

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 12222 PWN

Land Office Number: 1301637

Land: PWT 100 586 BLOCK 'J' AT MAPINGA IN BAGAMOTO URBAN AREA

Term: NINETY NINE (99) YEARS

TITLE No: 12222 PWN
REGISTERED ON: 17/08/22
AT: 02:30 P M
Senior Asst. Registrar of Titles
Ottamu.

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 333 Paid
922160110798173
On Original Receipt Shs:
of: 08/06/2022
Ottamu.
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 100/= Paid
922160110798173
Receipt No:
of: 08/06/2022 THE UNITED REPUBLIC OF TANZANIA
Ottamu.
Stamp Duty Officer

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: 12222 PWN
L.O. No. 1301637
Ref..No BAG/LD/ 54100

The 12th 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 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 **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 **six thousand eight hundred seventy seven (6,877/=)** 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.

SCHEDULE

ALL that land known as **Plot No. 586 Block 'J'** situated at **Mapinga** in **Bagamoyo Urban Area** containing **five hundred and twenty nine (529) 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.

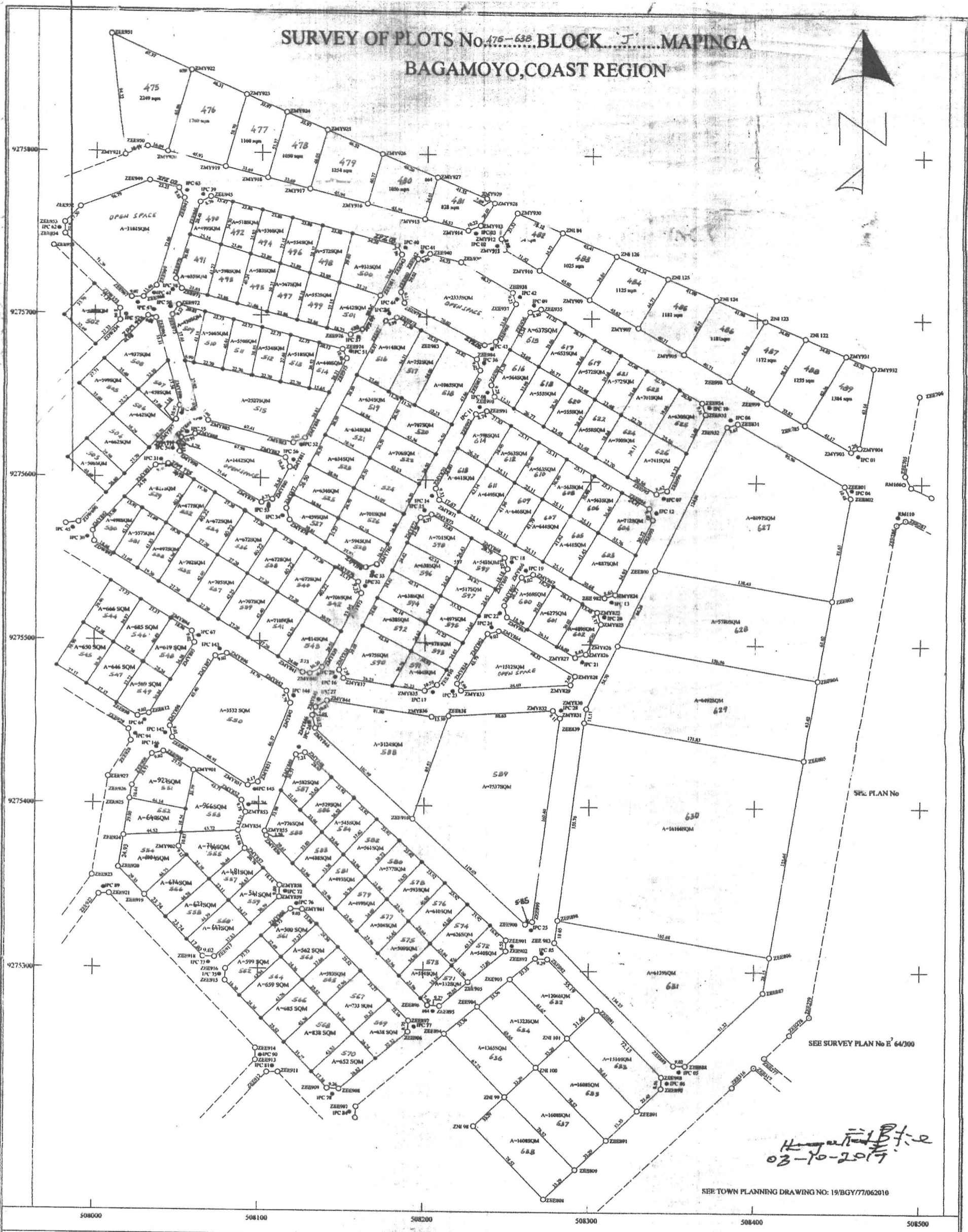
SIGNED and DELIVERED by the said)
STAMBULI STEPHEN MYOVELA who)
is known to me personally /identified to me by)
..... *Halima Singano*)
the latter being known to me personally in my)
presence this *20th* day of *June* 2022.)



