


TITLE NO. 57450  
 REGISTERED 13-4-2005  
 AT 11:00 Am



*[Signature]*  
 Registrar of Titles

TANZANIA STAMP DUTY ACT.  
 Stamp Duty Sh. 100/=  
 Original Receipt No. 18660761  
 of 14-8-2003 Land Form No. 22.  
*[Signature]*  
 Stamp Duty Officer

TANZANIA STAMP DUTY ACT.  
 Stamp Duty Sh. 1,570/=  
 Original Receipt No. 18660761  
 of 14-8-2003  
*[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. 57450  
 L. O. No. 206380  
 L. D. No. 198160

The *[Signature]* day of April, Two thousand and ~~four~~ four.

THIS IS TO CERTIFY that **FARIDA SELEMANI** of P.O. Box 21072 **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 **Thirty three** years from the first day of **October** Two Thousand and **two** 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:-

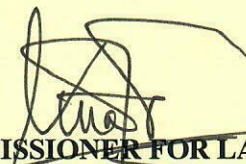
1. The Occupier having paid rent up to the thirtieth day of June, 2003, shall hereafter pay rent of shillings **thirty three thousand three hundred (Shs. 33,300/=)** a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner 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 **Kinondoni Municipal Council**.
  - (v) Building construction to begin within six months after approval of the plans.

3. **USER:** The land shall be used for **RESIDENTIAL** purposes only. Use group 'A' use classes (a) and (c) as defined in 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 President may revoke the right for good cause and in public interest.

**SCHEDULE**

ALL that Land known as Plot No. 760 Block 'E' situated at **Boko in Dar es Salaam City** containing **four thousand seven hundred and fifty two (4752)** square metres shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **32325** 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.

  
**COMMISSIONER FOR LANDS**

1, the within named **FARIDA SELEMANI** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

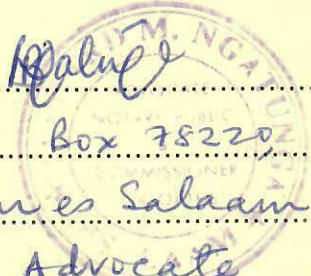
**SIGNED and DELIVERED** by the said **FARIDA SELEMANI** who is known to me personally/identified to me by **SAROME MSITASHA** the latter being known to me personally in my presence this **8<sup>th</sup>** day of **December** 2004.

x F. C. MSITASHA

Witness's Signature.....

Postal Address:.....

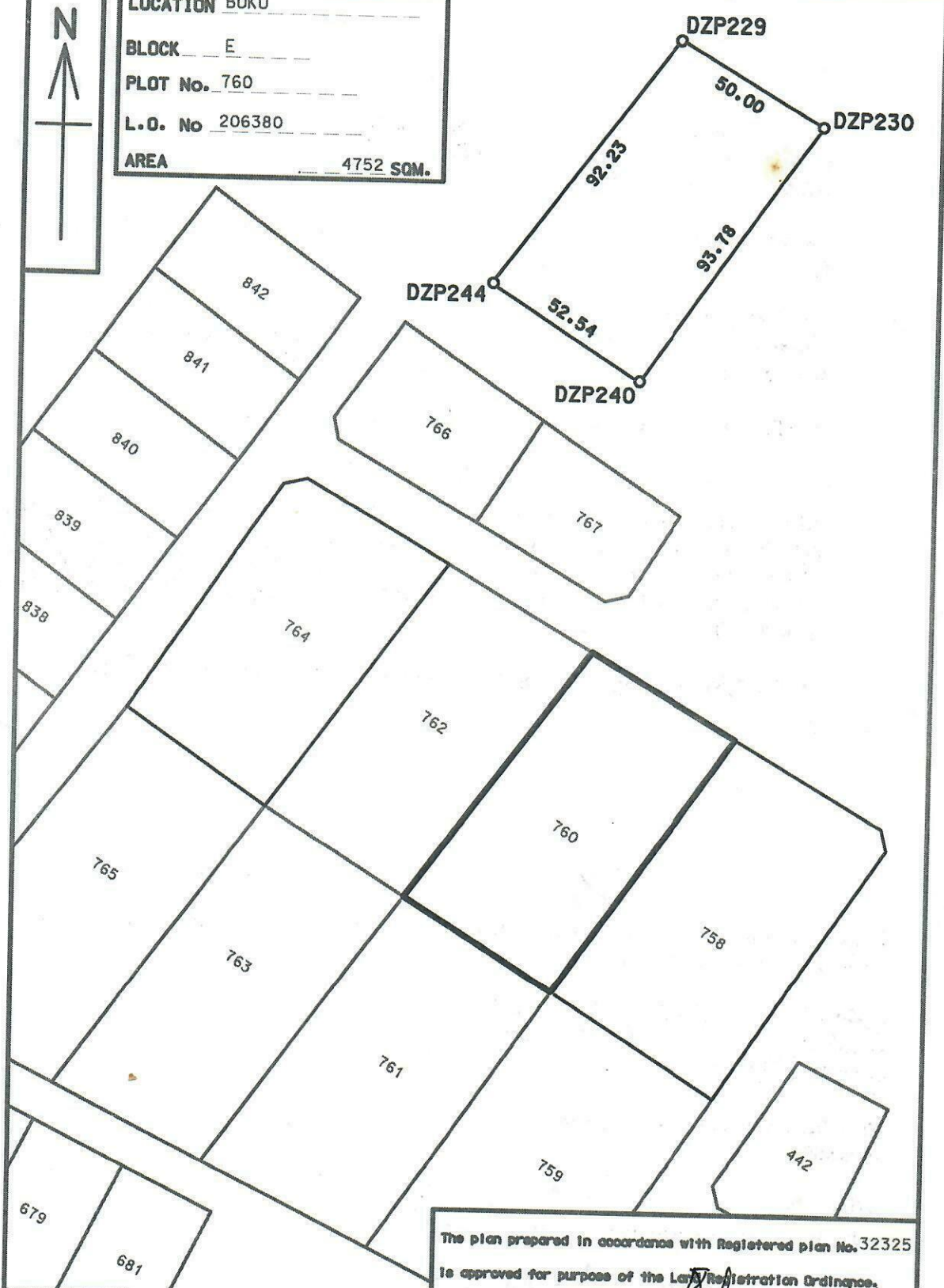
Qualification:.....



