



TITLE NO. **125651**
 REGISTERED **17.09.13**
 AT **1:00 pm**




Receipt No. **48615543**
 of **4/01/2013**
 Land Form No. 22

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

56,656
 48615543
 04/01/2013


Title No... **125651**
 L.O.No. **437963**
KTC/LD/PT/3520/3

The **8th** day of **July** Two thousand and thirteen

THIS IS TO CERTIFY that **DAVIS ELISA MOSHA** of P.O. Box 30894, **KIBAHIA** (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in Schedule hereto (hereinafter called "the Land") for a term **sixty six** years from the first day of **July, two thousand and twelve** 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:-

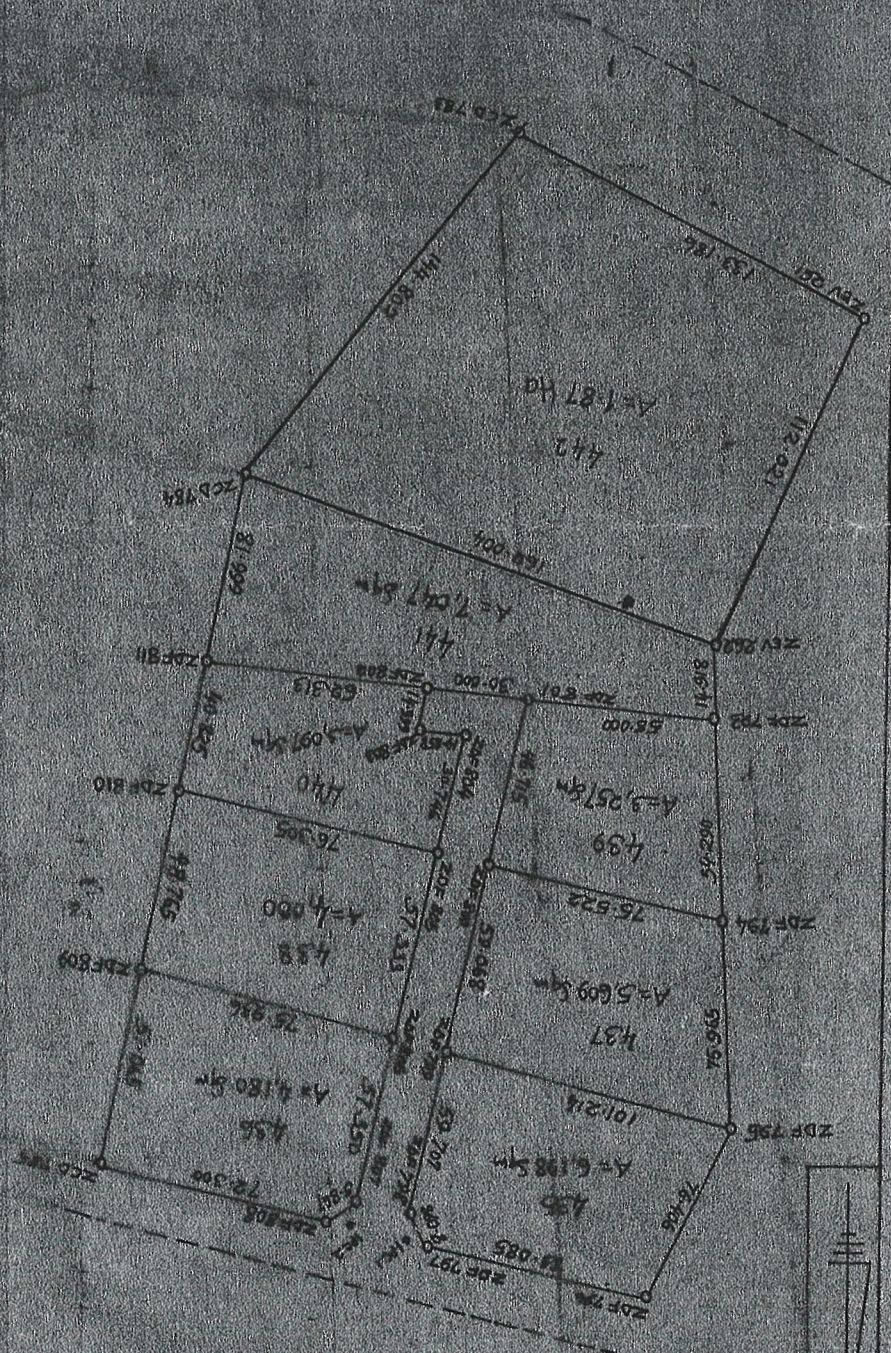
1. The Occupier having paid rent up to the thirtieth day of June, 2013, shall thereafter pay rent of shillings **four hundred twenty thousand seven hundred fifty (420,750/=)** only a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent may be revised by the Commissioner for Lands.
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 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 to be in permanent materials.
 - (iv) Submit building plans to the **Kibaha Town Council** within six months from the date of the commencement of the Right.
 - (v) Building construction to begin within six months after approval of plans.
 - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.
3. **USER:** The land shall be used **Shopping Mall** purposes only, Use Group '**D**' Use classes **(a) and (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 all premia, taxes and dues prescribed in connection with the disposition.
6. The President may revoke the right for good cause or in public interest.

State of this plan implies no guarantee of admission of title by the Government

This plan prepared in accordance with Registered Plan No 70481
for purposes of the Land Registration Ordinance
of Surveys and Mapping
Development, Housing and Town Planning
Department, Dar-es-Salaam

Location CBD AREA
Block A
Plot No. 442
L.O. No. 437953
Area 1.874



KIBAHA TOWNSHIP

SCHEDULE

ALL that Land known as PLOT NO.442 BLOCK 'A' situated at CBD-AREA in KIBAHA TOWNSHIP containing Eighteen thousand and seven hundred (18,700) Square metres shown for identification only edged red on the plan attached to this Certificate and defined on registered Survey Plan Numbered 70481 deposited at the Office of the Director of Surveys and Mapping at Dar es Salaam.

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

Tuchy
ASSISTANT COMMISSIONER FOR LANDS

I the within named DAVIS ELISA MOSHA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said DAVIS ELISA MOSHA who is known to me)
Personally / identified to me by)

[Handwritten signature]

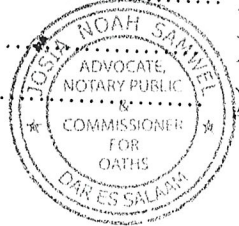
the latter being known to me personally in my Presence this 13th Day of May 2013)

Witnesses)

Signature: *[Handwritten signature]*)

Postal Address: P.O. Box 20727, D'Salaam)

Qualification:)



Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 125651

DAVIS ELISA MOSHA
P.O Box 30894
KIBAHA
Sir/Gentlemen/Madam,



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 10 Oct, 2013

RE: TITLE NO: 125651 LAND OFFICE NO: 437963
PLOT NO. 442 BLOCK A AT CBD AREA

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

Sen. A. S. Mwangi
REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 313114 refers