

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

(Under Section 29)

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 171587

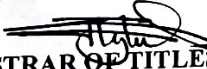


LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 28 Mar, 2018

DISMAS PETER ALBERT  
P.O Box 54600  
DAR ES SALAAM  
Sir/Gentlemen/Madam,

RE: TITLE NO: 171587 LAND OFFICE NO: 694272  
PLOT NO. 175 BLOCK J AT ZEGERENI

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: 351088 refers

TITLE No. 171587  
R: DATED 2/03/17  
A: 10:00  
Ass. Registrar of Titles



Land Form No. 22

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 1325/= Paid  
On Original Receipt Shs: 14090224  
of: 2/1/17  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 100/= Paid  
14090224  
2/1/17  
Stamp Duty Officer

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

REGISTERED



CERTIFICATE OF OCCUPANCY

(Under Section 29)

Registrar of Titles  
Title No: 171587  
L.O.No.694272  
KTC/LD/PT/13354

The 31<sup>st</sup> day of January Two thousand and Eighteen

THIS IS TO CERTIFY that **DISMAS PETER ALBERT** of P.O. Box 54600, **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 Schedule hereto (hereinafter called "the Land") for a term **Sixty six** years from the first day of **October, Two thousand and sixteen** 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, 2017, shall thereafter pay rent of shillings **fourteen thousand two hundred forty five (14,245/=)** 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.

- (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 **Kibaha Town Council** 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.

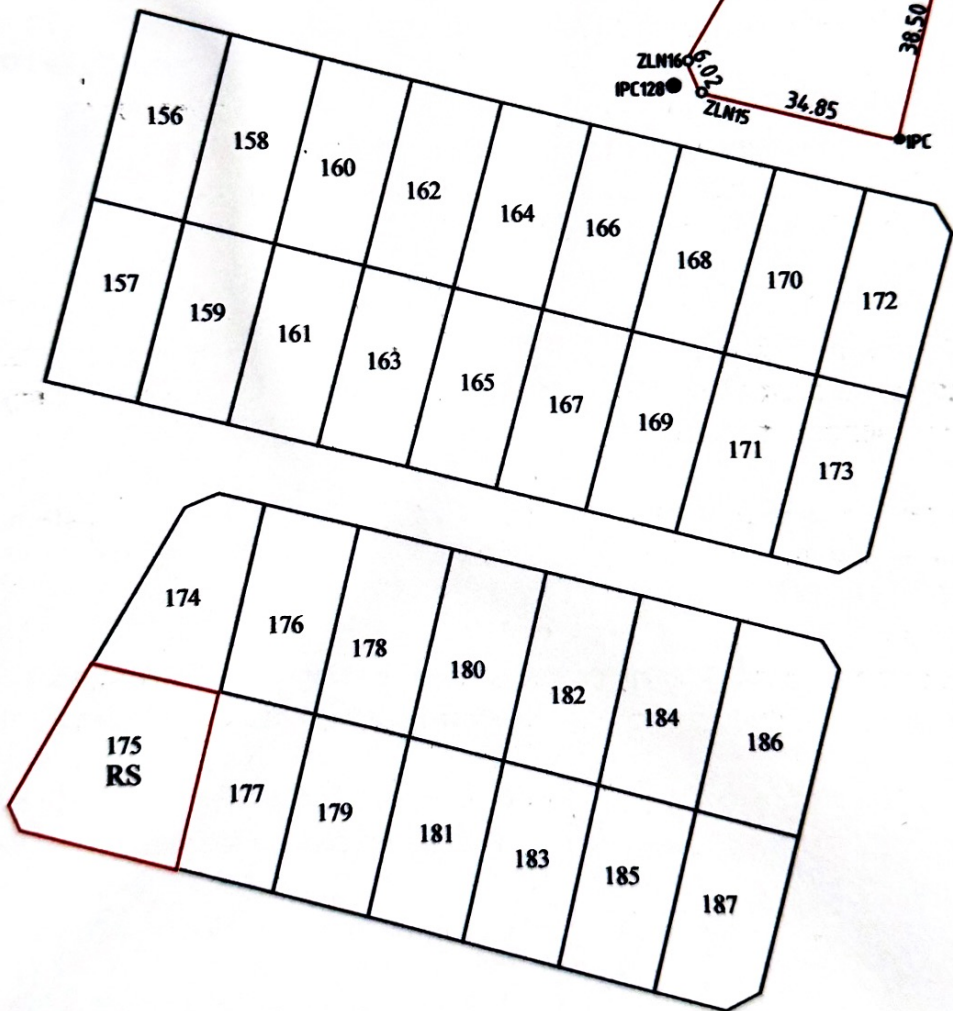
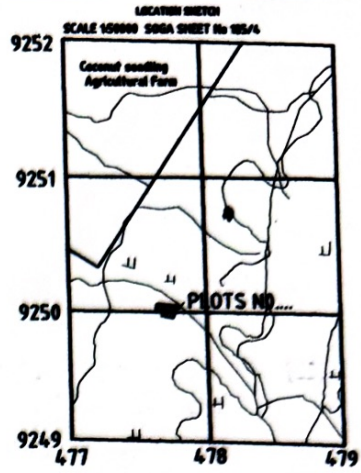
3. **USER:** The land shall be used **Residential** purposes only, Use Group 'A' Use classes (a) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval 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 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.

# KIBAHA TOWNSHIP

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**LOCATION:** ZEGERENI  
**BLOCK:** 'J'  
**PLOT NO:** 175  
**L.O NO:** 694272  
**AREA:** 1,295 SQM



**This plan prepared in accordance with Registered Plan No 83322 is approved for the purposes of Land Registration Ordinance.**

**Director of Surveys and Mapping** ..... *[Signature]*

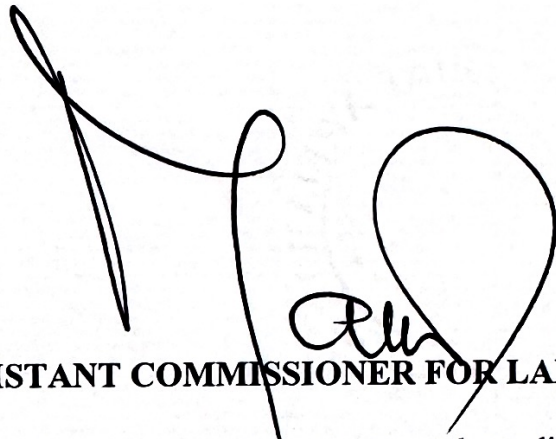
**Date** 26/05/2017 **Ministry of Lands, Housing and Human Settlements Development, Dar es Salaam**

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

**SCHEDULE**

ALL that land known as Plot No.175 Block 'J' situated at Zegereni in Kibaha Township containing one thousand two hundred ninety five (1,295) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered 83322 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

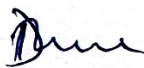
Given under my hand and my official seal the day and year first above written



**ASSISTANT COMMISSIONER FOR LANDS**

I, **DISMAS PETER ALBERT** the within named hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said )  
**DISMAS PETER ALBERT** who is known to )  
me personally/identified to me )  
by..... )



the latter being known to me personally in )  
my presence this...26...day of ...01.....2017) )

Witness's )  
Signature:..... )

Postal Address:..... )  
190 ARUSHA )

Qualification:..... )  
ADVOCATE )

