

TITLE No: 19995 PWN
 REGISTERED ON: 07.11.2023
 AT: 02:00 P.

 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 10,000/= Paid
 922250124739013
 On Original Receipt Shs:
 07.09.2022

 Stamp Duty Officer

Land form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/= Paid
 922250124739013
 Receipt No:
 07.09.2022

 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
 THE LAND ACT 1999
 (NO. 4 OF 1999)
 CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No: 19995 PWN
 L.O. NO. 1298459
 LD/MK/7466

The

6th

day of

September

Two thousand and twenty ~~two~~ ^{Three} ~~two~~ ssk

THIS IS TO CERTIFY that SAID MOHAMED NASSORO MBWELA of P.O. Box 9393, 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 **July, Two thousand and twenty two** 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:-

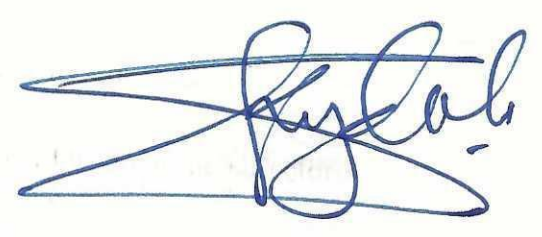
1. The occupier having paid rent up to the thirtieth day of June, 2023, shall thereafter pay rent of shillings **two hundred thousand four hundred twenty four (200,424/=)** only a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent may be revised 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) Building to be in permanent materials.
 - (iv) Building plans to be submitted to the **Mkuranga District Council** within six months from the date of the commencement of the Right.
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Building to be completed within thirty six months from the date of the commencement of the Right.
3. **USER:** The land shall be used for **Fuel Service Station purposes only**. Use Group 'C' use classes (b) and (d) as defined in the Town Planning Act No. 8 of 2007 (Use Groups and Use Classes) Regulation, 2018.
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 premier, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause or in public interest.

SCHEDULE

ALL that land known as **Plot No. 3 Block "L"** situated at **Kiparang'anda** in **Mkuranga District** containing **four thousand seven hundred seventy two (4,772) square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **156459** deposited at the Office of the Director for Surveys and Mapping at **Dodoma**.

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



ASSISTANT COMMISSIONER FOR LANDS

I, the within named **SAID MOHAMED NASSORO MBWELA** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

02/10

SIGNED and DELIVERED by the said
SAID MOHAMED NASSORO ~~MBWELA~~ who is known
to me personally/identified to me by *CHAGUYE*
the latter being known to me personally in my presence
this *15th* day of *SEPTEMBER* 2022

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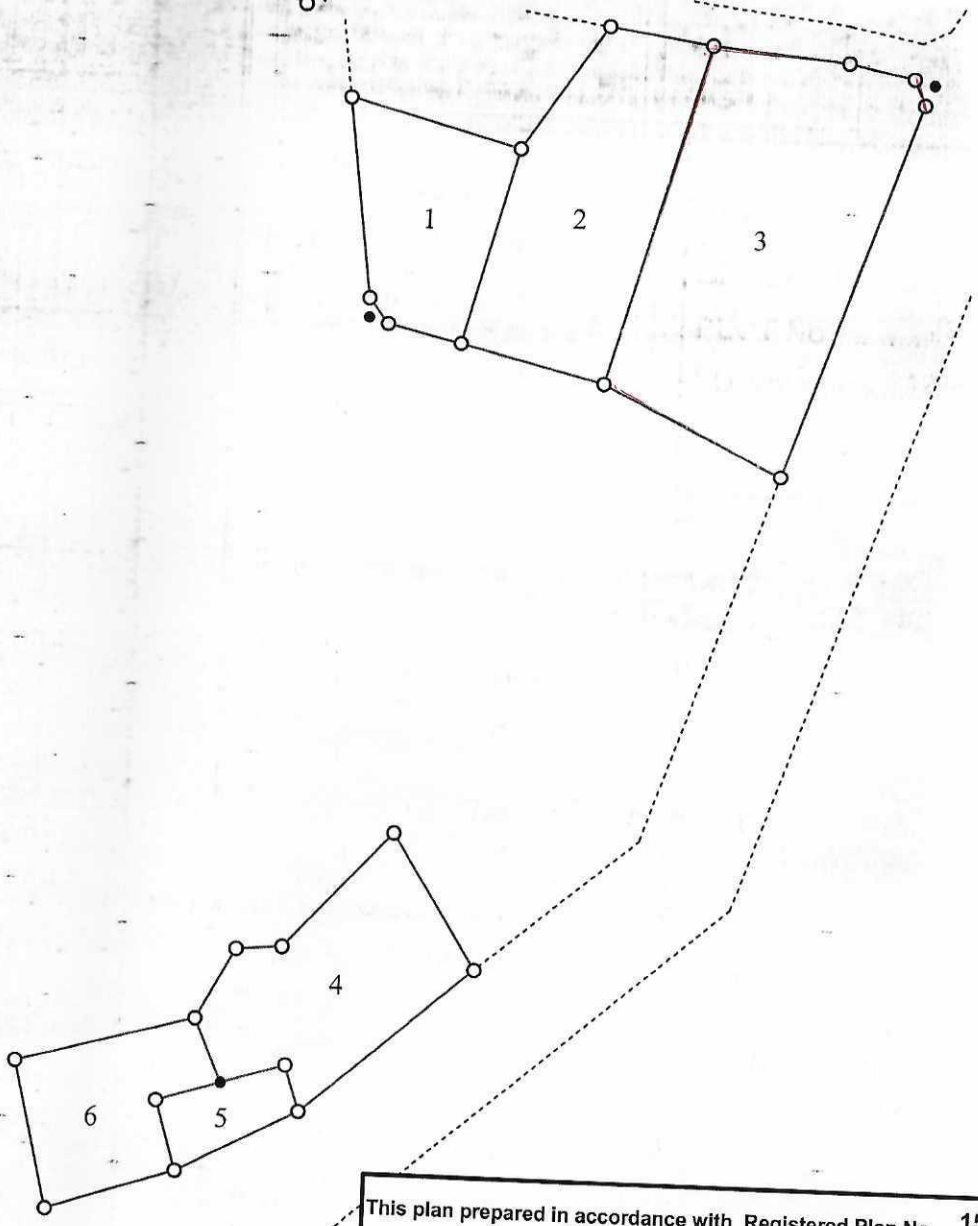
Witness's
Signature: *Ishina*
Postal Address: *Box 4204, DSM*
Qualification: *ADVOCATE*



MKURANGA DISTRICT



LOCALITY: KIPARANG'ANDA
 BLOCK: L
 PLOT No: 3
 LO.No: 1298459
 AREA: 4,772 SQM



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

This plan prepared in accordance with Registered Plan No. 156459
 It is approved for purpose of the Land Registration Act 334.
 For Director of Surveys and Mapping Date 31/10/2022
 Ministry of Lands, Housing and Human Settlements Development, Dodoma.