

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 9387



LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 02 Mar, 2022

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

RE: TITLE NO: 9387 LAND OFFICE NO: 1300669  
PLOT NO. 728 BLOCK J AT MAPINGA..

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

  
REGISTRAR OF TITLES

Copy to: Commissioner for Lands  
Your LD File No: ld/pw/8379 refers

**Date of Issue:**

**Title Number:** 9387 PWN


**Land Office Number:** 1300669

**Land:** Plot No 728 Block 'J' AT MAPINGA IN BAGAMOTO WIZRAMI AREA

**Term:** NINETEEN (19) YEARS

TITLE No. **9387 PWN**  
 REGISTERED ON **22/02/2022**  
 AT **DI: 80 P**

*Jilly*  
 Senior Ass. Registrar of Titles



TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs. **16577.90** Paid  
 On Original Receipt Shs. **921337032403000**  
 of **12/03/2021**

*Jilly*  
 Stamp Duty Officer

Land Form No. 22

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs. **100** Paid  
 Receipt No. **921337032403000**  
 of **12/03/2021**

*Jilly*  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. **9387 PWN**  
 L.O. No. **1300669**  
 Ref. No **BAG/LD/53036**

The **18<sup>th</sup>** day of **February** Two thousand and Twenty **Two** **ONE**.

THIS IS TO CERTIFY that **STAMBULI STEPHEN MYOVELA** of P.O. Box 1730 **DAR ES SALAAM** (hereinafter called "the Occupiers") 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 **October, two thousand and twenty one** 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, 2021** shall thereafter pay rent of shillings **three hundred thirty one thousand seven hundred fifty eight (331,758/=) 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.

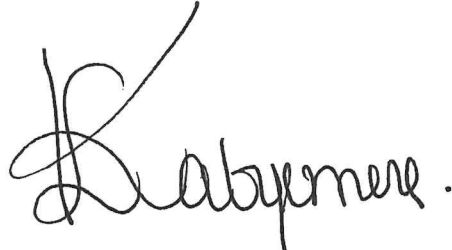
- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
- (iii) Building to be in permanent materials.
- (iv) Submit building 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 for **Public Building**, Use Group '**H**' use class (**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.

**SCHEDULE**

ALL that land known as **Plot No. 728 Block 'J'** situated at **Mapinga in Bagamoyo Urban Area** containing **five thousand two hundred and sixty six (5266) square meters** shown for identification only and edged **red** on the plan attached to this Certificate and defined on the Registered Survey Plan Numbered **93105** 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.

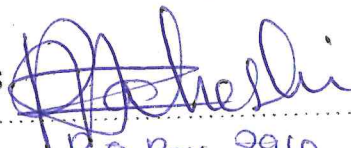


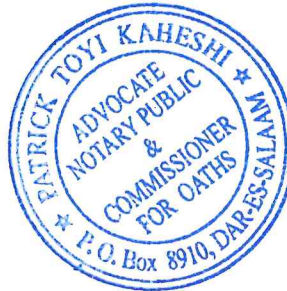
**Ag. ASSISTANT COMMISSIONER FOR LANDS**

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 )  
..... )  
the latter being known to me personally in my )  
presence this **15<sup>th</sup>** day of **December** 2021. )

