


TITLE No: 107221
 REGISTERED ON: 09.06.2023
 AT: 1:00 P M



Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 200/= Paid
 Receipt No: 923153181834953
 of: 02.06.2023

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 72,020/= Paid
 On Original Receipt Shs: 923153181834953
 of: 02.06.2023

Stamp Duty Officer

Title No: 107221
 L.O. No. 683348. L.B. MV
 L.D. No. MSG/7967.

The 9th day of June Two Thousand and Twenty Three.

THIS IS TO CERTIFY that SOPHIA ABDI NKYA as a guardian of RAVI KIRANI VEMULA (Minor) of P.O. Box 20, Misungwi (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 years from the first day of July, 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 there under and to any enactment in substitution there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2023, shall hereafter pay rent of shillings Seven Hundred Twenty Three Thousand, Two Hundred (722,200/=) 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.

- (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 **Misungwi District 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.

3. Building to be complete with The Occupier shall further:-

- (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
- (ii) make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose;
- (iii) provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
- (iv) fence the land with good quality fencing, car-parking space shall be provided as required by the Authority. Loading and unloading facilities shall be provided with boundaries of land
- (v) in thirty six (36) months from the date of the commencement of the Right.

4. **USER: The land and the building erected thereon shall be used for Service Industry purposes only. Use Group "M" use classes (a) and (b) as defined in the Urban Planning (Use Groups and Classes) Regulations, 2018.**

5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.

6. 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.

7. The President may revoke the right for good cause or in public interest.

8. **Special condition; Plant, maintain, protect and preserve not less than at least ten trees on the land within thirty six months from the day of commencement of Right. The occupier may plant fruit or wood trees depending on the climatic conditions of such land or as it can be directed by planning authority and shall ensure such trees are kept, maintained or replaced throughout the term of such Right of occupancy**

