

TITLE NO. 76936
 REGISTERED 25-5-07
 AT 9:00 AM
 Director of Lands
 Registrar of Lands



REGISTRATION STAMP
 Stamp Date: 14-12-04
 Stamp Number: 27583703
 Registrar of Lands

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Land Form No. 22

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 76936
 L.O. No. 279318
 L.D. No. 220779

The 1st day of May Two thousand and seven.

THIS IS TO CERTIFY that HILLARY FESTO NGOMI AND EDITH HILARY NGOMI as Joint Occupiers, of P. O. Box 40846 DAR ES SALAAM (hereinafter called "the Occupiers") 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 Sixty six (66) years 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2004, shall thereafter pay rent of shillings [8500.00] 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 Occupiers' expenses as assessed by the Director responsible for Surveys and Mapping.
 - (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) Building to be in permanent materials.
 - (iv) Submit building plans to the KINONDONI Municipal Council within six months from the date of the commencement of the Right.
 - (v) Building construction to begin within six months after approval of plans.
 - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.

Land Form 23A

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number:

76936

Land Office Number: 279318.

Land: PLOT NO. 112 BLOCK 23 BUNJU IN KINONDONI MUNICIPALITY.

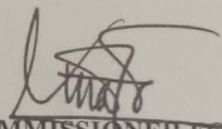
Term: SIXTY SIX YEARS.

3. USER: Only one main building together with the usual and necessary outbuildings shall be built on the land and the same shall be used for COMMERCIAL/RESIDENTIAL purposes only, Use Group(s) and Use Class(es) "D (f)", 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 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 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.

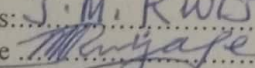
SCHEDULE

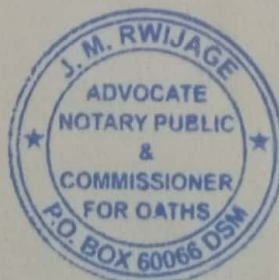
ALL that land known as Plot No.112 Block 23 situated at BUNJU in KINONDONI Municipality containing [942] square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 37144 deposited at the Office of the Director for 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

We, the within named HILLARY FESTO NGOWI AND EDITH HILARY NGOWI hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said
 HILARY FESTO NGOWI, who)
 is known to me personally/~~identified to me~~)
 by.....)
 the latter being known to me personally in)
 my presence this 5th day of February,)
 2007)
 Witness's: J. M. RWIJAGE)
 Signature: )
 Postal Address: P.O. Box 60066)
 Dar-es-Salaam)
 Qualification: ADVOCATE)



