

SCHEDULE

ALL that land known as Plot No. 11 Block "B" situated at Idetemya in Misungwi District containing Twelve Thousand, Two Hundred Thirty Five (12,235) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 139199 deposited at the Office of the Director for Surveys and mapping at Dar es Salaam.

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

[Handwritten Signature]
ASSISTANT COMMISSIONER FOR LANDS

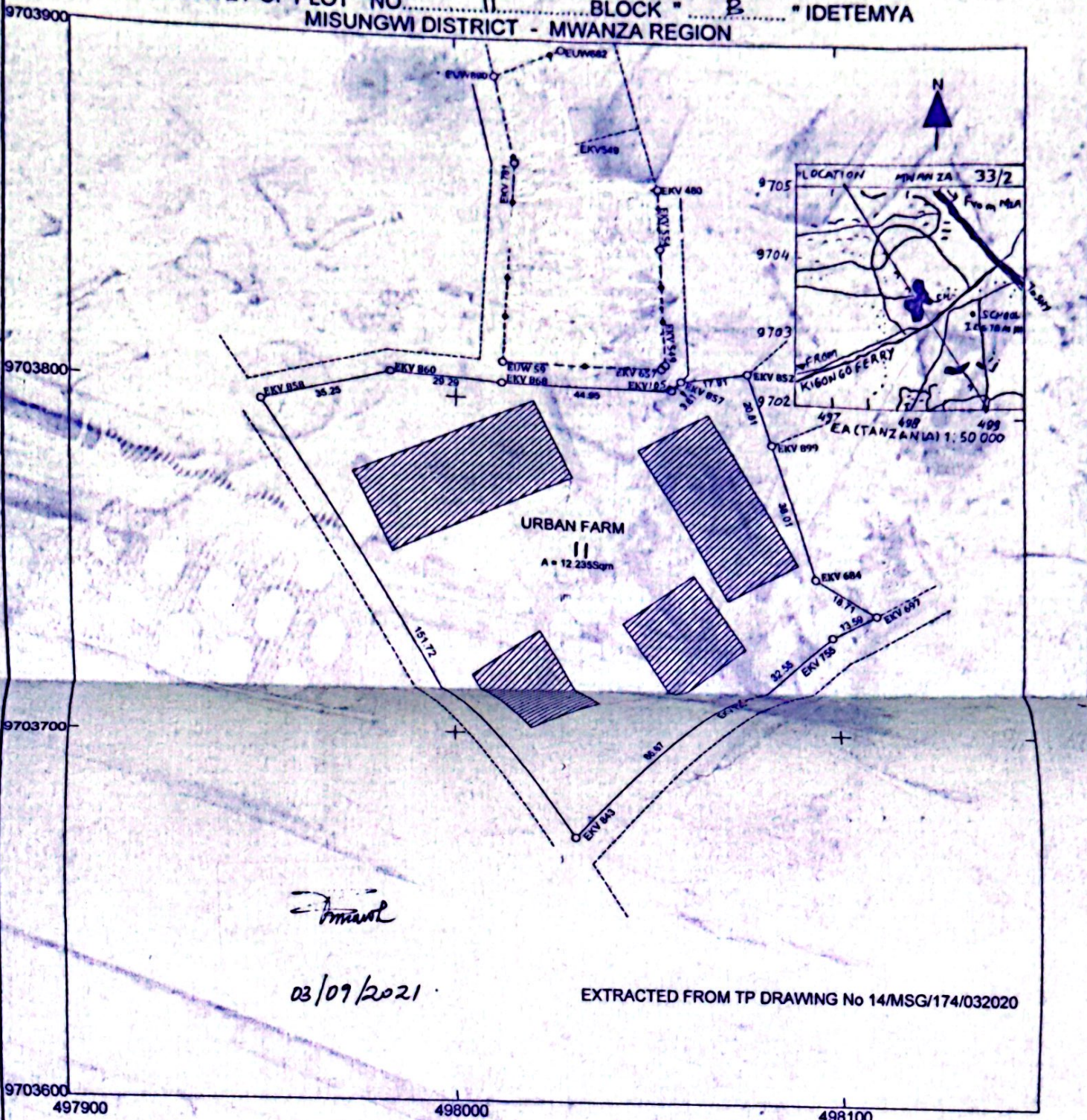
I, the within named ARTHUR OBEDI MGONGO accept the terms and conditions contained in the foregoing Certificate of Right of Occupancy.

