

Ref. No: LR/M/27333/2
To: ELVIS ARISTARUF MUMIBA
Box 19966 DUSKAM.

Date: 3rd Nov.
Oct, 2009

Sir/Gentlemen/Madam,

RE: THE LAND REGISTRATION ORDINANCE (CAP. 334)

TITLE No: 27333 **L.O. No:** 750449 **PLOT NO:** 1142

BLOCK No: G. KARATU URBAN AREA

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

Please endorse your signature on the enclosed form of receipt and return the same to me in due course.

I am, Sir/Gentlemen/Madam
Your Obedient Servant

ASSISTANT REGISTRAR OF TITLES
MOSHI

E. O. Muya

C.C. DLO
Municipal
The Regional Land Officer,
P.O. BOX 190 KARATU
KILIMANJARO/ARUSHA/TANGA/MANYARA

Date of C.O. 18th SEPT, 2009

Abel Otaru
Advocate, Notary Public & Commissioner
for Oaths
Sign: [Signature]
Date: 15/05/24

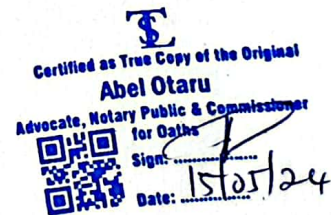
TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)



Date of Issue:

Title Number: 27333 LAND REGISTRY MOSHI

Land Office Number: 256449

Land: PLOT NO. 1142 BLOCK "G" KARATU URBAN AREA


Term: SIXTY SIX (66) YEARS

No. **27333**

REGISTERED ON
28.09.2009

At **01:00 P.M.**

[Signature]
Asst. Registrar of Titles



Stamp Duty Shs. **100/=** Paid

and Revenue Receipt No. **3262846**

of **21.11.2009**

[Signature]
Asst. Registrar of Titles

Stamp Duty Shs. **900/=** Paid

on Original Revenue Receipt No. **3262846** of **21.11.2009**


[Signature]
Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under section 29)


Certified as True Copy of the Original
Abel Otaru
Advocate, Notary Public & Commissioner
for Oaths
Sign: *[Signature]*
Date: **15/09/24**

LAND REGISTRY MOSHI
Title No. **27333**
L.O No 256449
LD No KAR/LD/2724

The **18th** day of **September**, 2009

This is to certify that **ELVIS ARISTABLUS MUSIBA** of **P.O.BOX. 19966 DAR ES SALAAM** ("here in 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 **66 years** from the first day of **October** Two thousand and **Eight** 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 2009 shall there after pay rent of shillings **FOUR Hundred and Five Thousand (Tshs. 405,000/=)** 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 protection of 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 achieve such objective.
- (iii) Buildings and out building thereof to be built using permanent materials of constructions.
- (iv) Building plans to be submitted to the **Karatu District council** within six months from the date of commencement of the Right
- (v) Building Construction to begin within six months after approval of the plans.
- (vi) Buildings to be completed within thirty-six months from the commencement of the Right.

3. **USER:** The land shall be used for **LODGES: Use Group "C" use class (e)**, as defined in Town and Country Planning (use classes) Regulations 1960 and amended in 1993

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.

KARATU DISTRICT



PLAN SHOWING DETAIL OF PLOT
 in the City of KARATU URBAN AREA
 Plot No. G
1142
 Block No. 256449
 Area 1.35 Ha

Certified as True Copy of the Original
Abel Otaru
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: *[Signature]*
 Date: 15/05/24

This plan prepared in accordance with
 registered plan no. 52676 is approved for the
 purposes of the Land Registration Ordinance
 Director of Surveys & Mapping. *[Signature]*
 Date 08-06-24 Ministry of Lands Housing and
 Human settlements development - Dar es Salaam

This plan implies no guarantee
 by the government


 Certified as True Copy of the Original
Abel Otaru
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: 
 Date: 15/05/24

SCHEDULE

All land known as **PLOT NO. 1142 BLOCK " G" at Karatu Urban Area – Karatu District** containing one decimal point three five (1.35Ha) Hectares as shown for identification only edge red on the plan attached to this Certificate and defined on the registered Survey Plan Number **52676** deposited at the office of Director for Survey and Mapping at Dar – es- Salaam.

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

Certified as True Copy of the Original
 Abel Otaru
 Advocate, Notary Public & Commissioner
 for Oaths


 COMMISSIONER FOR LANDS

I, **ELVIS ARISTABLUS MUSIBA** the-within named HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said

ELVIS ARISTABLUS MUSIBA who is known to me personally /identified to me by



the latter being known to me personally)
 in my presence this 10th day of June 2009)

Signature Elvis Aristablus Musiba)

Postal Address P.O. BOX 190)
KARATU)

Qualification Principal Land Officer .)

LAND REGISTRY, MOSHI
CHANGE OF OWNERSHIP

Filed Document No. ... 53026

Date of registration 4-11-2019 Time 1:00 Pm

To DR. ZUMBI NUSIBA OF
Box 19966 D'SALAM, As legal
personal Representative of
EULIS ARISTABUS NUSIBA
(deceased).

Asst. Registrar of Titles

LAND REGISTRY, MOSHI
CHANGE OF OWNERSHIP

Filed Document No. ... 53027

Date of registration 4-11-2019 Time 1:00 Pm

To ROSE BONIFACE MIKANDE
OF Box 19966 D'SALAM

Asst. Registrar of Titles

LAND REGISTRY, MOSHI
TRANSFER

Filed Document No. ... 53028

Date of registration 4-11-2019 Time 1:00 Pm

To NICODEMUS TITUS MASSAO
OF Box 9192 D'SALAM.
CONS: TSHS- 70,000,000/=

Asst. Registrar of Titles

LAND REGISTRY ARUSHA
TRANSFER

Filed Document No. ... 356

Date of Registration 19.05.2020 Time 2:50 P.M

To: RODNEY CHARLES BECON, P.O. Box 131,
ARUSHA and FIDURINE FRANCIS
MODAMBA, P.O. Box 31178, DSM, AS FENA
nts in Common in equal shares
CONS: TSHS 350,000,000/=


Certified as True Copy of the Original
Abel Otaru
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 15/05/24