

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date of Issue:

Title Number: 123995

Land Office Number: 492244

Land: PLOT NO. 2133 BLOCK 'D' CHANGANYIKENI AREA IN KINONDONI  
MUNICIPALITY

Term: THIRTY THREE YEARS

THE UNITED REPUBLIC OF TANZANIA  
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:  
Ref. No. LRT/123995



LAND REGISTRY,  
P.O. Box 1191,  
Dar es Salaam,  
Date: 18 Jun. 2013


PATRICK TUNI KIHENZILE  
P.O. Box 23777  
DAR ES SALAAM  
Sir/Gentlemen/Madam,

RE: TITLE NO: 123995 LAND OFFICE NO: 492244  
PLOT NO. 2133 BLOCK D AT Chlanganyikeni  
I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

Copy to: Commissioner for Lands  
Your LD File No: 311314 refers  
*Son. Asst REGISTRAR OF TITLES*  
OFFICE OF TITLE NUMBERED AS ABOVE

TITLE NO. 123995  
 REGISTERED 21.5.13  
 AT 01.00 p.m

*Robert*



Registrar Genl. Dar es Salaam

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 100/= ..... Paid  
 Receipt No. 49210819  
 of 6.2.13

*Robert*  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 123995  
 L.O. No. 492244  
 KMC/LD/59582

On the 30<sup>th</sup> day of April, Two thousand and thirteen.

THIS IS TO CERTIFY that PATRICK TUNI KIHENZILE of P.O. Box 23777, 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 thirty three years from the first day of October, Two thousand and twelve 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 hereof or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2013, shall hereafter pay rent of shillings sixty five thousand two hundred twenty (Tshs. 65,200/-) 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's expenses as assessed by the Director responsible for Surveys and Mapping.

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 3090/= ..... Paid  
 Receipt No. 49210819 & 50504982  
 of 6.2.13 & 27.6.13