Witness's;)
Signature:..... *Patrick Toyi Kaheshi*)
Postal Address:..... *Box 8910 Dsm*)
Qualification..... *ADVOCATE*)



**SURVEY OF PLOTS No. 475-636. BLOCK.....MAPINGA
BAGAMOYO, COAST REGION**



Handwritten: 03-10-2017

SEE TOWN PLANNING DRAWING NO: 19/BGY/77/06210

SCALE 1:1000

COMPS NO. E764^N
 M.P. 186/I/39^I
 SHEET 186/I
 S.T.D NO.
 ACTION BY
 PLAN NO. E764/567

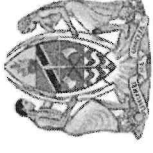
AMENDMENT MADE BY
 1. Chavala (Plan no. 06.09.2017)
 2.
 3.

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 28-04-2017
Handwritten Signature
 LICENSED LAND SURVEYOR
 REGISTERED PLAN NO 93/00

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 12222

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: 12222 LAND OFFICE NO: 1301637
PLOT NO. 586 BLOCK J AT MAPINGA..

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

Signature

REGISTRAR OF TITLES

Copy to: Commissioner for Lands

Your LD File No: ld/pw/6811 refers

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:


Title Number: 12596 PWN

Land Office Number: 1301646

Land: PLOT NO 583 BLOCK 'J' AT MAPINGA IN BAGAMOTO URBAN AREA

Term: NINE (9) YEARS

TITLE No: 12596 PWN
 REGISTERED ON: 31.08.2022
 AT: 02:30P M
 Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 307/= Paid
 On Original Receipt Shs: 922160110822802
 of: 09.06.2022
 Land Form No. 22
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/= Paid
 Receipt No: 922160110822802
 of: 09.06.2022
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: 12596 PWN
 L.O. No. 1301646
 Ref. No BAG/LD/ 54092