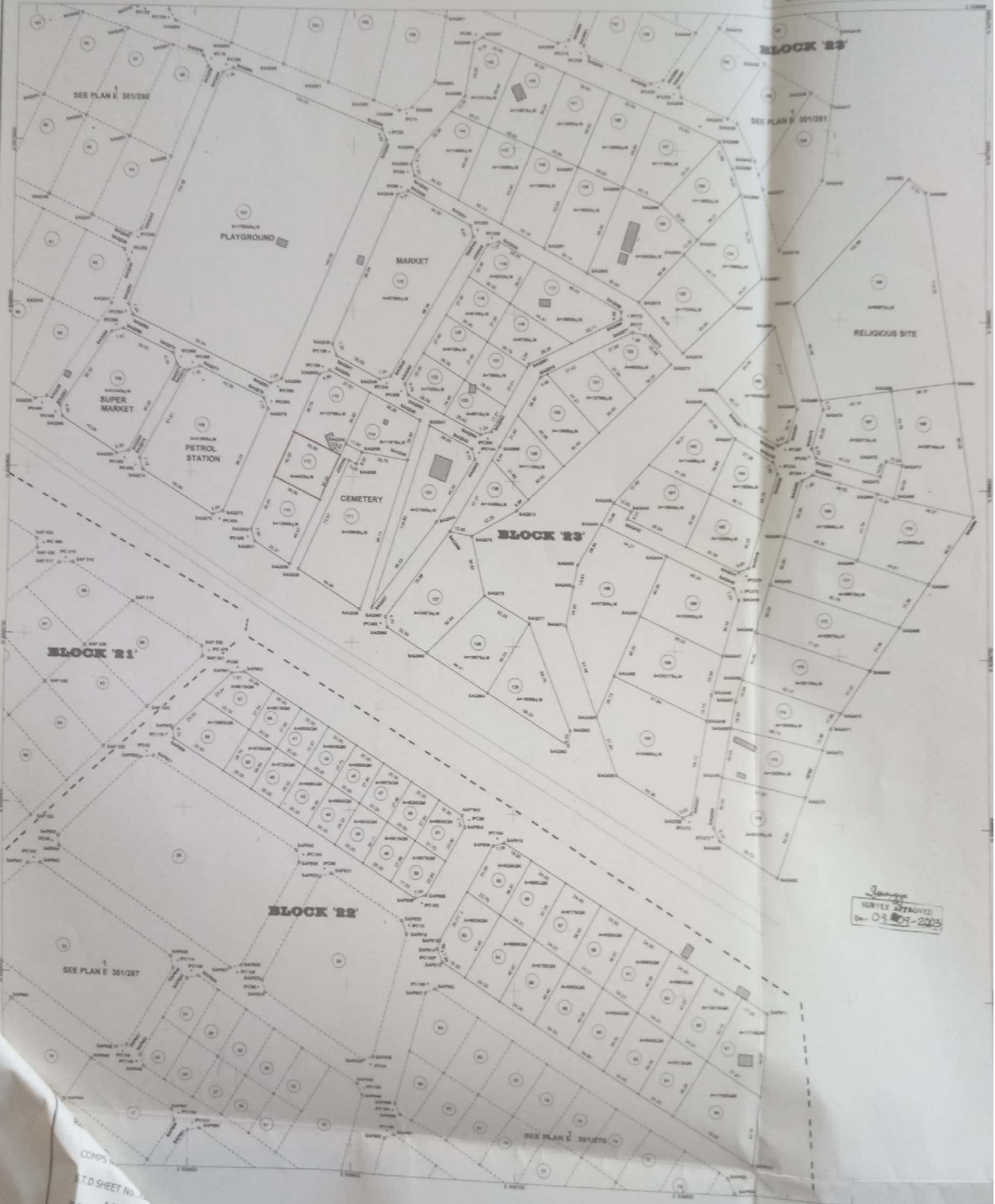
SURVEY OF PLOT NOS 38-47 BLOCK '22' 187-117,128-148,156-176 BLOCK '23' **BUNJU**

L.O. No. **279318**

KINONDONI MUNICIPALITY DAR ES SALAAM CITY



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



Surveyed
SURVEY DATED
Date: 09/09/2003

ST.D SHEET No. _____
P. No. **186/1/24**
ACTION CC. _____

PLAN No. **1**
E 301/265

AMENDMENTS MADE BY
1. _____
2. _____
3. _____
PHOTOSTAT COPIES SENT TO
1. _____
2. _____
3. _____

Plan drawn by Kasim Mwaig
I hereby certify that the survey represented
by this plan was carried out in accordance with
the survey regulations.
Date: 21/07/2003
MUNICIPAL LAND SURVEYOR-KINONDONI
Registered Plan No. **37144**

All truncations are 5m



SIGNED and DELIVERED by the said)
 Edith Hilay Ngowi who)
 is known to me personally/identified to me)
 by)
 the latter being known to me personally in)
 my presence this 5th day of February,)
 Witness's: J.M. RWIJAGE)
 Signature: [Signature])
 Postal Address: P.O. BOX 60066)
Dar-es-Salaam)
 Qualification: ADVOCATE)

[Signature]