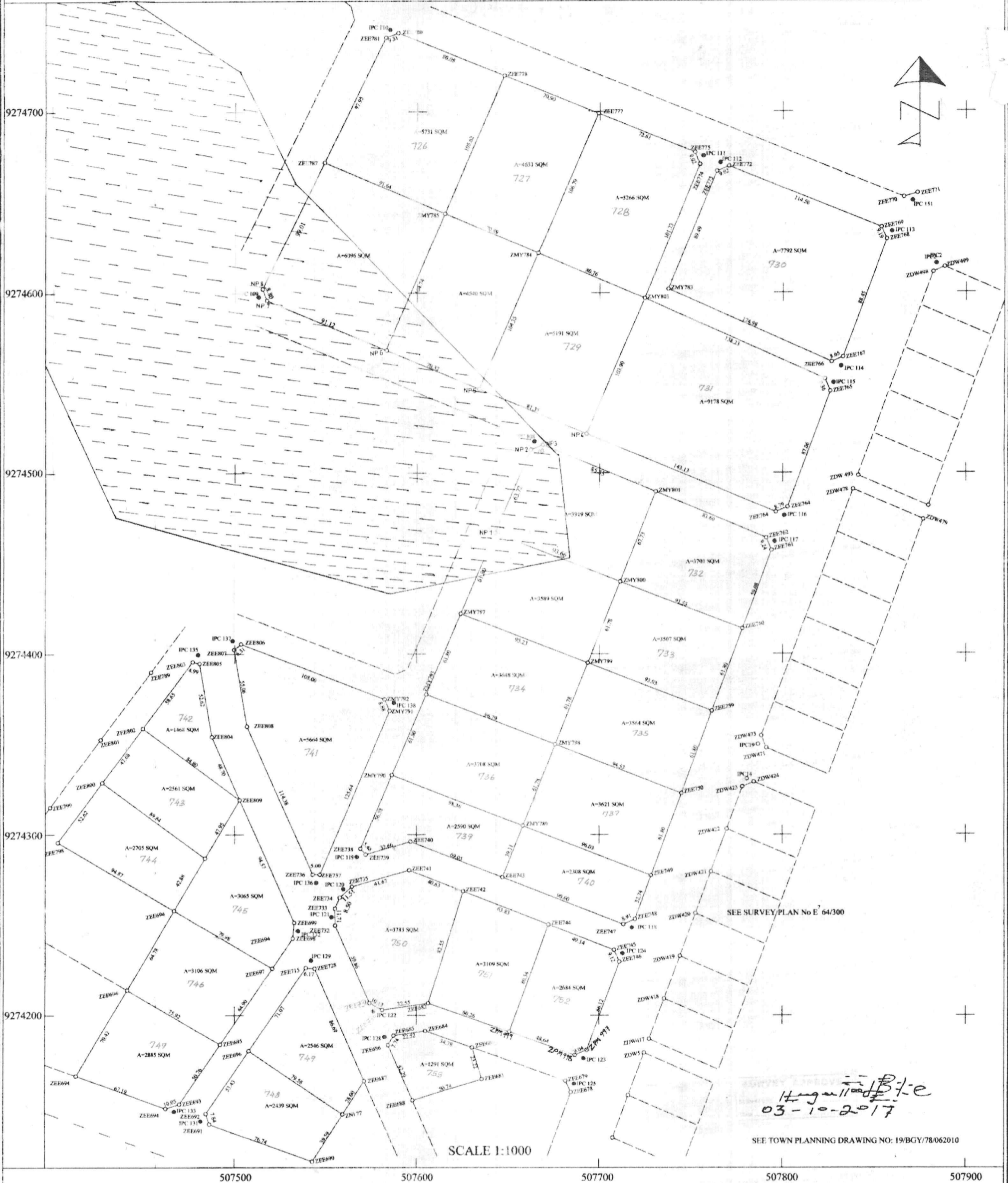


Witness's:  )  
Signature: ..... )  
Postal Address: **P.O. Box 2910, DSM** )  
Qualification: **Commissioner for Oaths** )





**SURVEY OF PLOT... " 726-753 ...BLOCK...MAPINGA  
BAGAMOYO ,COAST REGION**



COMPS NO. E764<sup>N</sup>  
 M.P. 186/I/39<sup>I</sup>  
 SHEET 186/I  
 S.T.D NO. ....  
 ACTION BY .....  
 PLAN NO. E<sup>7</sup> 64/572

AMENDMENT MADE BY  
 1. Chawala (App no) 05-09-2017  
 2. ....  
 3. ....  
 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 28-04-2017  
 Date 27-04-2017  
[Signature]  
 LICENSED LAND SURVEYOR  
 REGISTERED PLAN NO. 93.105

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