

THE UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 7573



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 31 Mar, 2023

Qamara Valerian Aloyce
P.O Box 227
KARATU
Sir/Gentlemen/Madam,

RE: TITLE NO: 7573 LAND OFFICE NO: 1198913

PLOT NO. 1540&1541 BLOCK G AT KARATU URBAN AREA

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


REGISTRAR OF TITLES

Copy to: Commisioner for Lands

LD File No: KAR/LD/2023/024 refers

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:


Title Number: 7573

Land Office Number: 1198913.

Land: PLOT NO. 1540 & 1541 BLOCK 'G' KARATU URBAN AREA
KARATU DISTRICT COUNCIL

Term: SIXTY SIX (66) YEARS

TITLE No: 7573
 REGISTERED ON: 31-03-2023
 AT: 9:00A.M
 Senior Asst. Registrar of Titles



LAND FORM NO 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/- Paid
 Receipt No: 923081168054958
 of: 22-03-2023
 Stamp Duty Officer

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

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 1,900/- Paid
 On Original Receipt No: 923081168054958
 of: 22-03-2023
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY
 (Under section 29)

Title No: 7573
 L.O No: 1198913
 KAR/LD/2023/022

The 30th day of March 2023

This is to certify that **QAMARA VALERIAN ALOYCE** of P.O.Box 227 KARATU ("Herein after 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 term of **Sixty Six (66) years** from the first day of **January** Two thousand **and Twenty Three** 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 thereof or amendment thereof and to the following special conditions:-

1. The Occupier(s) having paid rent up to the thirtieth day of June 2023 shall there after pay rent of shillings Thirty Eight thousand One hundred and Seventy (**Tshs. 38,170/=**) 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(s) 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) 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 **Karatu District Council** (hereinafter called "**the Authority**").
- (iv) At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for lands (hereinafter called "**the Authority**").
- (v) Not erect or commence to erect on the land buildings 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 **COMMERCIAL cum RESIDENTIAL: Use Group 'B' Use Class (d)** as defined in the Town and Country planning (Use Classes) Regulations, 2018.
4. The Occupier shall not assign the right within three years of the date hereof without prior approval of the Commissioner.
5. The occupier(s) shall deliver to the Commissioner notification of disposition in prescribed form before or at the time disposition is carried out together with the payment of all premium taxes and dues prescribed in connection with that disposition.
6. The President may revoke the Right of Occupancy for good cause or in public interest.

SCHEDULE

All land known as Plots **No. 1540 & 1541** BLOCK **"G"** at **KARATU URBAN AREA - KARATU DISTRICT** containing Nine hundred and nine (**909m²**) square meters **as** shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Number **173270** deposited at the office of Director for Survey and Mapping at Dodoma.

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

Assi. **COMMISSIONER FOR LANDS**

I, **QAMARA VALERIAN ALOYCE** the-within named **HEREBY** accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and **DELIVERED** by the said)

QAMARA VALERIAN ALOYCE who is known to me)

Personally /identified to me by.....))

The latter being known to me personally in my presence)

This 23rd day of MARCH 2023)

Name:..... **SALVASIA N. KIMARIO**.....)

Signature..... *[Signature]*.....)

Postal Address..... **2531, ARUSHA**.....)

Qualification..... **ADVOCATE**.....)



[Handwritten signature]