*Robert*  
 Stamp Duty Officer

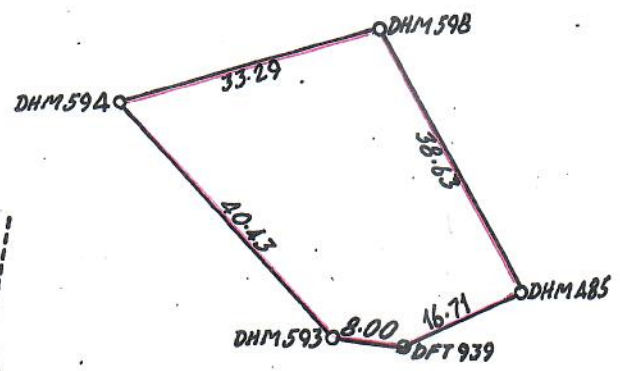
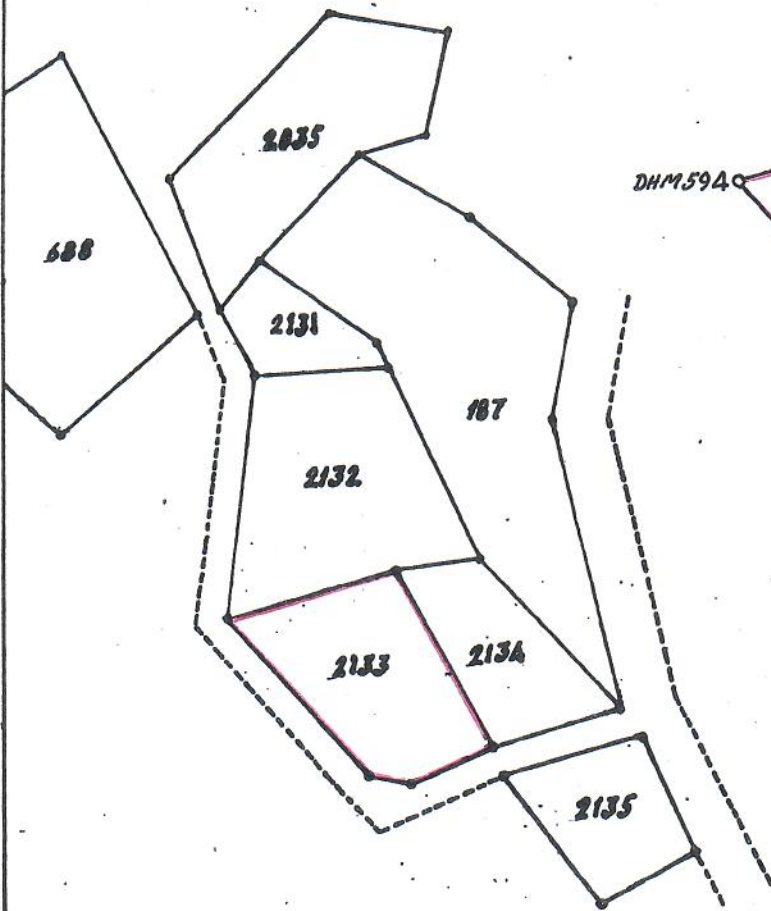
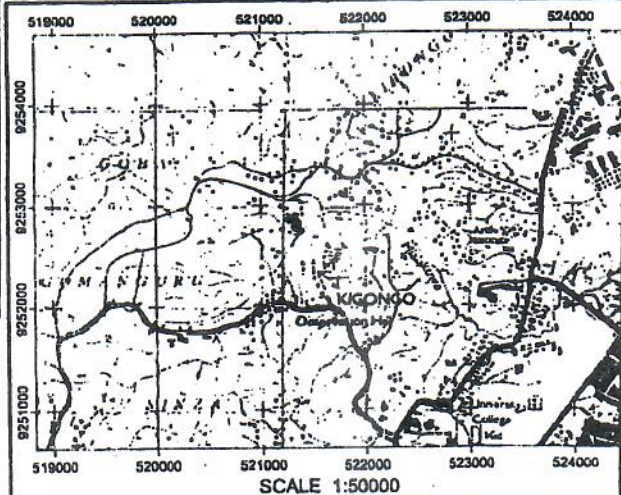
- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
  - (iii) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the **Kinondoni Municipal Council** (hereinafter called "the Authority").
  - (iv) At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner").
  - (v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved the Authority.
  - (vi) Approval of Plans of any buildings erected thereon shall not imply that the construction of such a building will satisfy the occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.
3. **USER:** The land and the existing buildings erected thereon shall be used for **Residential** purposes only. Use Group 'A' use classes **(a)** and **(c)** as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
  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 the payment of all premia, taxes and dues prescribed in connection with that disposition.
  6. The President may revoke the right for good cause and in public interest.

# KINONDONI MUNICIPALITY

LOCALITY SKETCH OF SHEET NO 1/186 KAWE



**LOCATION:** CHANGANYIKENI  
**BLOCK:** 'D'  
**PLOT No:** 2133  
**L.O. No:** 492244  
**AREA:** 1073 SQM



The issue of this plan implies no guarantee or admission of title by the Government.

The plan prepared in accordance with Registered Plan No. 66281  
 is approved for purpose of the Land Registration ordinance  
 Director of Surveys and Mapping *[Signature]* Date 20th Dec 2012  
 Ministry of Lands Human Settlements Development, Dar es Salaam.

**SCHEDULE**

ALL that land known as Plot No. 2133 Block 'D' situated at Changanyikeni Area in Kinondoni Municipality containing one thousand seventy three (1073) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 66281 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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

*[Handwritten Signature]*

**ASSISTANT COMMISSIONER FOR LANDS**

I, the within named **PATRICK TUNI KIHENZILE** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SIGNED and DELIVERED by the said )  
PATRICK TUNI KIHENZILE )  
who is known to me personally/identified )  
to me by )

X *[Handwritten Signature]*

the latter being known to me personally )  
in my presence this 8TH day of )

FEBRUARY 2013.

(Witness's) )  
Signature: *[Handwritten Signature]* )

Postal address: 70681 )  
D'SALAAM )

Qualification: ADVOCATE. )





Inv 937775  
PIN/KND/38645

283345

THE UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT  
ACKNOWLEDGEMENT OF PAYMENTS

Telegrams: "ARDHI"

Telephone: +255 (0) 22 2121241-9

In reply please quote:

Ref. No. KMC/LD/59582

P.O.Box 9230,

DAR ES SALAAM.

