

Land Form 23 A.

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

**Date of Issue:**

**Title Number:** 12196 AUN

**Land Office Number:** 1301645

**Land:** PLOT NO 580 BLOCK 51 AT MAPINGA IN BAGAMOTO URBAN AREA

**Term:** NINETY NINE (99) YEARS

TITLE No:..... 12196 Pwv  
REGISTERED ON:..... 17/8/2022  
AT:..... 2:30 PM  
.....  
.....  
Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs:..... 365/- Paid  
92216010826267  
On Original Receipt Shs:.....  
of:..... 9/6/2022  
.....  
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs:..... 100 Paid  
Receipt No: 92216010826267  
of:..... 9/6/2022 THE UNITED REPUBLIC OF TANZANIA  
.....  
Stamp Duty Officer

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

### CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No:..... 12196 Pwv  
L.O. No. 1301645  
Ref..No BAG/LD/ 54093

The

day of

12<sup>th</sup>

August

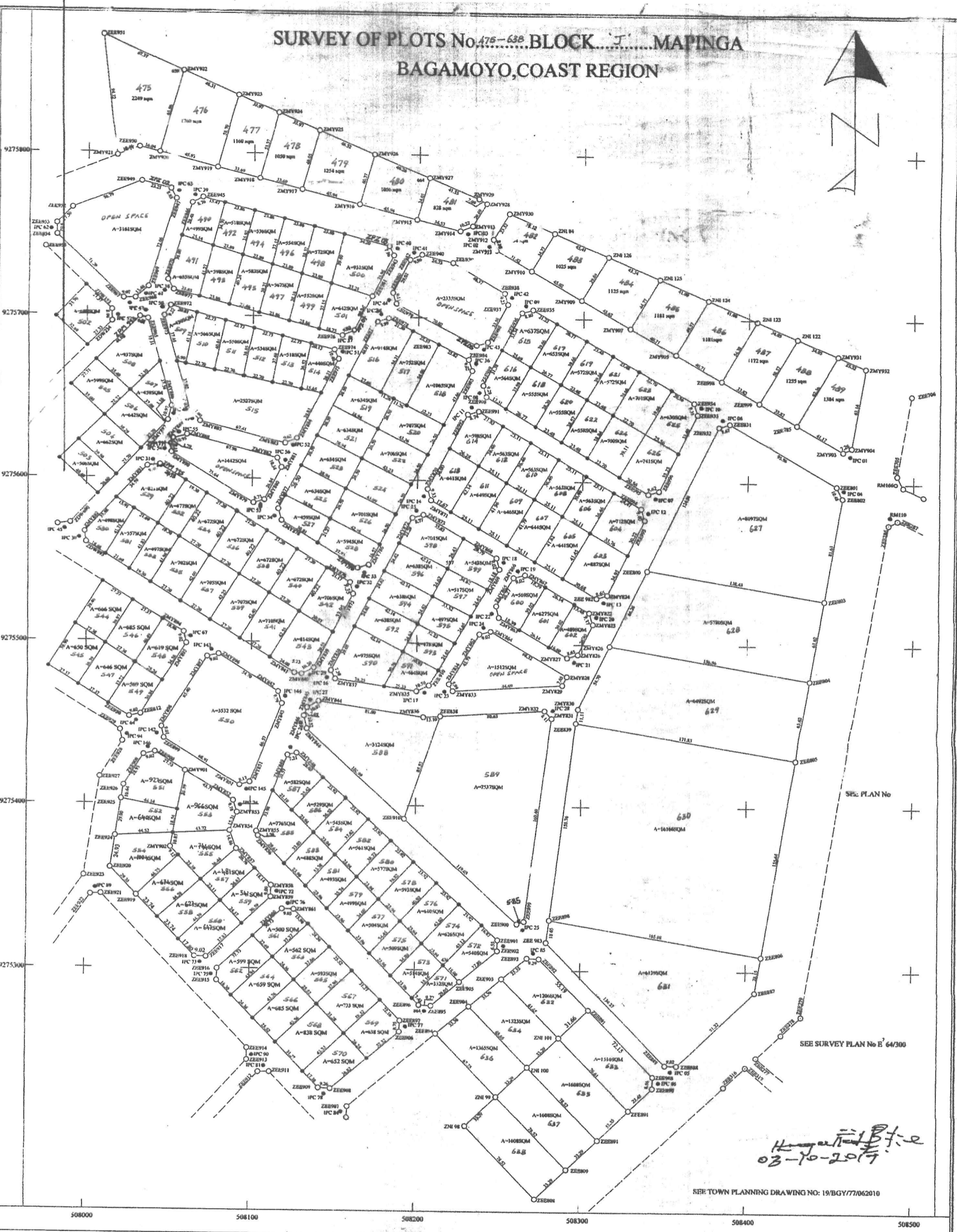
Two thousand and Twenty Two,

THIS IS TO CERTIFY that **STAMBULI STEPHEN MYOVELA** of P.O. Box 1730 **DAR ES SALAAM** (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 **April, two thousand and 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of **June, 2022** shall thereafter pay rent of shillings **seven thousand five hundred one (7,501/=) 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 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 **Bagamoyo Township Authority** 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 and the buildings to be erected thereon shall be used **Dwelling House**, Use Group 'A' as defined in the 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 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.

**SURVEY OF PLOTS No. 475-638 BLOCK J MAPINGA  
BAGAMOYO, COAST REGION**



*Handwritten:* 186/I  
03-10-2017

SEE TOWN PLANNING DRAWING NO: 19/BGY/77/062010

SCALE 1:1000

AMENDMENT MADE BY

