


Certified as True Copy of the Original
Rashid Hassan Mbegele
Advocate, Notary Public & Commissioner
for Oath Taking
Signature: 
Date: 16/09/2025.

TANZANIA

Land Form 51

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 49974

Land Office Number: 183,328

Land: FARM NO. 1649 AT KONDONGI KIBARA DISTRICT.

Term: SIXTY THREE YEARS.

TITLE No. 49974
 REGISTERED 4-2-2000
 At 1.00 P.M.
 Senior Asst. Registrar of Titles



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NO. 183,328
 KIC/LD. NO. 6074

STAMP DUTY ACE.
 Stamp Duty Paid 36/-
 Receipt No. 06322566
 of 24-11-99
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

The 3rd day of April
 nine hundred and ninety nine. Am/Lw

1000
 One thousand

TITLE NO. 49974

THIS IS TO CERTIFY that ZARLON ANEFILE NOMEELA AND ELIND WILLIAM MASONU OF P. O. BOX 30142 KIBERA (hereinafter called "the Occupier") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the Land described in the Schedule hereto (hereinafter called "the Land") as tenants in common in equal shares for a term of thirty three years from the first day of October one thousand nine hundred and ninety nine according to the true intent and meaning of the Land, Ordinances and subject to the provisions thereof and to any regulations made hereunder and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to thirtieth day of June, 2000 shall thereafter pay rent of shillings one thousand five hundred (shs.1,500/=) a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 2009, 2019 and 2029 or within three years thereafter in each case.
2. The Land shall be used only for Commercial, Agricultural and Pastoral purposes. Commercial shall include the sale of Petrol Filling Station.
3. The Occupier shall:-
 - (a) demarcate the boundaries of the Land to the satisfaction of Kibera District Council (hereinafter called "the Authority") and thereafter so maintain such demarcation that the boundaries are always easily identifiable;

do everything necessary to protect the soil and preserve soil fertility and prevent soil erosion on the land and cultivate the land so as not to cause soil erosion outside its boundaries and do all things which may be required by the Commissioner of Agriculture to achieve such objects;

be responsible for the protection of all beacons of 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 for Surveys and Mapping.

TANGANYIKA STAMP DUTY ACE.
 Stamp Duty Paid 72/-
 on original Receipt No. 06322566
 of 24-11-99
 Stamp Duty Officer


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4. The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of it or of part out of it without the previous written consent of the Commissioner for Land. Any person other than the Occupier working or occupying the land on otherwise that in the capacity of a servant or contractor of the Occupier shall be deemed to be a sub-tenant for the purposes of this condition.
5. The Right shall confer no water rights.
6. The Occupier shall pay to the Minister on demand made by the Commissioner for Land on his behalf any further fees or stamp duties which may be discovered to be payable by him in connection with the Right.
7. The President may revoke the Right for failure by the occupier to comply with the conditions expressly or impliedly contained in the Right and in the Public interest.

S C H E D U L E

All that land known as PAFI NO. 1649 at Kongwa Kibaha District containing one decimal point zero zero two (1.002) Hectars shown for identification only edged red on the Plan attached to this Certificate and defined on registered survey plan numbered 31586 deposited at the Office of the Director of Surveys and Mapping at Dar es Salaam.

GIVEN under my hand and seal and by Order of the Minister the day and year first above written.


COMMISSIONER FOR LAND

T
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Rashid Hassan Mbegele
Advocate, Notary Public & Commissioner



for Oaths
Sign:
Date: 16/09/2025

We, within named ZAIKON ANDEFILE NUNMBALA AND ELIND WILLIAM MASIRU hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said
ZAIKON ANDEFILE NUNMBALA who is known
to me personally/identified to me by

.....
the latter being known to me per-
sonally in my presence this 15th
day of NOV 1999.....

Witness's
Signature: [Signature].....

Postal Address: Box 2024 LA BATA

Qualifications: HOBBY MAGEP

SIGNED and DELIVERED by the said
ELIND WILLIAM MASIRU who is known to
me personally/identified to me by

.....
the latter being known to me per-
sonally in my presence this 15th
day of NOV 1999.....

Witness's
Signature: [Signature].....

