

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29).


Certified as True Copy of the Original
Gasper Samwel Malongo
Advocate, Notary Public & Commissioner
for Ombudsman
Sign: 
Date: 2/12/2024.

Date of Issue:

Title Number: 170422

Land Office Number: 528886.

Land: PLOT NO. 346 MSASANI IN KINONDONI MUNICIPALITY.

Term: NINETY NINE YEARS.
ARS!

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 170422



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 13 Feb, 2018

HAMZA ABDU MUGULA
P.O Box 32541
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 170422 LAND OFFICE NO: 528886
PLOT NO. 346 BLOCK AT Msasani

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


REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 38950 refers

TITLE No. 170422
 REGISTERED 26-9-2017
 AT 1:00PM



[Signature]
 Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 10070/- Paid
 On Original Receipt Shs: 35352772
 of: 29-10-2007
 Land Form No. 22
[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 100/- Paid
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[Signature]
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CERTIFICATE OF OCCUPANCY

(Under Section 29)



Title No: 170422
 L.O. No. 528886
 L.D. No. 38950

The 20th day of September Two thousand and sixteen

THIS IS TO CERTIFY that **HAMZA ABDU MUGULA** of P.O. Box 32541, **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 seven** 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 thereof amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2008, shall thereafter pay rent of shillings **one hundred fifty one thousand two hundred (151,200/=)** 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) 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 **Kinondoni Municipal 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 Commissioner");
 - (v) Not **sale, transfer** or enter into a **transaction**, which may result into **sale or transfer** of the Land or buildings therein within **25** years from the date of the commencement of the Right.
3. **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for **Residential** purposes only. Use Group '**A**' uses classes **(a)** and **(c)** as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
 4. 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.
 5. The President may revoke the right for good cause and in public interest.



SCHEDULE

I.L that Land known as Plot No. **346** situated at **Msasani** in **Kinondoni Municipality** containing **four thousand and seventeen (4,017) square meters** shown for identification only edged **Black** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **7731** 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.

[Signature]
ASSISTANT COMMISSIONER FOR LANDS

I, the within named **HAMZA ABDU MUGULA** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and **DELIVERED** by the said **HAMZA ABDU MUGULA** who is known to me personally/identified to me by.....)

[Signature]

the latter being known to me personally in my presence this....**10**....day of.....**08**.....2017.)

Witness's Signature:..... **Baka**.....)

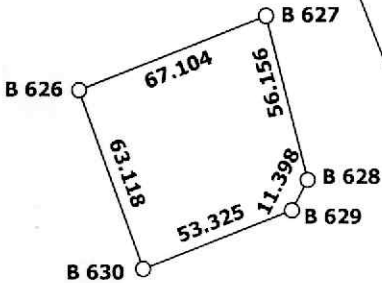
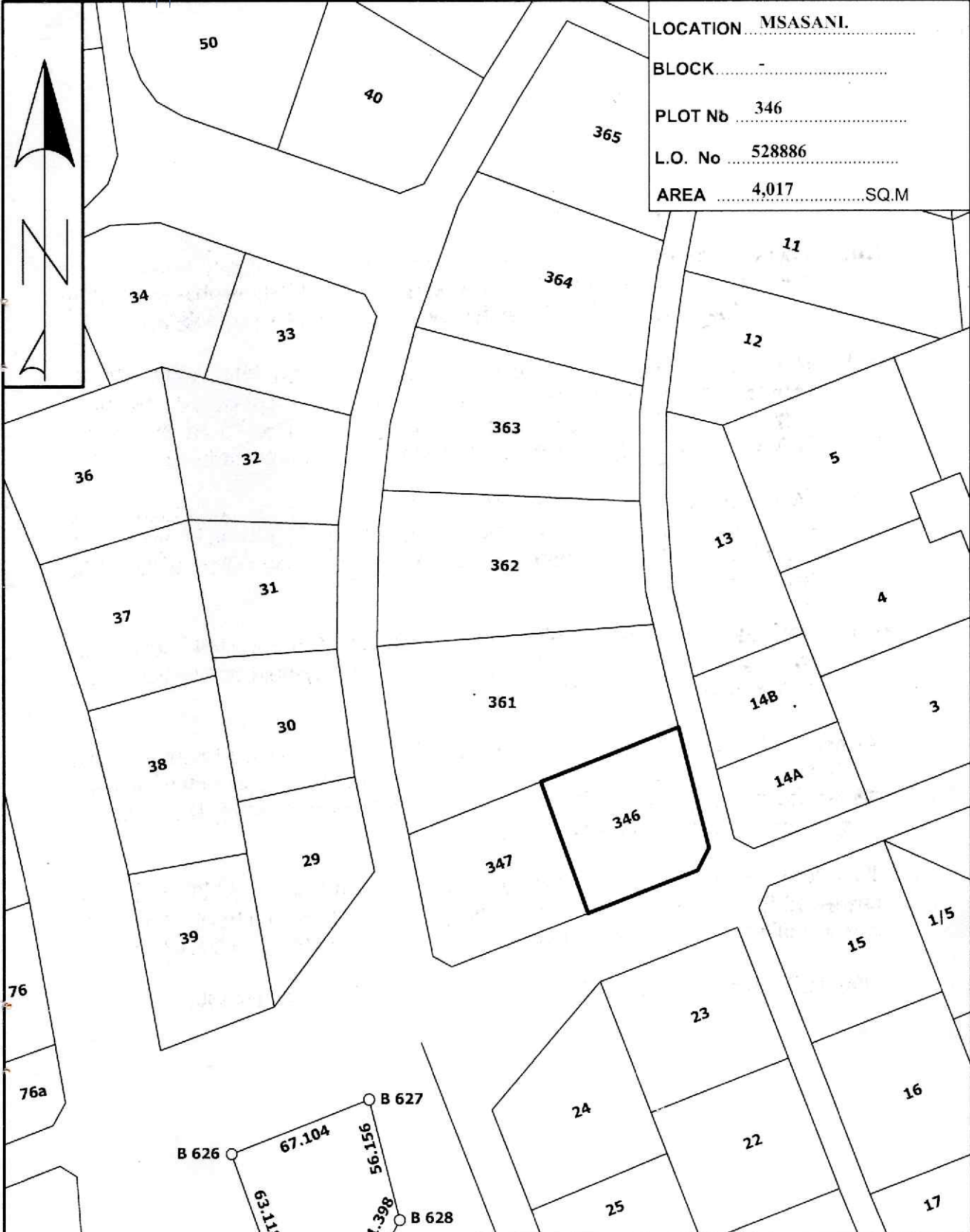
Postal Address:..... **9230**.....)

..... **DAR - ES - SALAAM**.....)

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

DAR ES SALAAM CITY

LOCATION MSASANI
 BLOCK
 PLOT Nb 346
 L.O. No 528886
 AREA 4,017 SQ.M



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

The plan prepared in accordance with Registered Plan No. 7731 is approved for purpose of the Land Registration Ordinance.
 Director of Surveys and Mapping *[Signature]* Date 06/12/2016
 Ministry of Lands and Human Settlements Development, Dar es Salaam.