

Telephone No. 53210

MINISTRY OF LANDS,
LAND REGISTRY
P.O. BOX 190,
MOSHI

Ref. No: LR/MSH/43501/3
To: Simweli Lewi Miroja
P.O. Box 53 Himo

Date: 13 June 2014

Sir/Gentlemen/Madam,

RE: **THE LAND REGISTRATION ACT. (CAP. 334)**

TITLE No: 43501 L.O. No. 449343 PLOT No. 896/3
BLOCK No. B' HIMO URBAN AREA

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

Please endorse your signature on the enclosed form of receipt and return the same to me in due course.

I am, Sir/Gentlemen/Madam
Your Obedient Servant

~~ASSISTANT REGISTRAR OF TITLES~~
MOSHI

DLOO
C.C: The Regional Land Officer,
P.O. Box 97 Moshi
KIIMANIARO/APUSHA/TANGA/MANYARA

E. E. Bundula
Date of C.O. 11th June 2014

LAND REGISTRY - MOSHI

Date of Issue:

Title Number: 43501

Land Office Number: 449343

Land: PLOT NO. 396/3 BLOCK 'B' HIMO URBAN AREA IN MOSHI DISTRICT

Term: **THIRTY THREE (33) YEARS**

TITLE No. 43501
REGISTERED 12-6-2014
at 1:00 P
Asst. Registrar of Titles



Stamp Duty Shs. 100/= Paid
and Revenue Receipt No 1785097
of 24-2-2014 Form No. 22
issued
Asst. Registrar of Titles

Stamp Duty Shs. 10900/= Paid
on Original Revenue Receipt No
1285097 of 24-2-2014

THE UNITED REPUBLIC OF TANZANIA

Asst. Registrar of Titles

THE LAND ACT, 1999
No. 4 OF 1999

CERTIFICATE OF OCCUPANCY
(Under Section 29)

LAND REGISTRY - MOSHI

Title No. 43501

L.O. No. 449343

L.D No. MS/LD/396/3/B

The 11th day of June, 2014

THIS IS TO CERTIFY that SAMWEL LEWI MINJA of P.O. BOX 53 HIMO (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** years from the **First** day of **January Two Thousand and Fourteen** 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 therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of **June 2014** shall thereafter pay rent of shillings **Two Hundred Thirteen Thousand (Tshs. 213,000/=)** 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 every thing 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 the 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 **The Moshi District Council**. (hereinafter called the Authority)
- iv. Submit building plans to The Authority **within six months** from the date of Commencement of The Right.
- v. Begin building construction **within the first six months** after the approval of plans by the Authority.
- vi. Complete building construction **within thirty six months** from the commencement of The Right.
3. **USER:** Only one main building together with the usual and necessary out building shall be built on the land and the same shall be used for **PUBLIC BUILDING and PLACES of ASSEMBLY PURPOSES**. Use Group "H" Use Class (d) as defined in the Town and Country Planning (use classes) Regulations 1960, as amended by Government Notice No. 249 of 1993.
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**

HIMO URBAN AREA

INSET SHOWING DETAILS OF PLOT

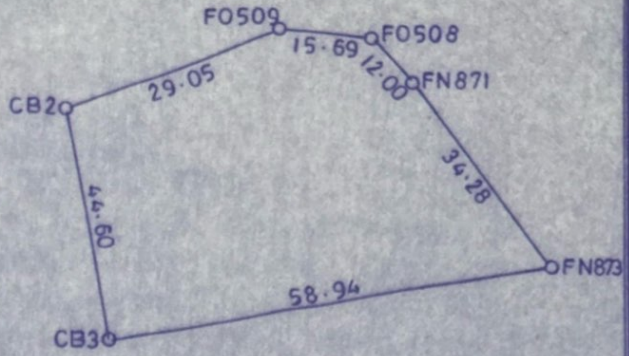
LOCALITY HIMO

BLOCK B

PLOT NO. 396/3

L. O. NO. 449343

AREA 2366 Sq. m.



use of this plan implies no guarantee
of title by the Government

This plan, prepared in accordance with registered Plan No. 74972
is approved for the purpose of the Land Registration Ordinance
Director of Surveys and [Signature] Date 21.3.2014
Ministry of Land and Human Settlements Development.

SCHEDULE

All that land known as Plot No. 396/3 Block "B" Situated at Himo Urban Area in Moshi District Containing Two Thousand Three Hundred Sixty Six (2366) Square Meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Number 74972 deposited at the Office of the Director for Surveys and Mapping at Dar-Es-Salaam.

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

[Signature]
COMMISSIONER FOR LANDS

I, the within named SAMWEL LEWI MINJA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)

SAMWEL LEWI MINJA)

x *[Signature]*

Who is known to me personally/identified)

To me by..... *C. MRUTI*)

The latter being known to me personally)

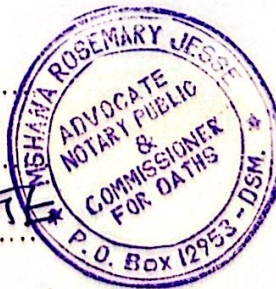
In my presence this *22nd* day of *APRIL* 2014)

Witnesses

Signature: *[Signature]*

Postal Address.....

Qualification: *ADVOCATE*



DISCHARGE OF MORTGAGE
TO 56895
Filed Document No. 552866 2023
Date of registration 24.06.2023 time 11:00 A.M.
To CRDB BANK PLC OF P.O BOX 268, DAR-EL-SALAM
(To secure Unspecified Amount)
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE
Filed Document No. 56896
Date of registration 24/4/2023 time 1:00P.M.
To UGUMI COMMERCIAL BANK LTD P.O BOX 7811, MOSHI
(To secure an Unspecified Amount)
Asst. Registrar of Titles