SIGNED and DELIVERED)
By the said ARTHUR OBEDI MGONGO) *[Handwritten Signature]*
Who is known to me personally/identified to me by)

The later being known to me personally in my)
Presence this 20th day of September 2021)

Witness's: *Mohammed M. Omar*
Signature: *[Handwritten Signature]*
Postal Address: 814 MWANZA
Qualification: COMMISSIONER FOR OATHS
[Official Seal: MOHAMMED MCKSOOD OMAR, Advocate, Notary Public & Commissioner for Oaths, P.O. Box 814 MWANZA]

SURVEY OF PLOT NO. II BLOCK " B " IDETEMYA
MISUNGWI DISTRICT - MWANZA REGION



Dastan

03/09/2021

EXTRACTED FROM TP DRAWING No 14/MSG/174/032020

SCALE 1 : 1000

REFERENCE RECORDS	REFERENCE RECORDS	Plan drawn by Dastan G. Chiwanga (Surv.Tech II) I hereby certify that the survey represented by this plan was carried out in accordance to the survey regulations Date: 04.08.2021 <i>Dastan</i> Katunge D.E LICENSED LAND SURVEYOR MWANZA REGISTERED PLAN NO. 139199
COMPS No. <u>E18 18L</u> M.P No. <u>33/II/17</u> S.T.D SHEET No. <u>33/II</u> ACTION CC. PLAN No. <u>E18 18/696</u>	AMMENDMENT MADE BY: 1. <u>Ringia (Plots No.) 17.08.021</u> 2. 3. PHOTOSTATIC COPIES SENT TO: 1. 2. 3.	

The Occupier shall:-

- (a) Demarcate the boundaries of the land to the satisfaction of the **Misungwi District Council** (hereinafter called "the Authority") and thereafter to maintain such demarcation that the boundaries are always easily identifiable:-
 - (b) Do everything necessary to preserve the environment and protect the soil and preserve soil fertility and prevent soil erosion on the land and use the land so as not to cause soil erosion outside its boundaries and do all things which may be required by the authorities responsible for agriculture and environment to achieve such objective.
 - (c) Be responsible for the protection of all beacons on the throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier expenses as assessed by the authority responsible for Surveys and Mapping.
4. The following are the rights of the occupier:-
- (a) The permanent, exclusive rights to the land, the subject of the right of occupancy against all persons other than the Commissioner.
 - (b) The Right shall confer no water rights.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner for Lands.
6. The Occupier shall deliver to the Commissioner for Lands 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 the disposition.
7. The President may revoke the Right of Occupancy for good cause and or in the public interest.

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 96773



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 21 Sep, 2021

ARTHUR OBEDI MGONGO
P.O Box BOX 20
MISUNGWI
Sir/Gentlemen/Madam,

RE: TITLE NO. 96773 LAND OFFICE NO. 648855
PLOT NO. 11 BLOCK B AT IDETEMYA

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

Tegele
REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: MSG 6977 refers

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 21.9.2021
Title Number: 96773
Land Office Number: 648855
Land: PLOT 11 BLOCK 'B' IDETEMYA - MISUNGWI DISTRICT.

Term: NINETY NINE YEARS.

TITLE No: 96773
 REGISTERED ON: 21.9.2021
 AT: 07:00 P.M.
 Mwanza
 Senior Asst. Registrar of Lands

Land Form 23

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 500/=
 Receipt No: 921257068601250
 of: 14.9.2021
 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: 2,447/=
 On Original Receipt Shs: 921257068601250
 of: 14.9.2021
 Stamp Duty Officer

Title No. 96773
 L.O. No. 648855
 LD. No. MSG/6977

Mwanza

The 21st day of September Two thousand and twenty one

THIS IS TO CERTIFY that ARTHUR OBEDI MGONGO of P.O. Box 10791 Mwanza (hereinafter called "the Occupier") is entitled to a 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 and twenty one according to the true intent and meaning of the Land Act and subject to the provisions thereof and to regulations made thereunder and to any enactment in substitution therefore or amendment thereof and to the following conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2022, shall there after pay rent of shillings twenty four thousand four hundred seventy (Tshs. 24,470/=) only a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The land shall be used for Farming and livestock keeping only; Use Group 'R' use classes (a) and (b) as defined in the Urban planning Act No. 8 of 2007 (Use Groups and Use Classes) Regulations, 2018.