# DAR ES SALAAM CITY



LOCATION BOKO  
BLOCK E  
PLOT No. 760  
L.O. No 206380  
AREA 4752 SQM.



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

The plan prepared in accordance with Registered plan No. 32325  
is approved for purpose of the Land Registration Ordinance.  
Director of Surveys and Mapping *Rifanga* Date *2/2/2006*  
Ministry of Lands and Human Settlements, Dar es Salaam.

LAND REGISTRY DAR - IS - SALAAM

TRANSFER

174258

Filed Document No


Date of Registration

30-12-15 11:42 AM

To

WILFRED OFORO MARO  
P.O. BOX 12981, D'SALOOM.

Cons: Tsh. 80,000,000/-



Senior Assl. Registrar of Titles



THE UNITED REPUBLIC OF TANZANIA  
**CERTIFICATE OF OCCUPANCY**  
 THE LAND ACT, Cap 113  
 (Under Section 29)



Title Number: **100059**

Date of Registration: **18-Aug-2020 [08:27]**

*W. Shindwa*

REGISTRAR OF TITLES  
 (14-Sep-2020)

Registered under section 35 of the Land Registration Act (Cap 334).

**I. REGISTERED OCCUPIER AND TENURE**

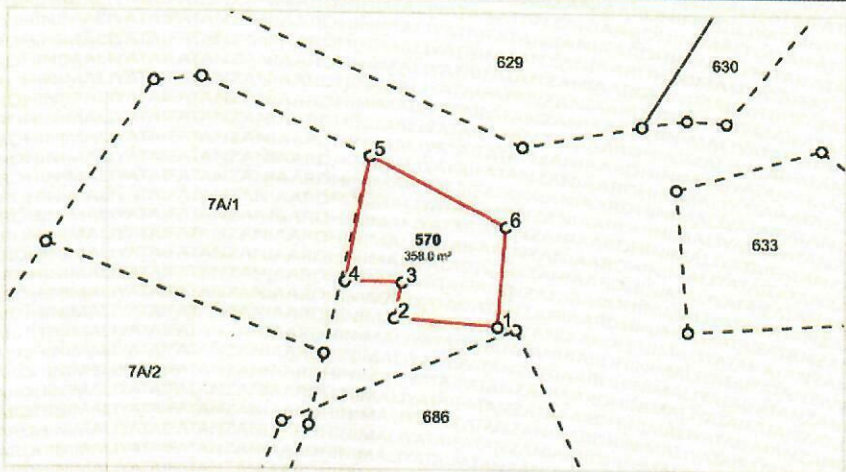
THIS IS TO CERTIFY that **WILFRED OFORO MARO** of P.O. BOX 12981, Kinondoni, Dar es Salaam (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **thirty three (33) years** from the **first day of January two thousand and one** 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 special conditions.

**II. DESCRIPTION OF THE PROPERTY**

District: Kinondoni  
 Location: MSASANI  
 Block: C  
 Plot No.: 570  
 Area: 358.00 Square Metres  
 Reg. Plan No.: 33304

Plot Reference Points (Part of):

| TAREF11 / UTM ZONE 37S |           |            |
|------------------------|-----------|------------|
|                        | X         | Y          |
| 1                      | 529364.83 | 9251629.71 |
| 2                      | 529350.19 | 9251630.90 |
| 3                      | 529351.26 | 9251635.89 |
| 4                      | 529343.22 | 9251636.01 |
| 5                      | 529346.64 | 9251653.82 |
| 6                      | 529365.88 | 9251643.84 |



**III. CONDITIONS OF THE RIGHT**

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for **Residential** purposes only. Use Group(s) and Use Class(es) **A (a), (c)**; as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

**IV. DISCLAIMER**

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

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

COMMISSIONER FOR LANDS  
 (24-Aug-2020)

OCCUPIER:

*Wilfred Oforo Maro*

Wilfred Oforo Maro  
 (03-Jun-2021)

