

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 142406

Land Office Number: 484294

Land: PLOT NO 2051 BLOCK 'F' KINYEREZI AREA IN ILALA MUNICIPALITY

Term: THIRTY THREE YEARS

TITLE No. 142406
 REGISTERED 19.10.15
 AT 01.00 PM

LAND REGISTRY
 TANGANYIKA

[Signature]
 Asst. Registrar of Titles

Land Form No. 22
 TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 100/- Paid
 Receipt No. 7272204
 of 03.08.2015

[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 45900/- Paid
 On Original Receipt Shs. 7272204
 of 03.08.2015

[Signature]
 Stamp Duty Officer

Title No. 142406

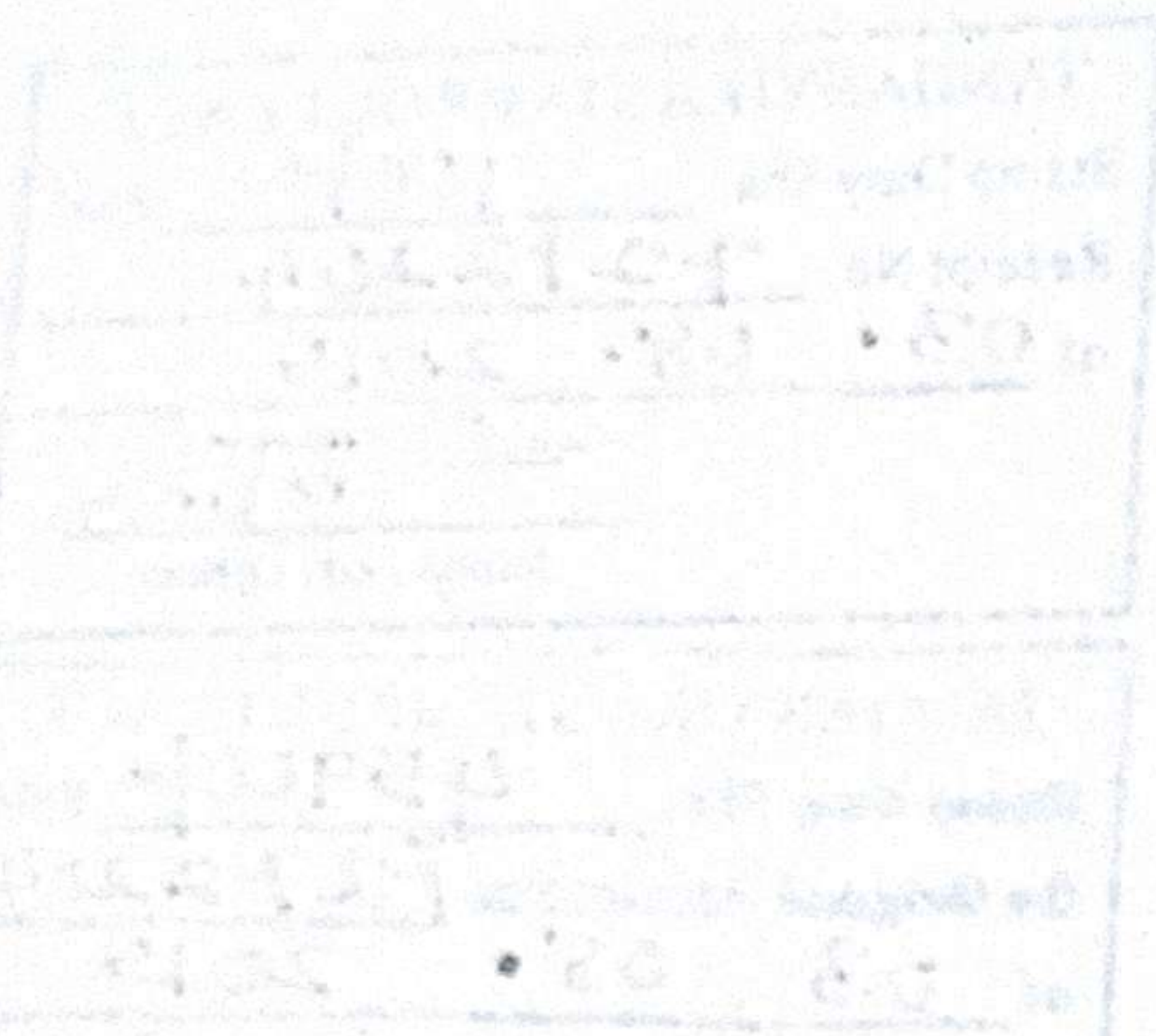

L.O.NO. 484294

Ref: AR/ILA/KIN/F/96

The 9th day of October Two thousand and Fifteen

THIS IS TO CERTIFY that **OLESTUSY ERNEUS MWALONGO** of **P. O. BOX 54042, 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 **July two thousand and Fifteen** 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 therefor or amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to the thirtieth day of **June, 2016**, shall thereafter pay rent of shillings **Nine hundred and five thousand (Tshs. 905,000/=) only** a year in advance on the first day of July in every year of the terms 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 terms 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.

