




TITLE No: 15318 PWN
 REGISTERED ON: 07-2-2023
 AT: 03:00 P M

 Senior Asst. Registrar of Titles


TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 32,483.45 Paid
 On Original Receipt Shs: 922348145869507
 of: 14-12-2022

 Stamp Duty Officer


Land Form No. 22

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: 100/= Paid
 Receipt No: 922348145869507
 of: 14-12-2022

 Stamp Duty Officer

Title No. 15318 PWN
 L.O. No. 1302836
 Ref. No. BAG/LD/56400

20th day of January

Two Thousand and Twenty three

THIS IS TO CERTIFY that TWAHA USHINDANI SHABANI as a legal personal representative of RAMADHANI MOHAMEDI SOZIGWA (Deceased) of P.O. Box 59 AGAMOYO (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 October, two thousand twenty 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 thereof or amendment thereof and to the following special conditions:-

The Occupier having paid rent up to the thirtieth day of June, 2023; shall hereafter pay rent of shillings Six hundred forty nine thousand eight hundred sixty nine (649,869/=) 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.

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 shall be in permanent materials.
 - (iv) Building plans to be submitted to the **Bagamoyo Township Authority** within six months from 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 (36) months from the day of commencement of the Right.
3. **USER:** The land shall be used for **Industrial - service Trade** only. Use Group 'M' as defined in 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 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.

SCHEDULE

All that land known as Plot No 541 Block "F" situated at Kerege in Bagamoyo Urban Area containing thirteen thousand eight hundred and twenty seven (13827) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey plan Numbered 169742 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 TWAHA USHINDANI SHABANI hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said
TWAHA USHINDANI SHABANI as a
legal personal representative of RAMADHANI
MOHAMEDI SOZIGWA (Deceased) who is
known to me personally/identified to me
.....)

T. Ushindani

The latter being known to me personally in my
presence this 16th day of January 2023)

Witness's
Signature: )

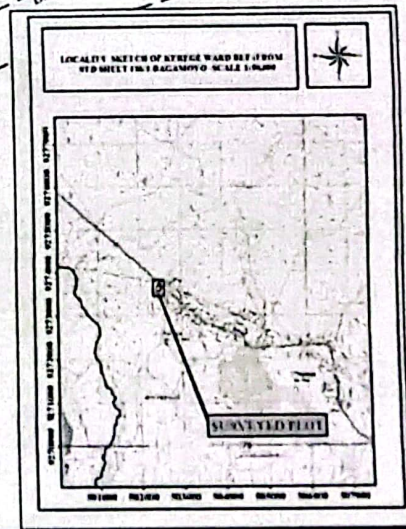
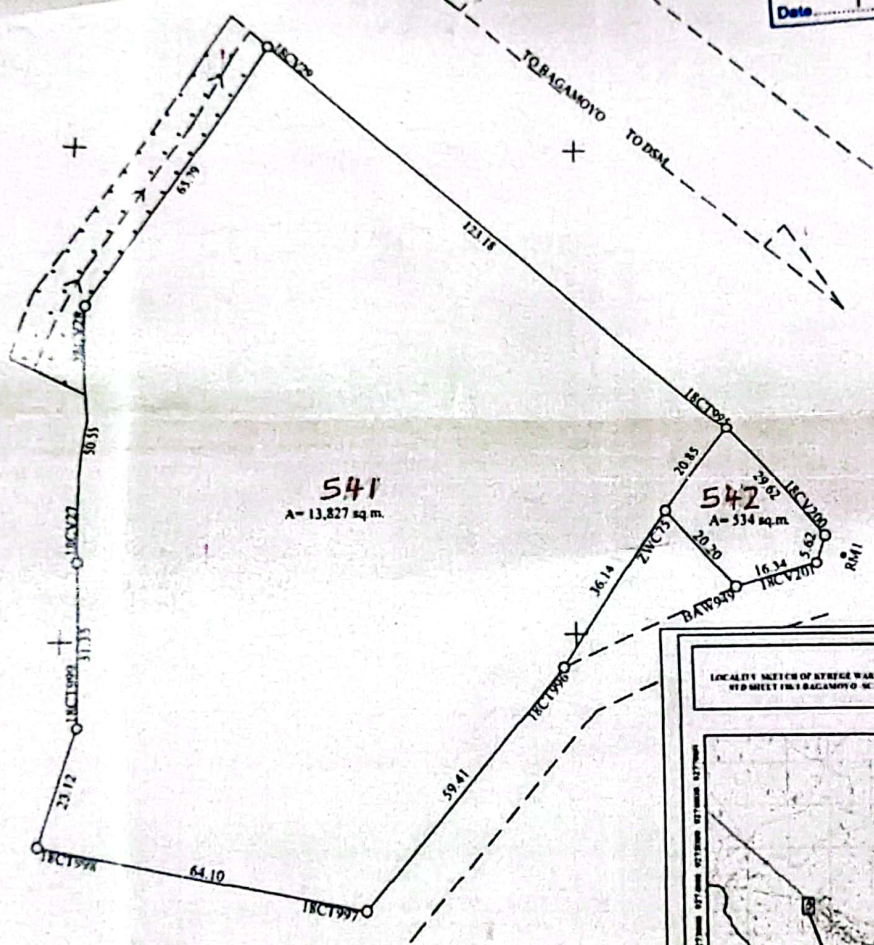
Postal Address: P.O. Box 9230,
Dar-es-Salaam)

Qualification: Land)

SURVEY OF PLOTS NO. 541-542 BLOCK..... F..... AT KEREGE — KIWETE
 BAGAMOYO URBAN AREA - COAST REGION



SURVEY APPROVED
 Signature: *Mita*
 REGIONAL LAND SURVEYOR
 COAST REGION
 Date: 14/12/2022



TP DRG NO: 19/BGY/1413/062019E

Comps No. **E764AF**
 Mp No. **186/1/39V/III**
 Std sheet No. **186/1**
 Action C.C.
 PLAN No: **E764/1626**

SCALE 1:1000
 Amendments made by:
 I. *Cletus A (Plots no) 12.12.2022*
 II. *Cletus A (heading) 13.12.2022*
 III.
 Photostat Copies Sent to
 I.
 II.
 III.

Plan drawn by NGAHWELA VICENT
 I hereby certify that the survey represented
 by this plan was carried out in accordance
 with the survey regulations.
 Date: **26.11.2022**
[Signature]
 MASHAKA, Mahande E
 LICENSED LAND SURVEYOR
 GEOSPATIAL LAND CONSULT.LTD
 REGISTERED PLAN NO. **169742**

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 15318



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 08 Feb, 2023

TWAHA USHINDANI SHABANI As a legal person representative of RAMADHANI
MOHAMEDI SOZIGWA (Deceased)

P.O Box 59

BAGAMOYO

Sir/Gentlemen/Madam,

RE: TITLE NO: 15318 LAND OFFICE NO: 1302836

PLOT NO. 541 BLOCK F AT KEREGE

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above
please.

AET

[Signature]
REGISTRAR OF TITLES

Copy to: Commisioner for Lands

Your LD File No: ld/pw/12829 refers

1191