 AREA 73692 SQM

LOCATION SKETCH

SCALE 1:50000 SHEET 1884



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

This plan, prepared in accordance with registered plan No. 48572, is approved for purposes of the Land Registration Ordinance. Surveyor of Surveys and Mapping: Hambis Date: 25/3/2008  
Ministry of Lands, Housing and Urban Development, Dar es Salaam.

**SCHEDULE**

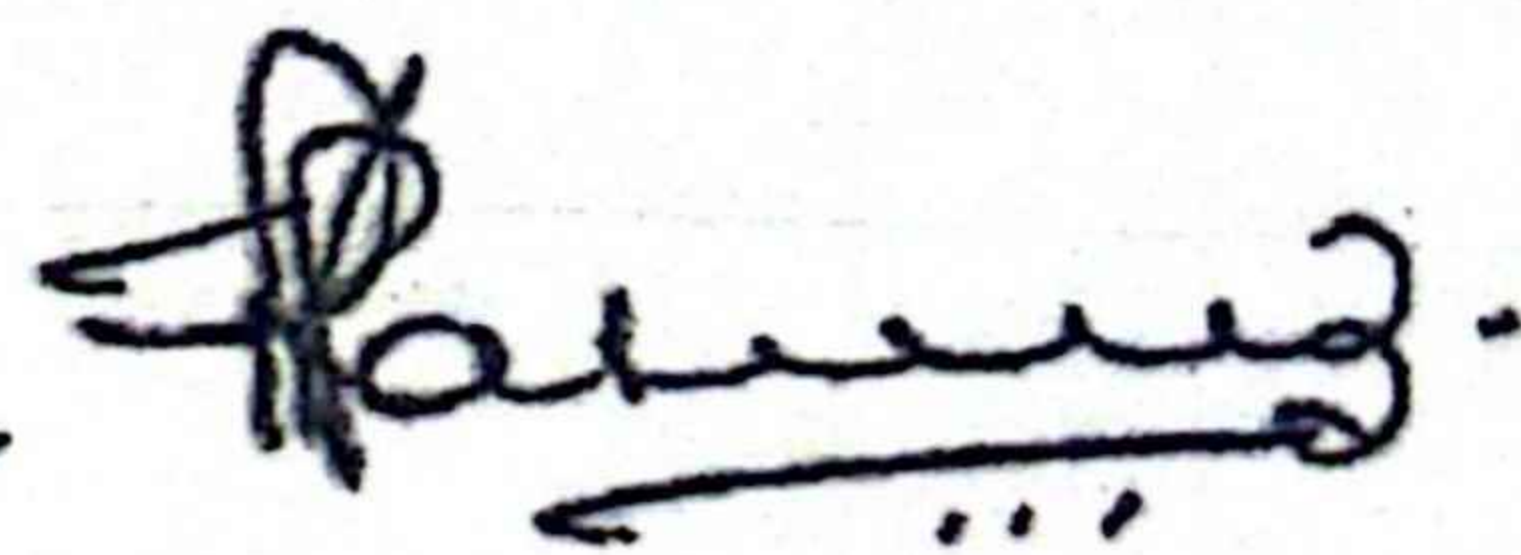
ALL that land known as PLOT NO.3 situated at KIROMO in BAGAMOYO URBAN AREA containing seven three six nine two (73692) hectares shown for identification only edged red on the plan attached to this Certificate and defined on the Registered survey plan numbered 48572 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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

  
**COMMISSIONER FOR LANDS**

I TIGDES EMILY KATUNZI the within named **HEREBY** accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said-----  
TIGDES EMILY KATUNZI who is known to  
me personally this 4th day of April 2008.



Witness's:  
Signature:..... Tiba Justin .....  
Name:..... ALPHONCE JUSTIN TIBA .....  
Postal Address:..... P.O. BOX 135, BAGAMOYO .....  
Qualification:..... LAND OFFICER .....

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



LAND REGISTRY,  
P.O.Box 1191,  
Dar es Salaam.

Date: 28<sup>th</sup> April, 2008

Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:

Ref. No. LR/T 79620  
JOYCELYNE JONATHAN TIBENDA  
P. O. BOX 22566  
DSM

Sir/Gentlemen/Madam,

RE: TITLE NO: 79620 LAND OFFICE NO: 237037  
PLOT NO.4 BLOCK KIROMO BAGAMOYO

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: 276077 refers

TITLE NO. 7962b  
 REGISTERED 10.4.2008  
 AT 1.60pm

*[Signature]*  
 Member. Asst. Registrar of Titles

REGISTRY  
 THE UNITED REPUBLIC OF TANZANIA  
 YGANYIKA

UDHIRAWEKA STASO WOTE ABL  
 Land Form No. 31261680  
 Stamp Duty 34,580/=  
 and Revenue Stamp 31261680  
 at 6.2.2008

*[Signature]*  
 Stamp Duty Officer

UDHIRAWEKA STASO WOTE ABL  
 Stamp Duty 34,580/=  
 and Revenue Stamp 31261680  
 at 6.2.2008

*[Signature]*  
 Stamp Duty Officer

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

Title No.....  
 L.O.NO. 237037  
 L.D. BAG/8277

The 9th day of April,

Two thousand and Eight.

THIS IS TO CERTIFY that JOYCELYNE JONATHAN TIBENDA of P.O.BOX 22566 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 January Two thousand and eight 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 occupier having paid rent up to the thirtieth day of June 2008 shall thereafter pay rent of Tanzania Shillings six hundred ninety one thousand eight hundred seventy five (TShs.691, 875. =) 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 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

3. **USER:** The land and buildings to be erected thereon shall be used for **PUBLIC BUILDINGS AND PLACES OF ASSEMBLY USE GROUP 'H'** Use class (d) 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.



**SCHEDULE**

ALL that land known as PLOT NO.4 situated at KIROMO in BAGAMOYO URBAN AREA containing seven six eight seven five (76875) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the Registered survey plan numbered 48572 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.

  
**COMMISSIONER FOR LANDS**

I JOYCELYNE JONATHAN TIBENDA the within named HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said—

JOYCELYNE JONATHAN TIBENDA who is known to  
me personally this *4<sup>th</sup>* day of *April* 2008.

} *Tibenda*

Witness's:

Signature:.....*Tib Justin*.....

Name:.....*ALPHONSE JUSTIN TUBA*.....

Postal Address:.....*P. O. BOX 59, BAGAMOYO*.....

Qualification:.....*LAND OFFICER*.....