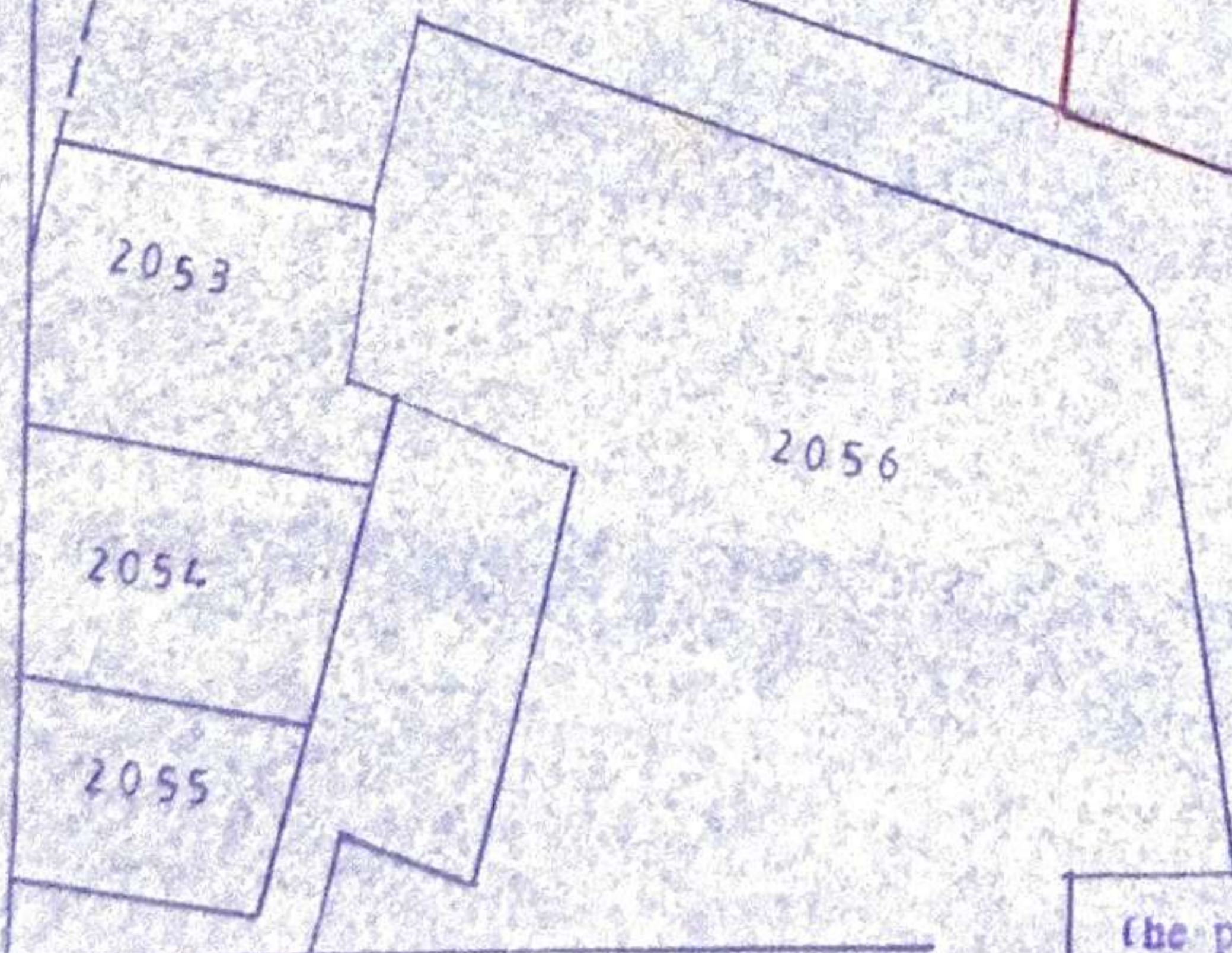
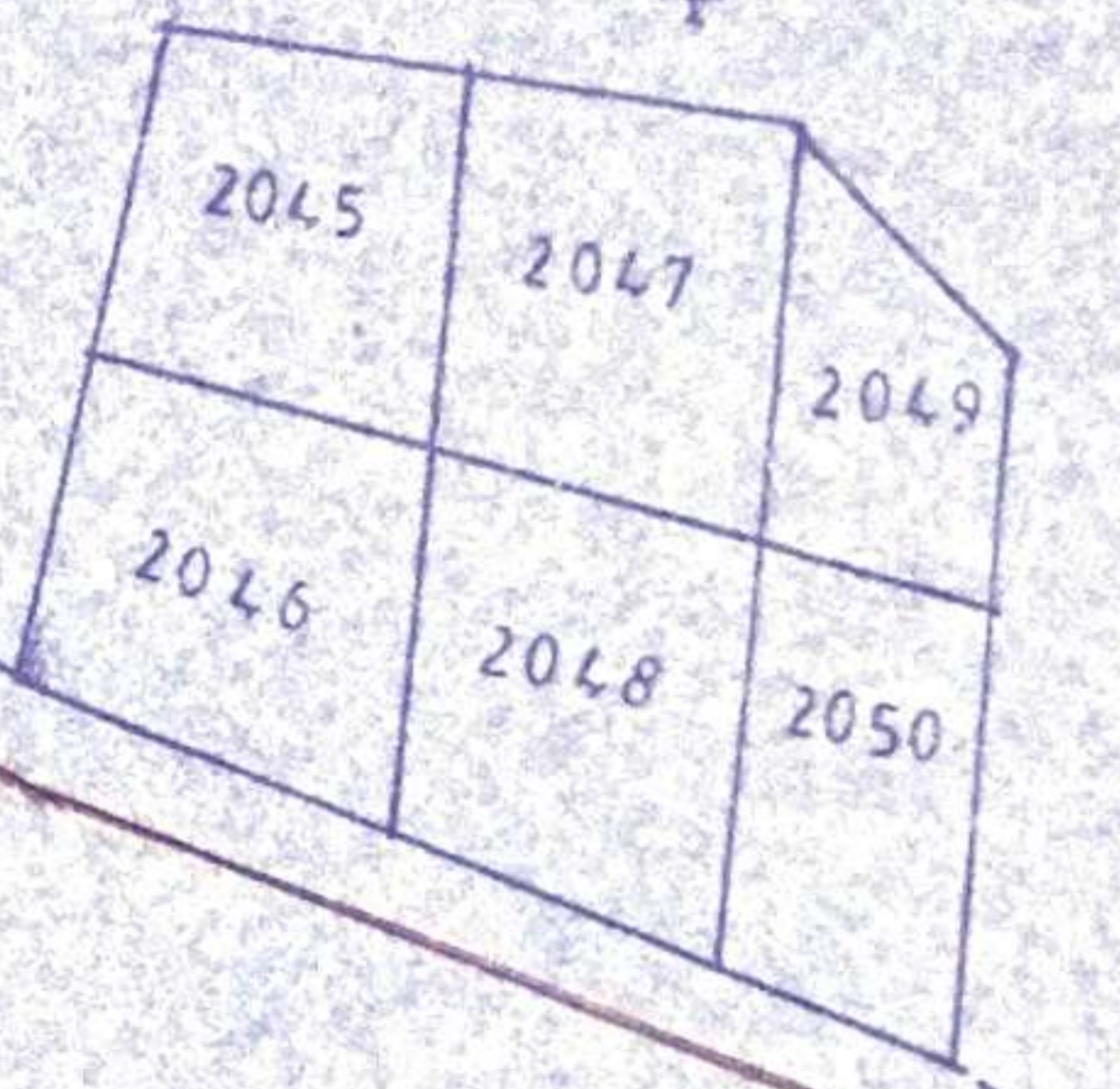
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- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
 - (iii) Building to be in permanent materials.
 - (iv) Submit building plans to the Ilala Municipal Council within six months from the commencement of the right.
 - (v) Building construction to begin within six months after approval of plans.
 - (vi) Complete the building within thirty six 36 months from the commencement of the right.

3. **USER:** The land shall be used for **Secondary Purposes only. Use Group 'K'** Use class (b) as defined in the 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 premier, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause and in public interest.

ILALA MUNICIPALITY



Location **KINHEREZI**
 Block **F**
 Plot **2051**
 I **484294**
 Area **12927 sqft/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. **52973** is approved for purposes of the Land Registration Ordinance.
 Director of Surveys and Mapping **AIC**
 Date **16/09/2015**
 Ministry of Lands & Human Settlements Development

SCHEDULE

ALL that land known as Plot No. 2051 Block 'F' situated at Kinyerezi area in Ilala Municipality containing Twelve thousand nine hundred twenty seven (12927) square metres Shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 52973 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.

ASSISTANT COMMISSIONER FOR LANDS

I, the within named OLESTUSY ERNEUS MWALONGO, Hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said OLESTUSY ERNEUS MWALONGO who is known to me personally/identified to me by The latter being known to me personally in my presence) this 22nd day of August 2015.)

(Witness's) Signature: Mtoi Postal Address: P.O. Box 54042 DSM Qualification: ADVOCATE

