

TITLE No. 77815-D.R.
 REGISTERED ON 24-8-2021
 AT 1:00 P.M.
 [Signature]
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Land Form No. 22

Stamp Duty 100
 9902463360
24-8-2019
 [Signature]
 Asst. Registrar of Titles

TANGANYIKA
 STAMP DUTY PAID ON
 ON 1619
 9902463360 24-8-19
 [Signature]
 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

77815-D.R.
 Title No.
 L.O. No. 1155098
 CCD/LD/15868


The 27th day of March Two thousand and twenty One.

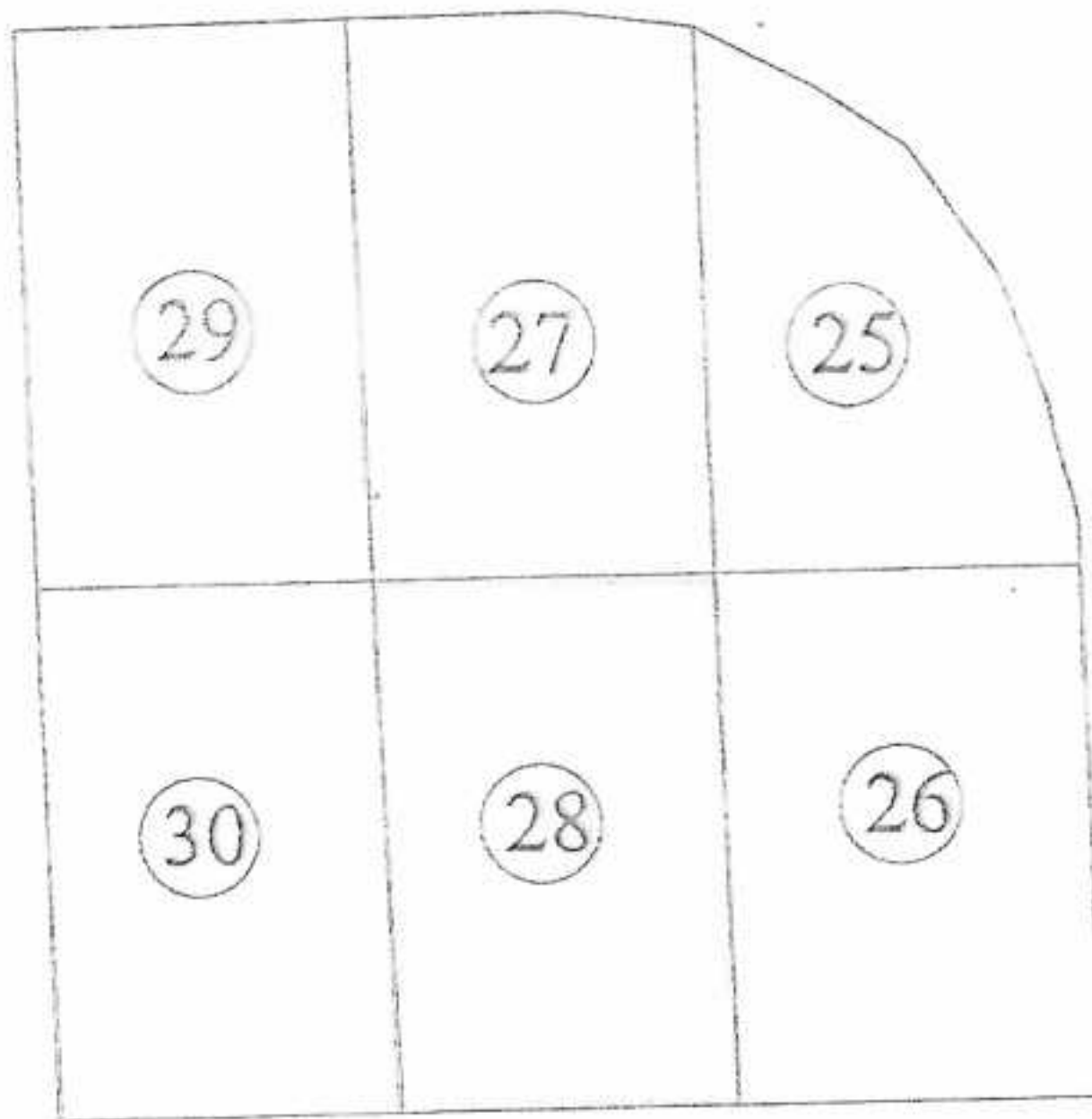
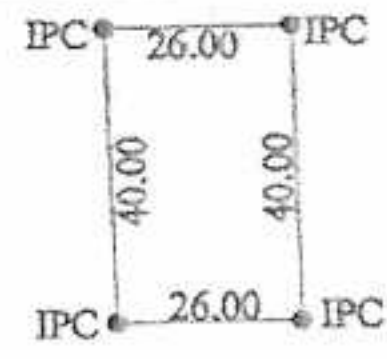
THIS IS TO CERTIFY that STANSLAUS CHENGELELA of P.O. Box 1249, DODOMA (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of Ninety Nine (99) years from the first day of July, Two thousand and Twenty 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 or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2020; shall hereafter pay rent of shillings One hundred sixty six thousand four hundred (Tshs. 166,400/=) only a year in advance on the first day of July in each 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 Occupiers' 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) Erect on the Land Buildings (hereinafter called 'the building') in permanent materials designed for use in accordance with the condition of the Right and which conform to the building line (if any) decided by Dodoma Municipality Council (hereinafter called 'the authority').
 - (iv) Within Six Months from commencement of the rights submit to the Authority such plans for buildings (including block plans showing the position of the buildings) such as drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building conditions.
 - (v) Within six months from the date of notification by the Authority of approval of the plans and specifications, begin building on the land in accordance with the building conditions.
 - (vi) Complete the buildings according to the plans and specifications so that they ready for use and occupation within thirty six months from the date of commencement of the rights.
 - (vii) At all times during the term of the Right have on the land building as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands. (Hereinafter called 'the Commissioner')
 - (viii) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as here in before provided.
3. USER: The land and the buildings to be erected thereon shall be used for Hotel purposes only, Use Group 'C' Use classes (f) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 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 and in public interest.

DODOMA MUNICIPALITY

	LOCATION	AREA E
	PLOT No	2E
	BLOCK	E
	L.O No	1155098
	AREA	1,640 SQM



This plan prepared in accordance with the Registered plan No 46973, is approved for the purpose of Land Registration Act cap 334.

Director of Surveys and Mapping

Date

15. 10. 2020
Ministry of Lands and Human Settlement Development Dodoma.

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

RECITAL

ALL that Land known as Plot No. 28 Block 'H' situated Area E in Dodoma Municipality containing One thousand and forty (1040) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 46073 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 STANSLAUS CHENGELELA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
STANSLAUS CHENGELELA)
Who is known to me personally/identified to me)
by)
the latter being known to me personally in my)
Presence this 15TH day of OCTOBER 2020)

Witness's)
Name: ANNA L. SIKUPA)
Signature:)
Postal Address: P.O. Box 923 Dodoma)
Qualification: RESIDENT DODOMA)

LAND REGISTRY DODOMA
TRANSFER OF R/D

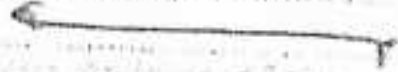
Registration No. 30678-DLR

Date of Registration 17-04-2022 Time 1:00P

To FREDY SIMON NYANDURA OF

P.O. BOX 2619, DODOMA

(In Com of T/H 45,000,000K)



Signature of the Registrar