1. Chanala C P/Ch no: 06.09.2017
2. ....
3. ....

PHOTOSTAT COPIES SENT TO

1. ....
2. ....
3. ....

COMPS NO. *E764N*

M.P. *186/I/39<sup>T</sup>*

SHEET *186/I*

S.T.D NO. ....

ACTION BY

PLAN NO. *E764/567*

Plan drawn by Nickson M

I hereby certify that the survey represented by this plan was carried out in accordance with the survey regulation

Date: *28-04-2017*

*Handwritten signature*

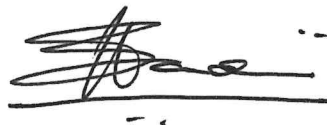
LICENSED LAND SURVEYOR

REGISTERED PLAN NO *93/00*

**SCHEDULE**

ALL that land known as **Plot No. 580 Block 'J'** situated at **Mapinga in Bagamoyo Urban Area** containing **five hundred and seventy seven (577) square meters** shown for identification only and edged **red** on the plan attached to this Certificate and defined on the Registered Survey Plan Numbered **93100** 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.



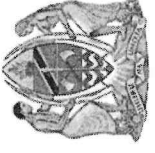
**ASSISTANT COMMISSIONER FOR LANDS**

I, the within named **STAMBULI STEPHEN MYOVELA** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SIGNED and DELIVERED** by the said )  
**STAMBULI STEPHEN MYOVELA** who )  
is known to me personally / identified to me by )  
..... *Adima Gungano* ..... )  
the latter being known to me personally in my )  
presence this *20th* day of *June* 2022. )  
 )  
**Witness's:** *Adhelu* )  
Signature:..... )  
Postal Address: *Box 8910 Dsm*..... )  
Qualification: *ADVOCATE*..... )



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 12196

LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 30 Aug, 2022

STAMBULI STEPHEN MYOVELA  
P.O Box 1730  
DAR ES SALAAM  
Sir/Gentlemen/Madam,

RE: TITLE NO: 12196 LAND OFFICE NO: 1301645  
PLOT NO. 580 BLOCK J AT MAPINGA..

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

*Obtain*

**AUT. REGISTRAR OF TITLES**

Copy to: Commissioner for Lands  
Your LD File No: ld/pw/6805 refers