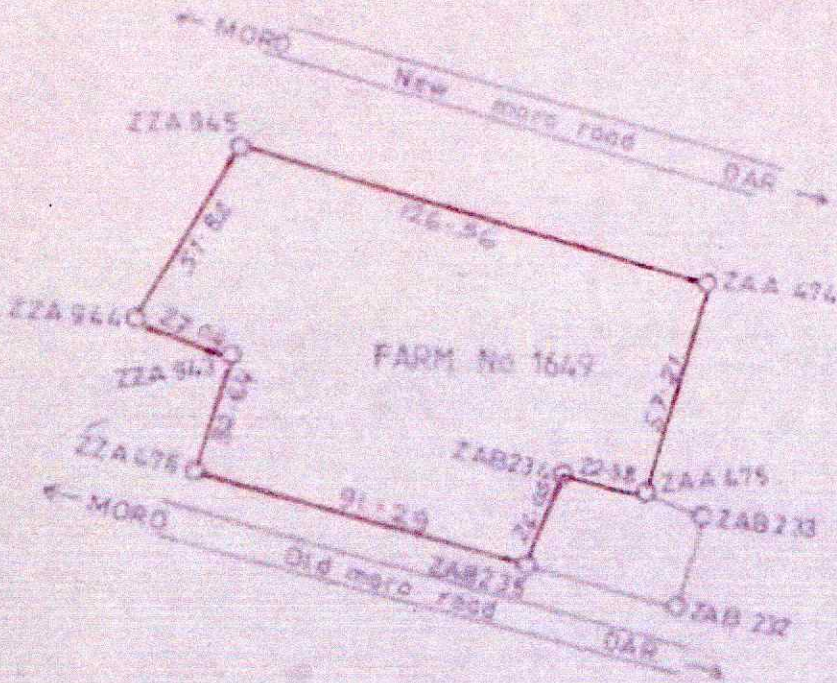
Postal Address: Box 2024 LA BATA

Qualifications: HOBBY MAGEP

LAND REGISTRY DAR-ES-SALAAM
TRANSFER

Filed Document no 106,794
Date of Registration 18-9-2002 Time 1.00 P m
to TAWAQAL & CO. LIMITED
P.O. Box 106284,
DAR-ES-SALAAM. CONSI: Sh. 3000,000/-
None
Senior Asst Registrar of Titles

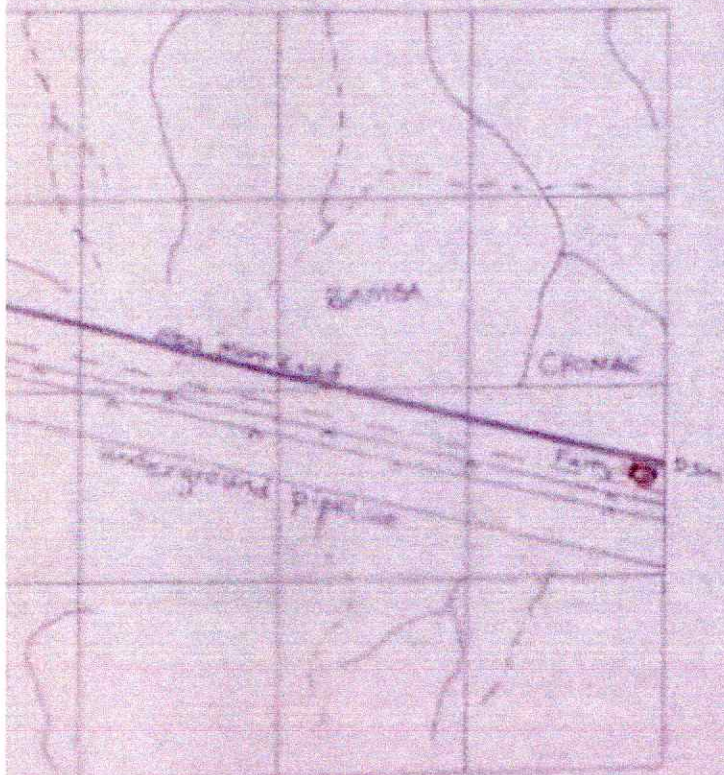

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Rashid Hassan Mbegele
Advocate, Notary Public & Commissioner
for Oaths
Sign: *[Signature]*
Date: 16/09/2025.




 Certified as True Copy of the Original
Rashid Hassan Mbegele
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: 
 Date: 19/09/2025.

LOCATION KONGOWE
 FARM No 1649
 L.O. 183328
 AREA 1.002 HA.

SKETCH SHEET NO 185/2-5 scale 1:50000



FROM FARM 1649 TO FARM