

Land Form 23 A.

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

**Date of Issue:**

**Title Number:** 12111 RW

**Land Office Number:** 1301634

**Land:** PLOT NO 697 BLOCK 5' AT MAPINGA IN BAGAMOTO URBAN AREA

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

TITLE No: 12111 PWN  
REGISTERED ON: 17/8/2022  
AT: 02:30 P.M.  
  
Ottamu,  
Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 4451/= Paid  
922160110823554  
On Original Receipt Shs: .....  
of: 9/6/2022  
Ottamu,  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 100/= Paid  
922160110823554  
Receipt No: .....  
of: 9/6/2022  
Ottamu,  
Stamp Duty Officer

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: 12111 PWN  
L.O. No. 1301634  
Ref. No BAG/LD/54103

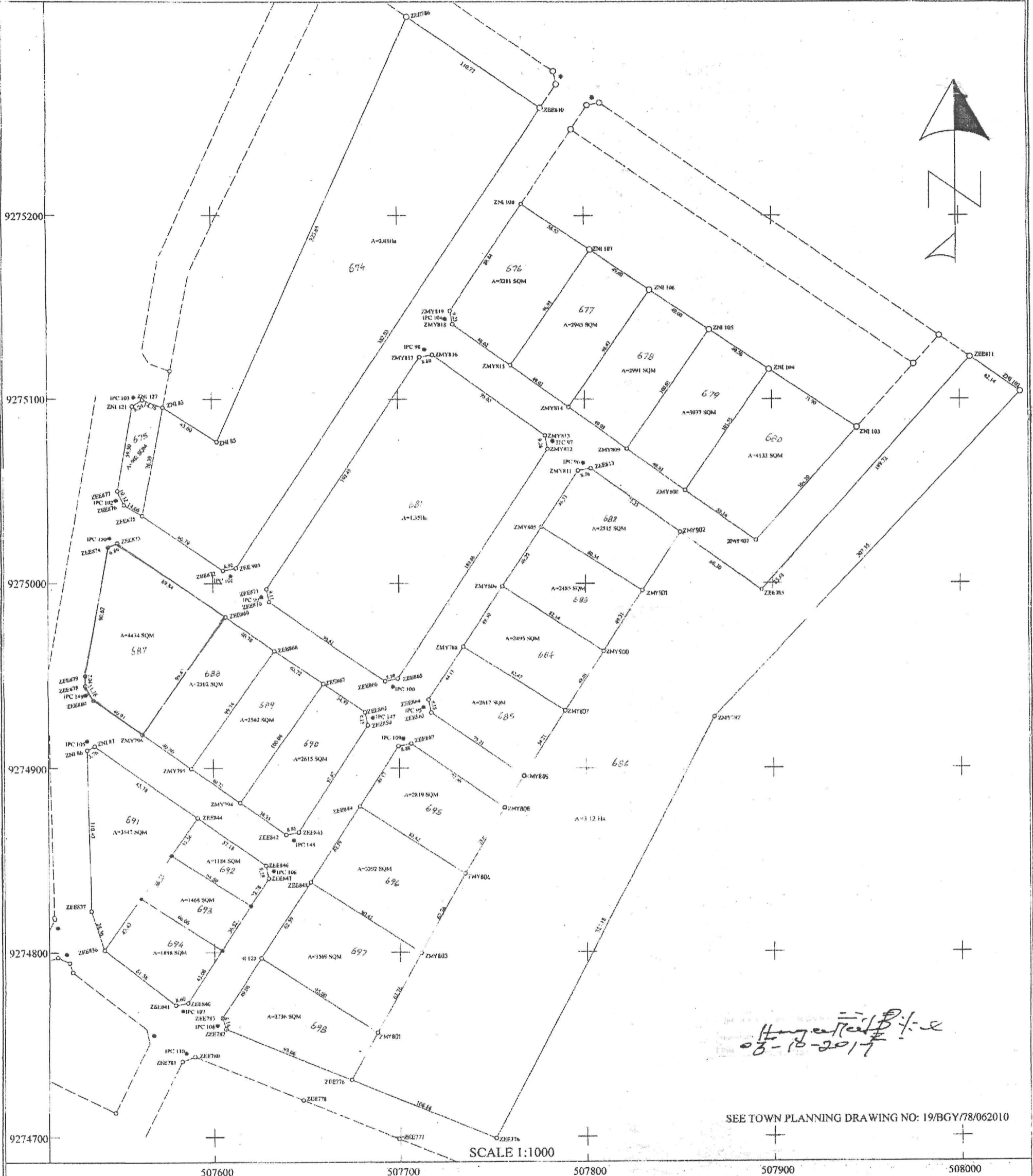
The 12<sup>th</sup> day of August Two thousand and Twenty Two,

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 nine thousand two hundred twenty five (89,225/=) 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 **Special Residential purposes only**, Use Group 'C' use classes (a) & (c) 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. 674-698 BLOCK.....MAPINGA,  
BAGAMOYO, COAST REGION



COMPS NO. E764N

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

SHEET 186/I

S.T.D NO.

ACTION BY

PLAN NO. E764/569

AMENDMENT MADE BY

1. Chaudhry (P/PL/NO) 06.09.2017
- 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

Date 17-03-2017

*Nickson M*

LICENSED LAND SURVEYOR

REGISTERED PLAN NO. 93/02

**SCHEDULE**

ALL that land known as **Plot No. 697 Block 'J'** situated at **Mapinga in Bagamoyo Urban Area** containing **three thousand five hundred and sixty nine (3569) 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 Sengano* ..... )  
the latter being known to me personally in my )  
presence this *20<sup>th</sup>* 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 12111



LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 29 Aug, 2022

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

RE: TITLE NO: 12111 LAND OFFICE NO: 1301634  
PLOT NO. 697 BLOCK J AT MAPINGA..

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

*Sottam.*  
**REGISTRAR OF TITLES**

Copy to: Commisioner for Lands  
Your LD File No: ld/pw/6663 refers