

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 05.10.2018

Title Number: 8491 LR Tabora

Land Office Number: 710947

Land: PLOT NO. 1040 & 1041 BLOCK "P" MBULU KAHAMA TOWNSHIP

Term: THIRTY THREE YEARS

TITLE No. 8491
REGISTERED ON 10.05.2018
AT 09:00PM

[Signature]
Assistant Registrar of Titles

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs 9990/= Paid
on original Receipt No. 99002982286
of 13.06.2018 Issued
Land Form No. 22
[Signature]
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs 100/= Paid
Receipt No. 99002982286
of 13.06.2018 Issued
[Signature]
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 8491/DT/100
L.O. No. 710947
LD/KTC/12368

The 28th day of September Two thousand and Eighteen.

THIS IS TO CERTIFY that KHALID SALUM SAID of P.O. Box 450 Kahama (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 Sixty six (66) years from the first day of April, two thousand and Eighteen 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 there for or amendment thereof and to the following special conditions:-

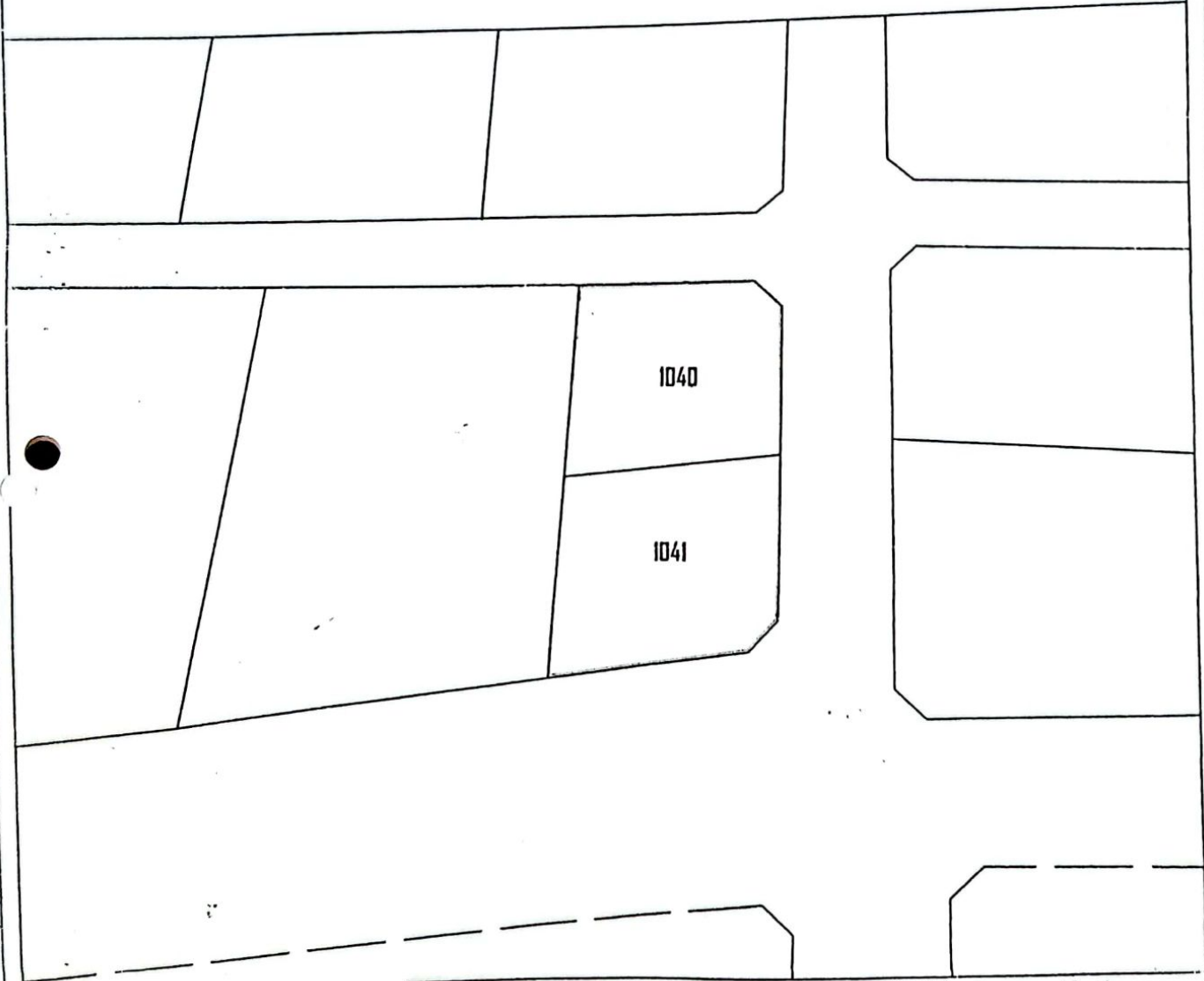
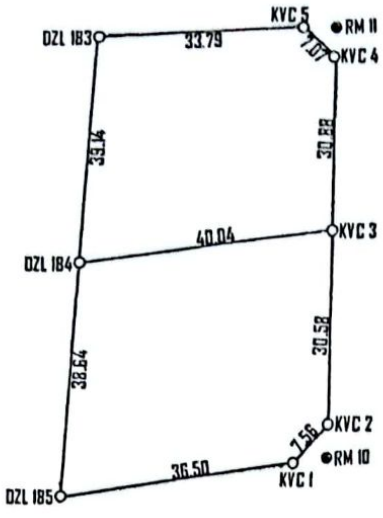
1. The Occupier having paid rent up to the thirtieth day of June, 2018; shall hereafter pay rent of Shillings Two hundred forty seven thousand six hundred thirty two (Tsh. 247,632/=) only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may 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) Erect on 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 **KAHAMA TOWNSHIP** (hereinafter called "**the Authority**")
 - (iv) Submit to the Authority building plans within Six months from the date of commencement of the **Right**
 - (v) Begin building construction within six months after the approval of the building plans by the Authority.
 - (vi) Complete the building construction within Thirty Six months from the date of commencement of the **Right**.
3. **USER:** The land shall be used for **Commercial purpose only, Use Group 'D' Use Class (a)** 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 the payment of all premia, taxes and dues prescribed in connection with that disposition.
6. The Occupier shall further:-
- (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
 - (ii) make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose;
 - (iii) provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
 - (iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority;
 - (v) Loading and unloading facilities shall be provided within the boundaries of the land.
7. The President may revoke the right for good cause and in public interest.