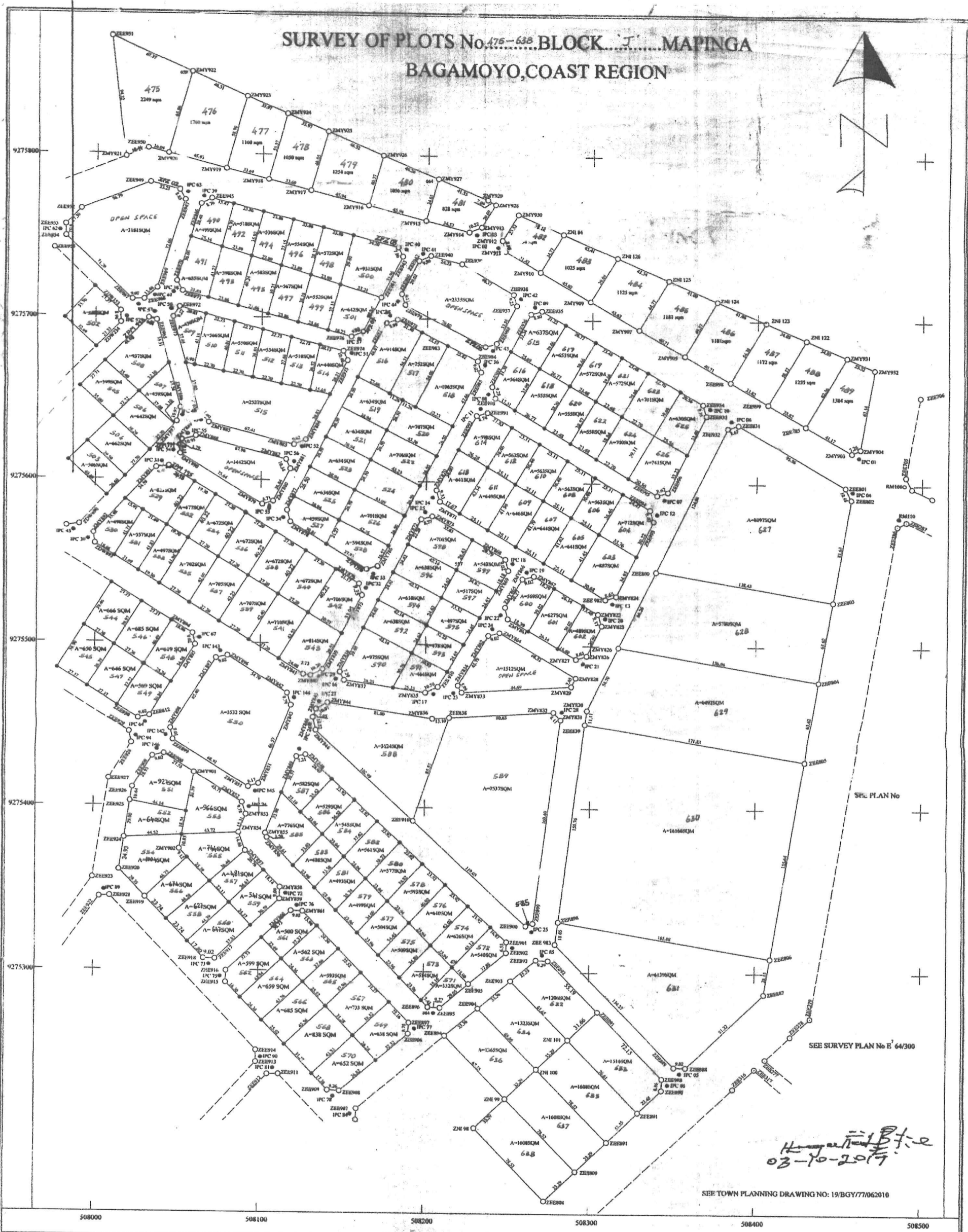
The 24th day of August Two thousand and Twenty Two,

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 **six thousand three hundred forty four (6,344/=)** **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**



COMPS NO. E764^N
 M.P. 186/I/39^I
 SHEET 186/I
 S.T.D NO.....
 ACTION BY.....
 PLAN NO. E764/567

SCALE 1:1000
 AMENDMENT MADE BY
 1. Charlene C. (Plan 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 28-04-2017
[Signature]
 LICENSED LAND SURVEYOR
 REGISTERED PLAN NO 93/00

SCHEDULE

ALL that land known as **Plot No. 583 Block 'J'** situated at **Mapinga in Bagamoyo Urban Area** containing **four hundred and eighty eight (488) 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)
..... *Halima Lengano*)
the latter being known to me personally in my)
presence this *20th* day of *June* 2022.)



Witness's; *Patrick Toyi Kaheshi*)
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 12596



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 19 Sep, 2022

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

RE: TITLE NO: 12596 LAND OFFICE NO: 1301646
PLOT NO. 583 BLOCK J AT MAPINGA..

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

Paul Affine
Asst. REGISTRAR OF TITLES

Copy to: Commisioner for Lands
Your LD File No: ld/pw/6814 refers

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:


Title Number: 12162 PWN

Land Office Number: 1301636

Land: PWT NO 570 BLOCK 'J' AF MAPINGA IN BASAMOYO URBAN AREA

Term: NINE (99) YEARS

TITLE No.: 12162 PWN
REGISTERED ON: 17/08/22
AT: 03:30 P



Ottamu.
Senior Assi. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 1595.20 Paid
922160110824025
On Original Receipt Shs:
of: 06/9/2022
Ottamu.
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 100/- Paid
922160110824025
Receipt No:
of: 06/9/2022
Ottamu.
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No.: 12162 PWN
L.O. No. 1301636
Ref..No BAG/LD/ 54101

