

Land Form 23 A.

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date of Issue:

Title Number: 12492 PWN

Land Office Number: 130/648

Land: PLOT NO 696 BLOCK J' AF MAPIOGA IN BAGAMOTO URBAN AREA

Term: NINETY NINE (99) YEARS

TITLE No: 12482 PWN  
 REGISTRATION No: 17-8-2022  
 At: 02:30 P  
 Senior Asst. Registrar of Titles  
 Stamp: TANGANYIKA REGISTER

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: 4,230.00 Paid  
 On Original Receipt Shs: 922160110823429  
 of: 6.09.2022 Land Form No. 22  
 Ottam  
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: 100 Paid  
 Receipt No: 922160110823429  
 of: 6.09.2022  
 Ottam  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: 12482 PWN  
 L.O. No. 1301648  
 Ref..No BAG/LD/54090

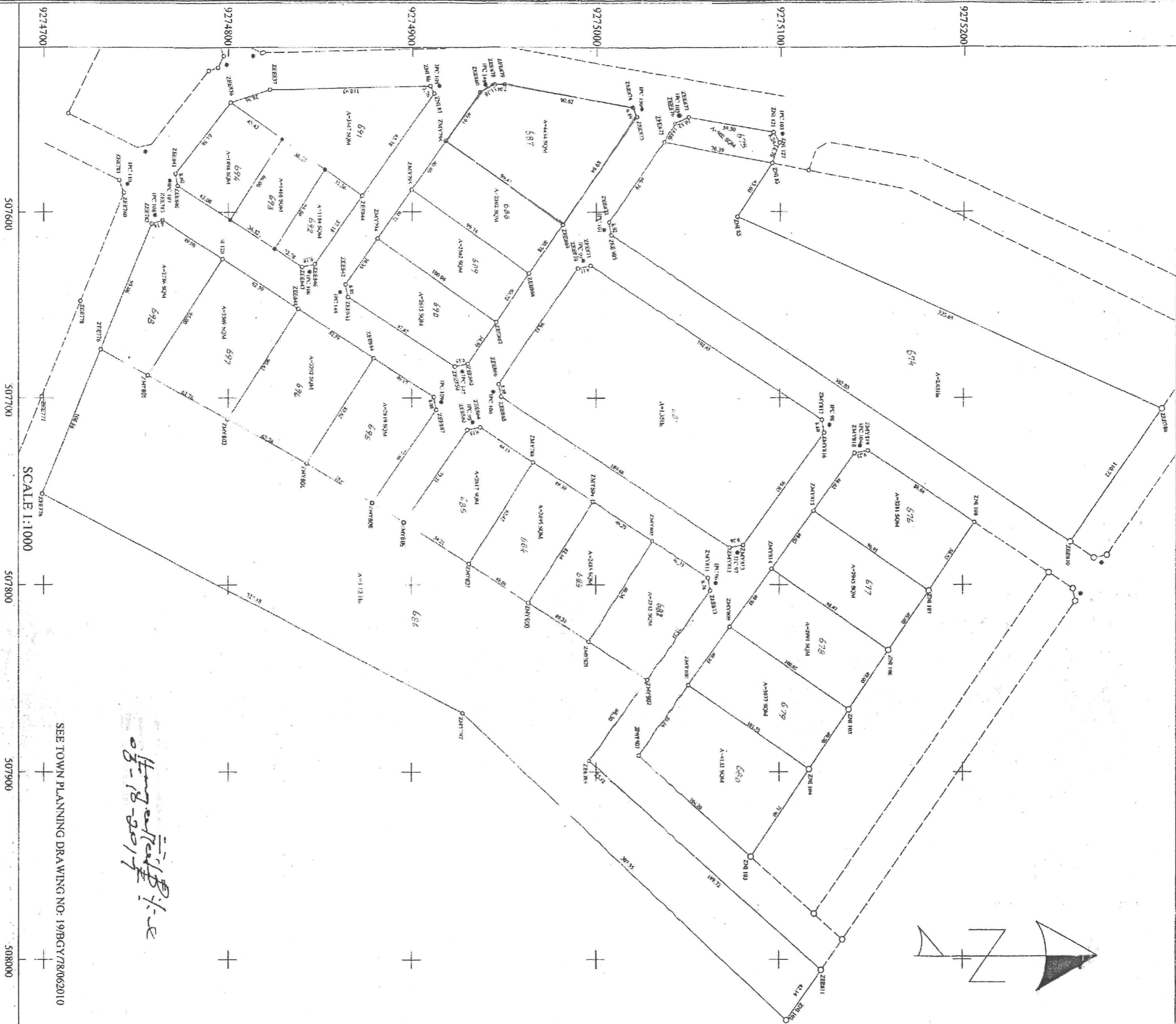
The 12<sup>th</sup> day of August Two thousand and Twenty Two,

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 **eighty four thousand eight hundred (84,800/=)** 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 **Commercial/Residential purposes only**, Use Group '**B**' use classes **(b) & (d)** 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 PLOT No. 674-686 BLOCK.....MAPINGA,  
BAGAMOYO, COAST REGION



COMPS NO. E7647  
SCALE 1:1000  
507600 507700 507800 507900 508000  
9274700 9274800 9274900 9275000 9275100 9275200

SEE TOWN PLANNING DRAWING NO: 19/BGY/78/062010

M.P. 186/I/39 I  
SHEET 186/I

AMENDMENT MADE BY

1. *Henry M. Nickson* 08.09.2017
2. ....
3. ....

Date 17-03-2017

ACTION BY  
PLAN NO. E7 64/569

PHOTOSTAT COPIES SENT TO

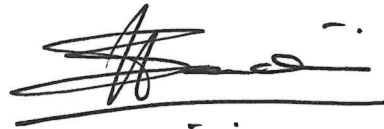
1. ....
2. ....
3. ....

Plan drawn by Nickson M  
I hereby certify that the survey  
represented by this plan was carried  
out in accordance with the survey  
regulation  
*Henry M. Nickson*  
LICENSED LAND SURVEYOR  
REGISTERED PLAN NO. 93/102

**SCHEDULE**

ALL that land known as **Plot No. 696 Block 'J'** situated at **Mapinga in Bagamoyo Urban Area** containing **three thousand three hundred and ninety two (3392) square meters** shown for identification only and edged **red** on the plan attached to this Certificate and defined on the Registered Survey Plan Numbered **93102** 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.

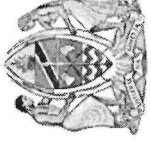
**SIGNED** and **DELIVERED** by the said )  
**STAMBULI STEPHEN MYOVELA** who )  
is known to me personally /identified to me by )  
..... *Halima Singano* ..... )  
the latter being known to me personally in my )  
presence this *20th* day of *June* 2022. )



**Witness's;** )  
Signature:..... *Patrick Toyi Kaheshi* ..... )  
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 12482

LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 15 Sep, 2022

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

RE: TITLE NO: 12482 LAND OFFICE NO: 1301648  
PLOT NO. 696 BLOCK J AT MAPINGA..

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

*Stambul*

**REGISTRAR OF TITLES**

Copy to: Commissioner for Lands

Your LD File No: ld/pw/6664 refers