


TITLE No: 12647
 REGISTERED ON: 22/8/2024
 AT: L.O No 1518986 M
 Senior Asst. Registrar of Titles



Land Form No. 22
 TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 1006 Paid
 924214267 297006
 On Original Receipt No.
 of: 118/2024
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
 THE LAND ACT, 1999
 (No. 4 OF 1999)

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 741702 Paid
 924214267 297006
 Receipt No.
 of: 118/2024
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY
 (UNDER SECTION 29)

Title No... 12647
 L.O No 1518986
 L.D No MON/LD/9539/05

The 22nd day of August Two Thousand and Twenty Four

THIS IS TO CERTIFY that BALTHAZAR MICHAEL MSANYA of P.O.BOX 3105 MOROGORO (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 Twenty Four 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 2025 shall hereafter pay rent of shillings One Million Four Hundred Eighty Three Thousand Five Hundred Ninety Seven Only (Tshs 1,483,597/=) 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. Buildings to be in permanent materials
- iv. Building plans to be submitted to the **Monduli District Council** within six months from the commencement of the Right.
- v. Building construction to begin within six months after the approval of the plans.
- vi. Building to be completed within thirty six months from the commencement of the Right.

3. **USER:** The land shall be used for **Lodge Use Group 'C' Use classes (f) and Camp site Use Group 'J' Use classes (e) & (g)** as defined in the urban Planning Act No.8 of 2007 (Use groups and Classes) Regulations, 2018.

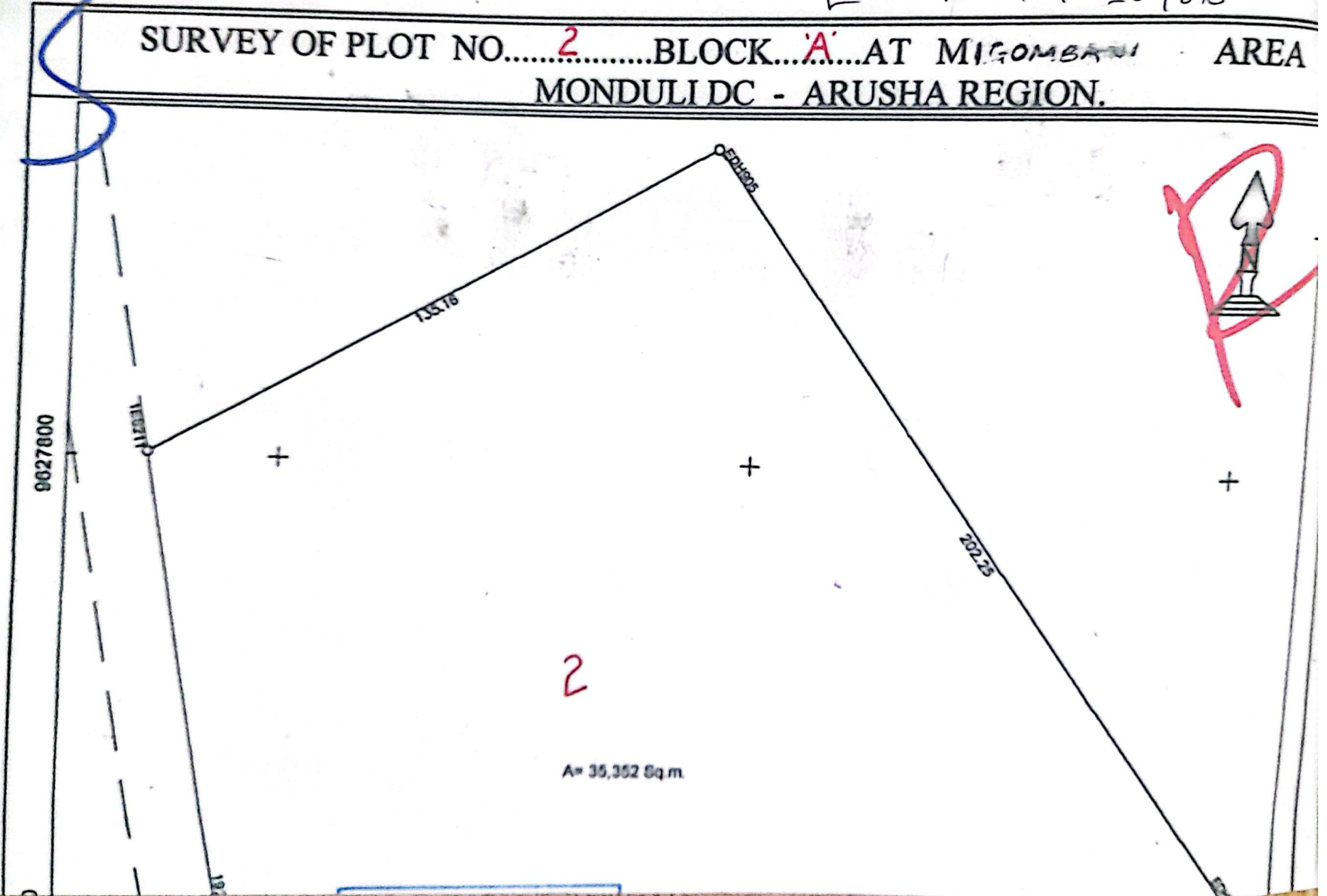
4. The Occupier shall not assign the right within three years of the date hereof without the prior approval of Commissioner.

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 or in public interest.

L.O. NO: 1518986

SURVEY OF PLOT NO.....**2**.....BLOCK...**A**...AT MIGOMBAWI AREA
MONDULI DC - ARUSHA REGION.



SCHEDULE

ALL that Land known as Plot No. 2 Block 'A' situated at Migombani Area in Monduli District Arusha Region containing Thirty Five Thousand Three Hundred Fifty Two (35,352) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 182502 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 BALTHAZAR MICHAEL MSANYA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
BALTHAZAR MICHAEL MSANYA who is)
known to me personally/identified to me by.....)
.....)
the latter being known to me personally in my)
presence this..... 16..... day of..... August..... 2024.)

Balthazar Msanya

Witness's)
Signature:..... *[Signature]*)
Postal Address:..... *Box 1, Monduli*)
Qualification:..... *Advocate*)