The

DT

day of

August

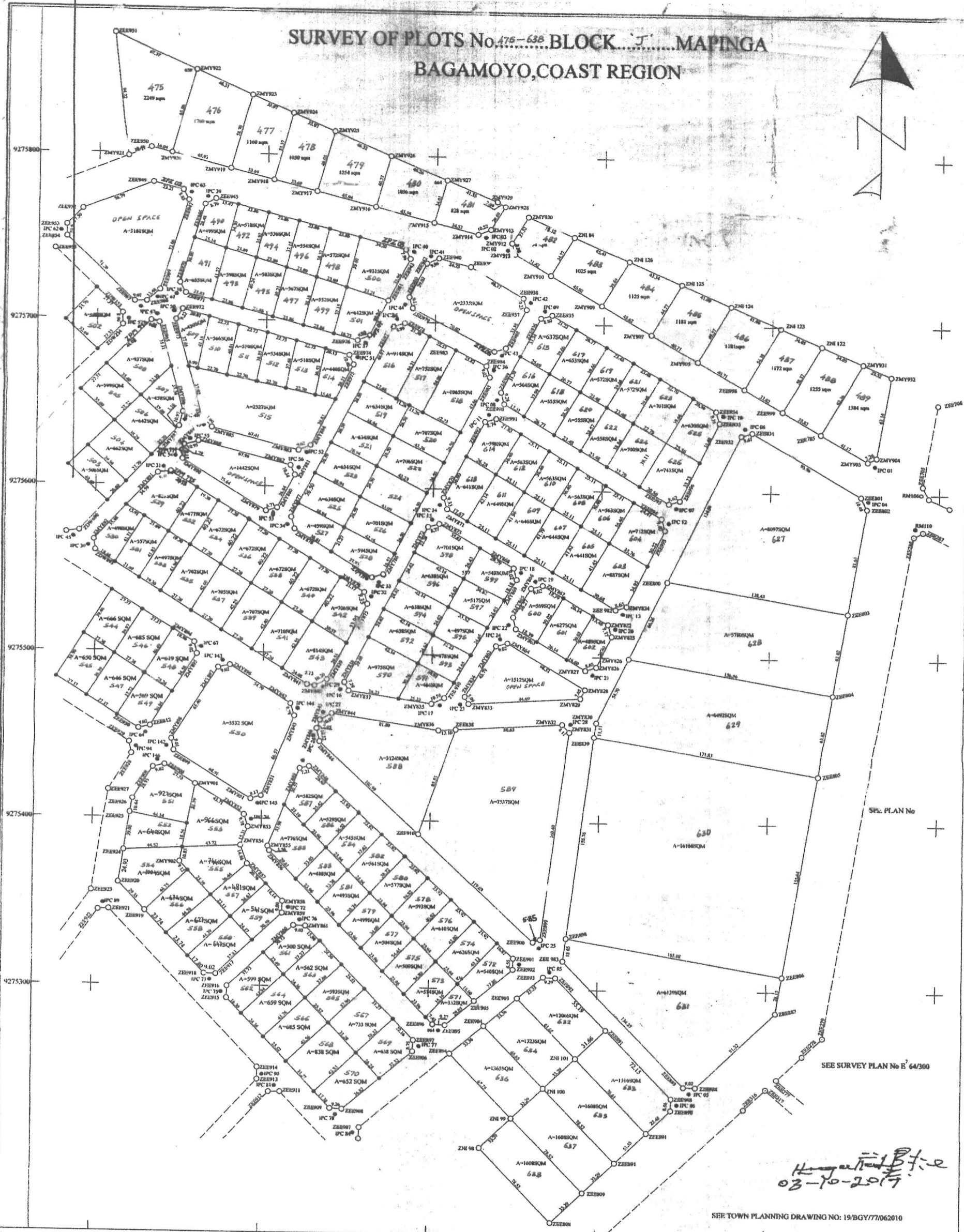
Two thousand and Twenty Two,

THIS IS TO CERTIFY that **STAMBULI STEPHEN MYOVELA** of P.O. Box 1730 **DAR ES SALAAM** (hereinafter called "the 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 **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 **eight thousand four hundred seventy six (8,476/=) 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**



SEE PLAN No

SEE SURVEY PLAN No E 64/300

Handwritten signature and date:
03-10-2017

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

SCALE 1:1000

AMENDMENT MADE BY

1. Channa C Plot no. 06.09.2017
2.
3.

PHOTOSTAT COPIES SENT TO

1.
2.
3.

COMPS NO. E764^N
 M.P. 186/I/39^I
 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 of Nickson .M
 LICENSED LAND SURVEYOR

REGISTERED PLAN NO 93/00

SCHEDULE

ALL that land known as **Plot No. 570 Block 'J'** situated at **Mapinga** in **Bagamoyo Urban Area** containing **six hundred and fifty two (652) 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.

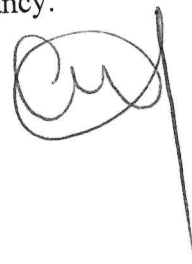
Given under my hand and my **official seal** the day and year first above written.