KAHAMA TOWNSHIP



Locality..... MBULU.....
 Block..... "P".....
 Plot No..... 1040 & 1041.....
 L.O No. 710947.....
 Area..... 2948 SQM.....



This Plan Prepared In accordance with Registered Plan No... 96096... is approved for the purpose of Land Registration Ordinance. Director of surveys and Mapping..... *[Signature]*.....
 Date... 07.06.2018.....
 Surveys and Mapping Division, Ministry of Lands, Housing and Human Settlement Development,
 Dar es Salaam.

This issue implies no guarantee or admission of title by the government.

SCHEDULE

ALL that Land known as Plot No.1040 & 1041 Block 'P' situated at MBULU in KAHAMA TOWNSHIP containing Two Thousand Nine Hundred Forty Eight (2948) Square Metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 96096 deposited at the Office of the Director for Surveys and Mapping at Dar Es Salaam

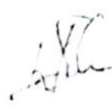
Given under my hand and my official seal the day and year first above written.



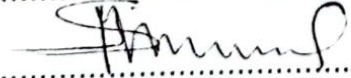
ASST. COMMISSIONER FOR LANDS

I, the within named KHALID SALUM SAID hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
KHALID SALUM SAID who is)
known to me personally/identified-)
to me by.....)
the latter being known to me personally)
in my presence this 08 day of 09, 2018)



Name: Y. S. LUTUMBA)

Signature: )

Postal Address: P.O. Box 472 KAHAMA)

Qualification: LAND OFFICER)

LAND REGISTRY SHINYANGA
TRANSFER

426 SHY
od Document No:
Date of Registration 13-01-2021 Time 01:00 P.M.
AZANI SAID SALUM &
P.O. Box 472 KATHARUA
cons of Bhs. 15,000,000/=

[Signature]
Senior Asst. Registrar of Titles