

TANZANIA

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

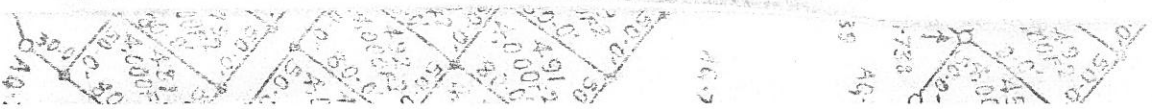
Date of Issue:

Title Number: 186254/88

Land Office Number: 46391

Land: Plot No. 477 Block 46 Maitonyama Dar es Salaam City.

Term: thirty three years.



(vi) 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 hereinafore provided;

(vii) 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 Commissioner for Surveys and Mapping. Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

3.—(i) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary—
to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

~~to a sub-letting of the whole of the land or of any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;~~

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or her employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinafore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

5. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:—

- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by the Government for the land during the term of the Right;
- (iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

6. Only one main dwelling house together with the usual and necessary outbuildings shall be built on the land and the same shall be used for residential purposes only. Use Group 'A' Use Classes (a) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

7. The President may revoke the Right for good cause and in public interest.

TT
IS
DI
DB
SU
UR

ISSUE
dmiss

SCHEDULE

All that Land known as Plot No. 477 Block 46 Kijitonyama Dar es Salaam City containing nine thousand five hundred and twenty (9,520) square feet shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 15368 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.
GIVEN under my hand and seal and by Order of the Minister the day and year first above written.

[Handwritten Signature]
DIRECTOR
LAND DEVELOPMENT SERVICES

COMMISSIONER FOR LANDS

I the within named ~~EMPAH~~ JOEL hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

GIRED and DELIVERED by the said ~~EMPAH~~ JOEL who is known to me by EM. HALEMBE

The latter being known to me personally in my presence this

27th day of June 1978.

Signature: *[Handwritten Signature]*

Postal Address: Box 9230

Dar es Salaam

Qualification: Asst. Officer

[Handwritten Signature]

NOTE

In this document every reference to "Commissioner for Lands" and "Commissioner for Surveys and Mapping" should be read and construed as a reference to the "Minister of Land Development Services" and "Director of Surveys and Mapping" respectively.

G.P. Form 119-810-78/000

15088
15091
15092
15093
15094
15095
15096
15097
15098
15099
15100
15101
15102
15103
15104
15105
15106
15107
15108
15109
15110
15111
15112
15113
15114
15115
15116
15117
15118
15119
15120
15121
15122
15123
15124
15125
15126
15127
15128
15129
15130
15131
15132
15133
15134
15135
15136
15137
15138
15139
15140
15141
15142
15143
15144
15145
15146
15147
15148
15149
15150
15151
15152
15153
15154
15155
15156
15157
15158
15159
15160
15161
15162
15163
15164
15165
15166
15167
15168
15169
15170
15171
15172
15173
15174
15175
15176
15177
15178
15179
15180
15181
15182
15183
15184
15185
15186
15187
15188
15189
15190
15191
15192
15193
15194
15195
15196
15197
15198
15199
15200

This is a Direct Survey Urban

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

(NO. 4 OF 1999)

RENEWAL OF RIGHT OF OCCUPANCY
(Under Section 32)

C.T. No. 186254/88
L.O. No. 46391
L.D. No. 84375
PLOT NO. 477 BLOCK "46"
KIJTONYAMA AREA
DAR ES SALAAM

TO: GIDEON WILLIAM SILAWÉ of P.O. Box 32031 DAR ES SALAAM.


I, **BRAMSIDEN LAIMOS SICHONE**, Assistant Commissioner for Lands of P.O. Box 9230, Dar es Salaam **HEREBY CERTIFY** that the Right of Occupancy registered under the above reference and which has expired on the **31st day of December, 2010** is **RENEWED** for 33 years on the following conditions from the **1st day of January, 2011**.

THAT, The Right of Occupancy shall now expire on the **31st day of December, 2044**.

Dated this **4th** Day of **April**, 2011.


ASSISTANT COMMISSIONER FOR LANDS

Served upon me


Occupier

Date: **13/10/2011**

Copy: Registrar of Titles

The following payments have been paid:

Stamp duty Tshs:	50000/=	ERV No. 45714002	dated: 19/10/11
Registration fee Tshs:	1000/=	ERV No. 45716536	dated: 19/10/11
	1000/=	ERV No. 45714002	dated: 19/10/11

This plan prepared in accordance with Registered plan No. 15368 is approved for the purposes of the Land Registration Ordinance.

Director of Surveys and Mapping
 Date 19th August 1975
 Urban Development, Dar-es-Salaam.

ACED BY JOSEPH M. KYANDO
 (12th AUGUST 1975)