Date... 17/12/2012

TO: PATRICK TUNI KIHENZILE,  
P.O. BOX 23777,  
DAR ES SALAAM

RE: RECEIPT OF PAYMENTS ON PLOT NO. 2133 BLOCK D SURVEY  
REG. PLAN NO. 66281 MEASURING 1073 SQ.M LOCATION  
CHANGANYIKENI

This is to notify you of the receipt of various fees you affected pertaining to Plot/Farm bearing details described above. that is:

	Shillings	ERV NO's	DATE
(i) Premium: (if any): -----	85,840.00	321170	06/12/2012
(ii) Fees for Certificate of Occupancy: ---	3,000.00	49210614	06/12/2012
(iii) Registration Fees: -----	12,876.00	12876 49210613	06/12/2012
(iv) Survey fees: -----	0.00	---	---
(v) Deed plans Fees: -----	6,000.00	321171	06/12/2012
(vi) Stamp Duty : -----	4,000.00	49210819	} 06/12/2012
(vii) Land Rent: -----	49,000.00	49210819	
from 1st October, 2012 to 30th June, 2013--			
<b>TOTAL (IN TSHS):</b>	<b>160,716.00</b>		

USER: The same shall be used for RESIDENTIAL purposes only, Use Group(s) A and Use Class(es) (a & c), as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

Term: Thirty three(33) years With effect from 1st day of OCTOBER,2012

Furthermore you are informed that, by virtue of these payments and within ninety days, the Commissioner for Lands or an Assistant Commissioner for Lands, shall prepare and issue you a Certificate of Occupancy according to Section 29 of the Land Act, Cap 113 (R.E.2002) (as amended). The Term and conditions of the Right of Occupancy will run with effect from the date of completion of your payments bill.

Mbuya

COMMISSIONER FOR LANDS/AUTHORIZED OFFICER

I, PATRICK TUNI KIHENZILE (The Applicant(s)) certify that the figures relating to the forestasted payments are correct.

Signature(s) Patrick Tunzi Kihenzile Date 06/12/2012





HALMASHAURI YA MANISPAA YA KINONDONI  
KINONDONI MUNICIPAL COUNCIL  
STAKABADHI YA ADA YA KAWAIDA  
(GENERAL RECEIPT)

No. 321170

Nimepokea toka kwa PATRICIA T. KUTENZI  
Anuani DM  
Hesabu ya shilingi Five thousand Five  
Kwa ajili ya kodi ya hired fee  
Mtaa au eneo Premier plot 233 BICD  
Entry Na. .... Taslimu/Hundi Na. Chumvi  
Tshs. 85,840 Jina la Mpokeaji Fred  
Saini ya Mpokeaji ..... Cheo ..... Tarehe 6/2/20



HALMASHAURI YA MANISPAA YA KINONDONI  
KINONDONI MUNICIPAL COUNCIL  
STAKABADHI YA ADA YA KAWAIDA  
(GENERAL RECEIPT)

No. 321171

Nimepokea toka kwa PATRICIA T. KUTENZI  
Anuani DM  
Hesabu ya shilingi Five thousand  
Kwa ajili ya kodi ya Diplom fee  
Mtaa au eneo plot 233 BICD  
Entry Na. .... Taslimu/Hundi Na. Chumvi  
Tshs. 6000 Jina la Mpokeaji Fred  
Saini ya Mpokeaji ..... Cheo ..... Tarehe 6/2/20

JAMHURI YA MUUNGANO WA TANZANIA  
THE UNITED REPUBLIC OF TANZANIA

**STAKABADHI YA SERIKALI**  
**EXCHEQUER RECEIPT**

49210614

1

TFN. 614 (Rev. 8.94)

693-3816

NIMEPOKEA KWA  
Received from

PAIMEK T. GITHENZI  
Three thousand

KIASI  
Amount

Shs.				Cts.
			3000	

JUMLA YA SHILINGI (Kwa maneno)  
The sum of Shillings (Words)

NA SENTI  
And Cents

KWA MALIPO YA  
In respect of

for put 233 1811C D chq

KWA FEDHA TASLIMU/HUNDI

NAMBA By Cash/Cheque No.

