

Land Form 23 A.

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

6/1/06

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*


Date of Issue:


Title Number: 116699

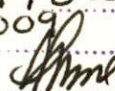
Land Office Number: 395565.

Land: PLOT NO. 282 MBEZI BEACH IN IAR ES SALAAM CITY.

Term: <sup>99</sup> NINETY NINE YEARS.

TITLE NO. **116699**  
 REGISTERED **04-05-2010**  
 AT **1:00 PM**  
  
 Officer Ass. Treasurer of Titles



TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. **100/=** Paid  
 Receipt No. **39919524**  
 of **18-11-2009**  
  
 Land Form No. **22**  
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. **2740/=** Paid  
 Receipt No. **39919524**  
 of **18-11-2009**  
  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. **116699**  
 L.O. No. **395565**.  
 L.D. No. **100976**.

The **3<sup>rd</sup>** day of **May** Two thousand and ten.

THIS IS TO CERTIFY that **HILARY DONAT KWEKA** of P.O. Box 22683, **DAR ES SALAAM** (hereinafter called "the Occupier") is 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** years from the first day of **October, Two thousand and nine** 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:-

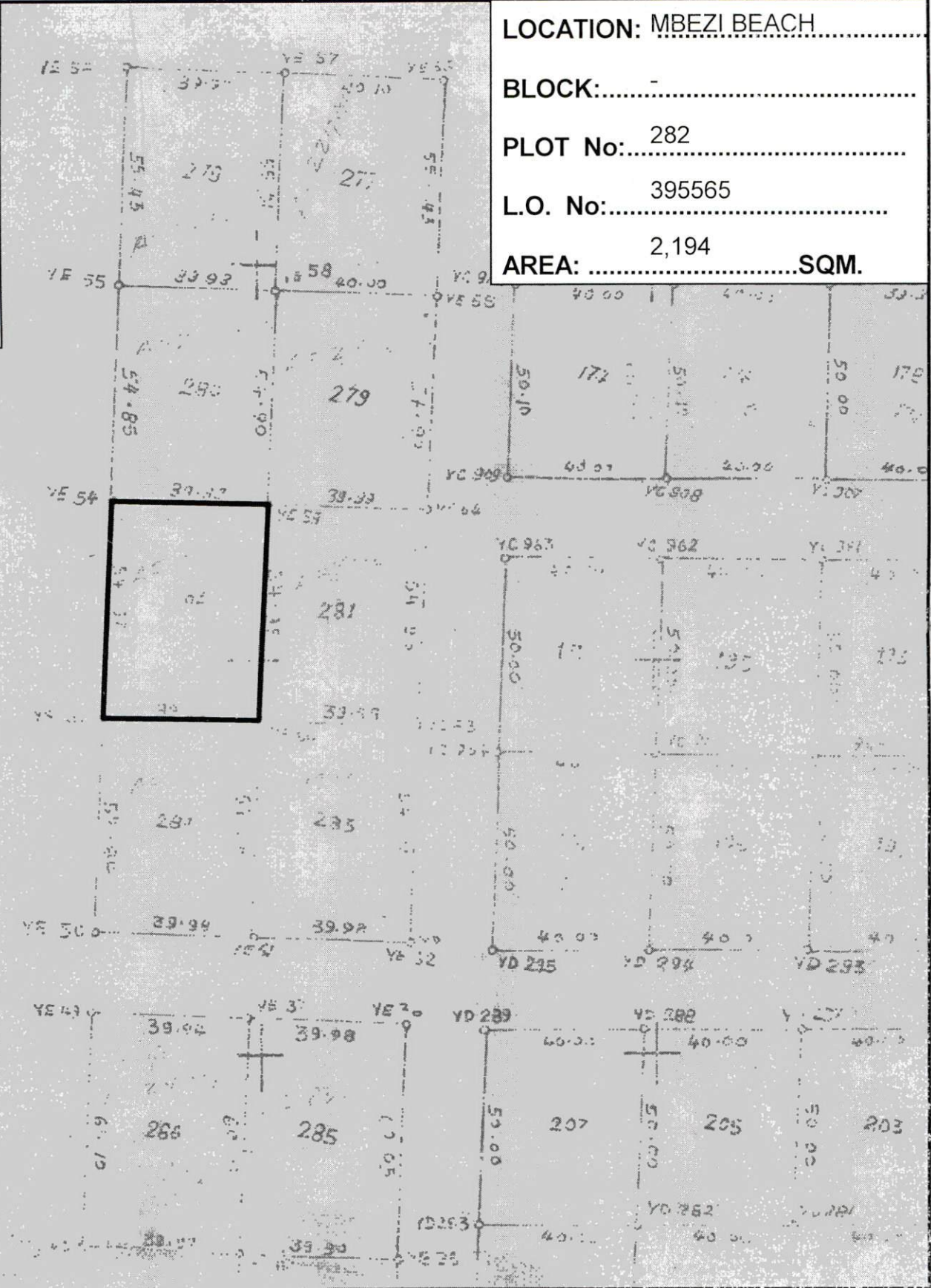
1. The Occupiers having paid rent up to the thirtieth day of June, **2010** shall thereafter pay rent of shillings **One hundred sixty five thousand (Tshs.165,000/=)** only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The 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 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
3. **USER:** The land shall be used for **Guest House and Restaurant** purposes only, Use Group '**C**' Use Class (**e**) Use Group '**D**' use class (**b**) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
  4. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
  5. The Occupiers 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 the disposition.
  6. The President may revoke the right for good cause or in public interest.

# DAR ES SALAAM CITY



**LOCATION:** MBEZI BEACH  
**BLOCK:** .....  
**PLOT No:** 282  
**L.O. No:** 395565  
**AREA:** 2,194 **SQM.**



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

The plan prepared in accordance with Registered Plan No. 18120  
 is approved for purpose of the Land Registration ordinance  
*Munishi* 23/02/2010  
 Director of Surveys and Mapping Date  
 Ministry of Lands Human Settlements Development, Dar es Salaam

SCHEDULE

ALL that land known as Plot No. 282 situated at Mbezi Beach in Dar es Salaam City containing Two thousand one hundred ninety four (2194) square meters shown for identification only edged black on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered 18120 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

*[Handwritten Signature]*  
A357. COMMISSIONER FOR LANDS

I, the within named HILARY DONAT KWEKA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said ) X *[Signature]*  
HILARY DONAT KWEKA who is known )  
to me personally/identified to me )  
by..... )

the latter being known to me personally in )  
my presence this 16<sup>th</sup> day of ..... )  
..... MARCH, 2010 )

Witness's )  
Signature:..... )

Postal Address: Box 1934 )  
DAR ES SALAAM )

Qualification: ADVOCATE )



LAND REGISTRY DAR - ES - SALAAM

MORTGAGE

149930

6-2-2013 12.56P

STANBIC BANK TANZANIA LTD

of P.O. BOX 72647, Dar es Salaam

(To secure USD 250,000)

*[Signature]*

Senior Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM

149690

18-1-2013 11.30A

AGNES KOUNGWAHISA

MULTI #21 P.O. BOX 38551

Dsm. cons 15HS. 150,000,000/=

*[Signature]*

Senior Asst. Registrar of Titles