ASSISTANT COMMISSIONER FOR LANDS

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

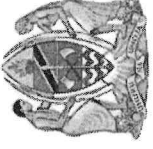
SIGNED and **DELIVERED** by the said)
STAMBULI STEPHEN MYOVELA who)
is known to me personally /identified to me by)
..... *Halima Sengano*)
the latter being known to me personally in my)
presence this *26th* day of *June* 2022.)



Witness's;)
Signature:..... *[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 12162

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: 12162 LAND OFFICE NO: 1301636
PLOT NO. 570 BLOCK J AT MAPINGA..

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

Sd/-

REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: ld/pw/6816 refers

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 12195 Pw

Land Office Number: 1301621

Land: PLOT NO 561 BLOCK 'J' AT MAPINGA IN BAGAMOTO URBAN AREA

Term: NINETY NINE (99) YEARS

TITLE No: 12195 Pwv
REGISTERED ON: 17/8/2022
AT: 02:30 P.M.
Obtains.
Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 315/- Paid
922160110825437
On Original Receipt Shs:
of: 06/09/2022
Obtains.
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 100/- Paid
Receipt No: 922160110825437
of: 06/09/2022
Obtains.
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
Stamp Duty Officer

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

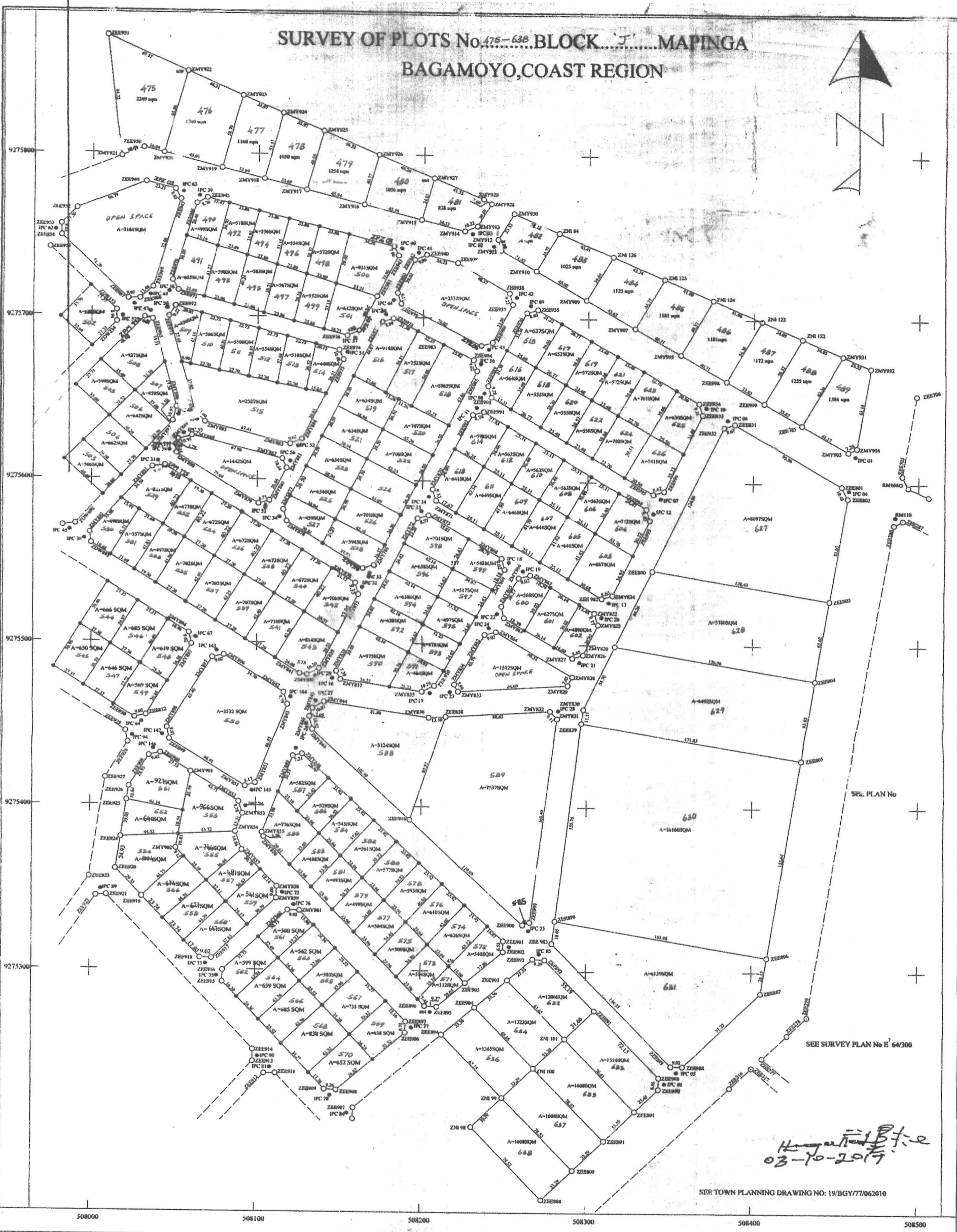
The 29th day of July Two thousand and Twenty Two,
Title No: 12195 Pwv
L.O. No. 1301621
Ref..No BAG/LD/ 54081