KITUO - Station

SAHIHI YA MPOKEAJI - Receiving Officer's  
Signature

CHEO - Title

TAREHE - Date

5/9/83

10

JAMHURI YA MUUNGANO WA TANZANIA  
THE UNITED REPUBLIC OF TANZANIA

**STAKABADHI YA SERIKALI**  
**EXCHEQUER RECEIPT**

49210819

1

TFN. 614 (Rev. 8.94)

20708311

NIMEPOKEA KWA  
Received from

PAIMEK T. GITHENZI  
fifty three thousand

KIASI  
Amount

Shs.				Cts.
			53000	

JUMLA YA SHILINGI (Kwa maneno)  
The sum of Shillings (Words)

NA SENTI  
And Cents

KWA MALIPO YA  
In respect of

for put 233 1811C D chq

KWA FEDHA TASLIMU/HUNDI

NAMBA By Cash/Cheque No.

KITUO - Station

SAHIHI YA MPOKEAJI - Receiving Officer's  
Signature

CHEO - Title

TAREHE - Date

6/9/83

10

JAMHURI YA MUUNGANO WA TANZANIA  
THE UNITED REPUBLIC OF TANZANIA

**STAKABADHI YA SERIKALI**  
**EXCHEQUER RECEIPT**

49210613

1

TFN. 614 (Rev. 8.94)

20708311

NIMEPOKEA KWA  
Received from

PAIMEK T. GITHENZI  
Twenty six

KIASI  
Amount

Shs.				Cts.
			12876	

JUMLA YA SHILINGI (Kwa maneno)  
The sum of Shillings (Words)

NA SENTI  
And Cents

KWA MALIPO YA  
In respect of

Reg. put 233 1811C D chq

KWA FEDHA TASLIMU/HUNDI

NAMBA By Cash/Cheque No.

KITUO - Station

SAHIHI YA MPOKEAJI - Receiving Officer's  
Signature

CHEO - Title

TAREHE - Date

5/9/83

10

# HALMASHAURI YA MANISPAA YA KINONDONI



OFISI YA SERIKALI YA MTA  
MTAA WA CHANGANYIKENI  
KATA YA KAW  
S.L.P,75373  
DAR ES SALAAM.

## HATI YA KUUZA SHAMBA/KIWANJA/NYUMBA

Mimi... AKKO G.M (MALEYEK) .....mzaliwa wa Changanyikeni  
nimemuuzia/tumemuuzia ndugu... PATRICK TUM KIHEDILE .....shamba/  
nyumba letu lililoko/iliyopo eneo la... CHANGANYIKENI ..... Lenye ukubwa wa mita za mraba  
linapakana/inapakana na: upande wa kaskazini kuna... MARALALA .....mashariki  
..... KUTI ..... upande wa kusini  
kuna... FELIX MLAKI (BARABARA) .....magharibi... JOSEPH .....makubaliano ya bei ya  
shamba/nyumba ni kiasi cha shilingi... MILION SABA .....tu  
(..... 7,000,000/- .....)  
Na malipo yote/sehemu ya malipo shilingi... 7,000,000/- .....zimelipwa kiasi kilichobaki  
cha shilingi... — .....zitalipwa  
tarehe... 08/09/2010 .....  
Jina la muuzaji... AKKO G.M (MALEYEK) .....saini... [Signature]  
Tarehe... 08/09/2010 .....  
Jina la shahidi wa muuzaji... ANNA WILLIAM AKKO .....saini... [Signature]  
Jina la mnunuzi... PATRICK TUM KIHEDILE .....saini... [Signature]  
Jina la shahidi wa mnunuzi... FELIX MLAKI .....saini... [Signature]  
Jina la mjumbe wa Serikali ya Mtaa... MALIQ ABBAS .....saini... [Signature]  
Jina la M/kiti/Mtendaji wa Serikali ya Mtaa... ABDULL H. KHANIS  
Saini... [Signature] .....

Muhuri wa M/kiti/Mtendaji wa Serikali ya Mtaa