MISUNGWI DISTRICT



INSET SHOWING DETAILS OF THE PLOT

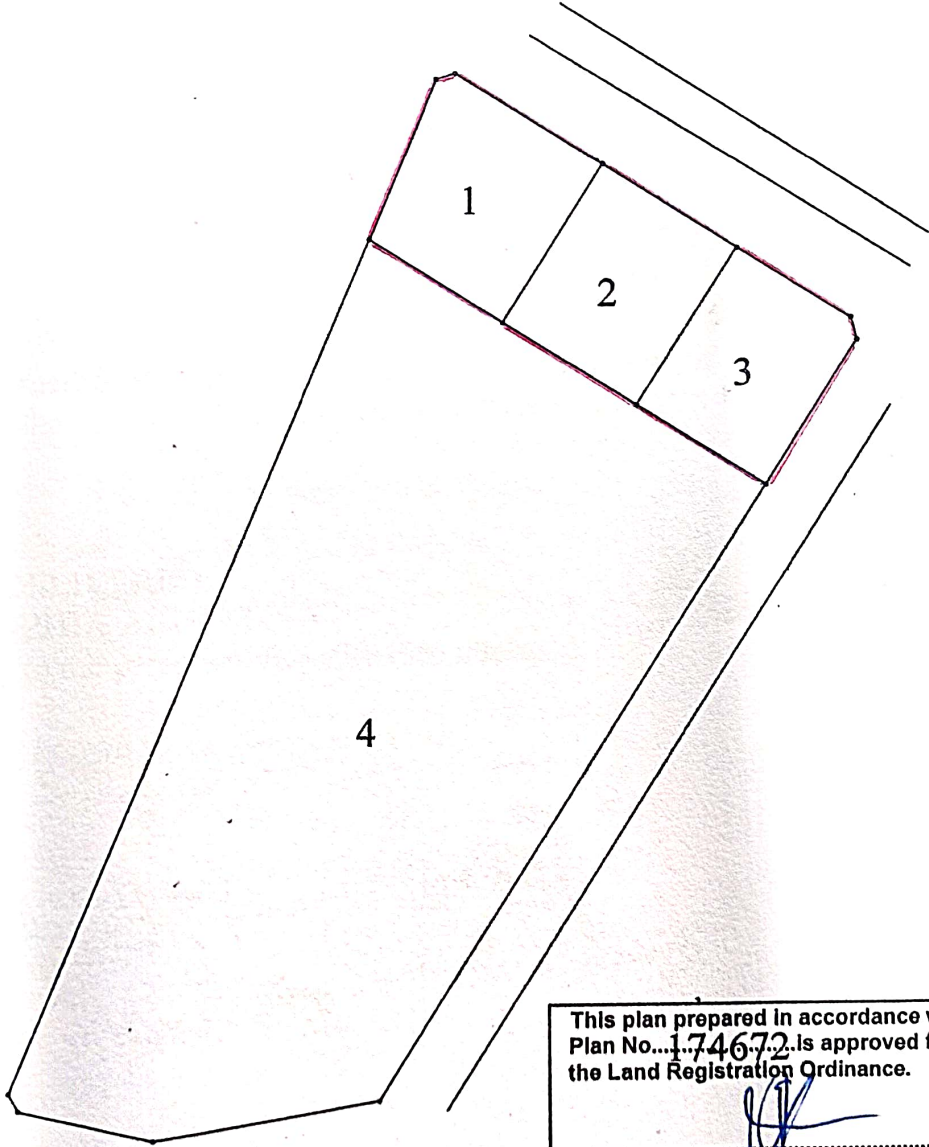
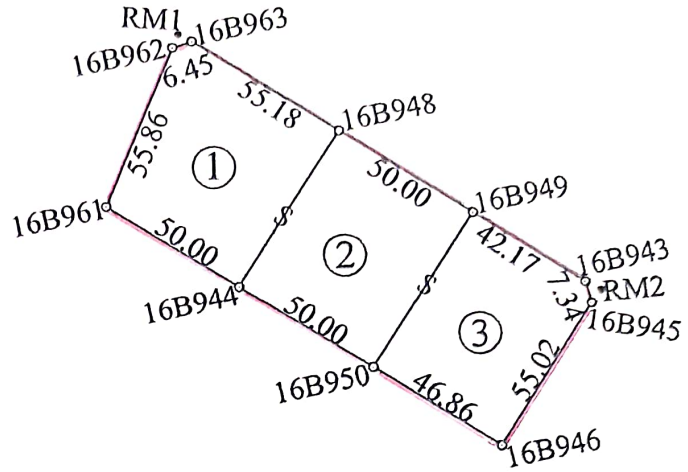
LOCATION: BUJINGWA

BLOCK NO: D

PLOT NO: 1-3

L.O.NO: 683348

AREA: 9,141 SQ.M



This plan prepared in accordance with Registered Plan No...174672...is approved for the purpose of the Land Registration Ordinance.

For Director of Surveys and Mapping.

Date 31/06/2023

Ministry of Lands 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. 1-3 Block 'D' situated at Bujingwa in Misungwi District containing Nine Thousand, One Hundred Forty One (9,141) Square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 174672 deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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

[Handwritten Signature]

ASSISTANT COMMISSIONER FOR LANDS

I, the within named SOPHIA ABDI NKYA as a guardian of RAVI KIRANI VEMULA (Minor) accept the terms and conditions contained in the foregoing Certificate of Right of Occupancy.

SIGNED and DELIVERED)
By the said SOPHIA ABDI NKYA)
Who is known to me personally/identified to me by)

[Handwritten Signature]

The later being known to me personally in my)
Presence this ..5th..... day ofJUNE... 2023)

Witness's.....CHIKENGERE G. WANDORE.....)
Signature;.....*[Handwritten Signature]*.....)
Postal Address;.....P. O. Box 1744 Mwanza.....)
Qualification;.....ADVOCATE.....)