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 **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 **six thousand five hundred (6,500/=)** 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

COMPS NO. E764^N
 M.P. 186/I/39^I
 SHEET 186/I
 S.T.D NO.
 ACTION BY
 PLAN NO. E764/567

AMENDMENT MADE BY

1. Amendment (Plot 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 28-04-2017

Handwritten Signature:
 LICENSED LAND SURVEYOR

REGISTERED PLAN NO 93100

SCHEDULE

ALL that land known as **Plot No. 561 Block 'J'** situated at **Mapinga in Bagamoyo Urban Area** containing **five hundred (500) 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.

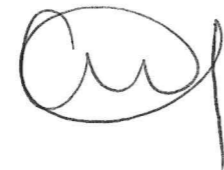
Given under my hand and my **official seal** the day and year first above written.



ASSISTANT COMMISSIONER FOR LANDS

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

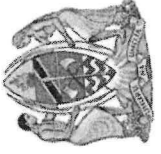
SIGNED and DELIVERED by the said)
STAMBULI STEPHEN MYOVELA who)
is known to me personally /identified to me by)
..... *Halima Singano*)
the latter being known to me personally in my)
presence this *20th* day of *June* 2022.)



Witness's;)
Signature:..... *Halima*)
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 12195

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: 12195 LAND OFFICE NO: 1301621

PLOT NO. 561 BLOCK J AT MAPINGA..

RE: TITLE NO: 12195 LAND OFFICE NO: 1301621

PLOT NO. 561 BLOCK J AT MAPINGA..

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

Attenu.

AUJ. REGISTRAR OF TITLES

Copy to: Commissioner for Lands

Your LD File No: ld/pw/6813 refers

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 12313 PWN

Land Office Number: 1301633

Land: PLOT NO 572 BLOCK 'J' AT MAPINGA IN BAGAMOTO URBAN AREA

Term: NINETY NINE (99) YEARS

TITLE No: 12313 PWN
REGISTERED ON: 17/01/2022
AT: 02:30 P.I.
Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 344/= Paid
922160110824537
On Original Receipt No: 922160110824537
of: 16/09/2022 Land Form No. 22
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 100/= Paid
Receipt No: 922160110824537
of: 16/09/2022
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

The

29th

day of

July

Two thousand and Twenty Two,

Title No: 12313 PWN
L.O. No. 1301633
Ref. No BAG/LD/ 54069

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 **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 twenty (7,020/=) 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 signature and date:
03-10-2017

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

SCALE 1:1000

COMPS NO. E764^N

M.P. 186/I/39^I

SHEET 186/I

S.T.D NO.

ACTION BY

PLAN NO. E764/567

AMENDMENT MADE BY

1. Chawala (Plan 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 28-04-2017

Handwritten signature of Nickson M

LICENSED LAND SURVEYOR

REGISTERED PLAN NO 93/00

SCHEDULE

ALL that land known as **Plot No. 572 Block 'J'** situated at **Mapinga** in **Bagamoyo Urban Area** containing **five hundred and forty (540) 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.

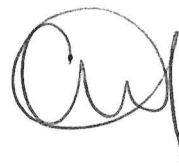
Given under my hand and my **official seal** the day and year first above written.



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)
..... *Halima Sengano*)
the latter being known to me personally in my)
presence this *20th* day of *June* 2022.)



Witness's; *Patrick Toyi Kaheshi*)
Signature:.....)
Postal Address:..... *Box 8910 Dsm*)
Qualification:..... *ADVOCATE*)



MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 12313



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 06 Sep, 2022

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

RE: TITLE NO: 12313 LAND OFFICE NO: 1301633

PLOT NO. 572 BLOCK J AT MAPINGA..

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

 **Asst. REGISTRAR OF TITLES**

Copy to: Commissioner for Lands

Your LD File No: ld/pw/6810 refers