

Land Form 23 A.

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date of Issue:

Title Number: 176984

Land Office Number: 919293

Land: PLOT NO. 3 BLOCK 'B' AT PUKAYOSI IN BAGAHOYU URBAN AREA

Term: NINETY NINE (99) YEARS

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

Telegrams: LANDS  
Telephone: 2191241-0

LAND REGISTRY,

LE No. 176984  
Date: 10-7-2018  
01:00PM  
REGISTRY  
TANGANYIKA  
Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 72525/= Paid  
On Original Receipt Shs: 99002067952  
of: 17-05-2018  
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: 100/= Paid  
Receipt No: 99002067952  
of: 17-05-2018  
Stamp Duty Officer

Title No: 176984  
L.O. No 919293  
Ref. No. BAG/LD/4

The

28<sup>th</sup>

day of June Two thousand and Eighteen.

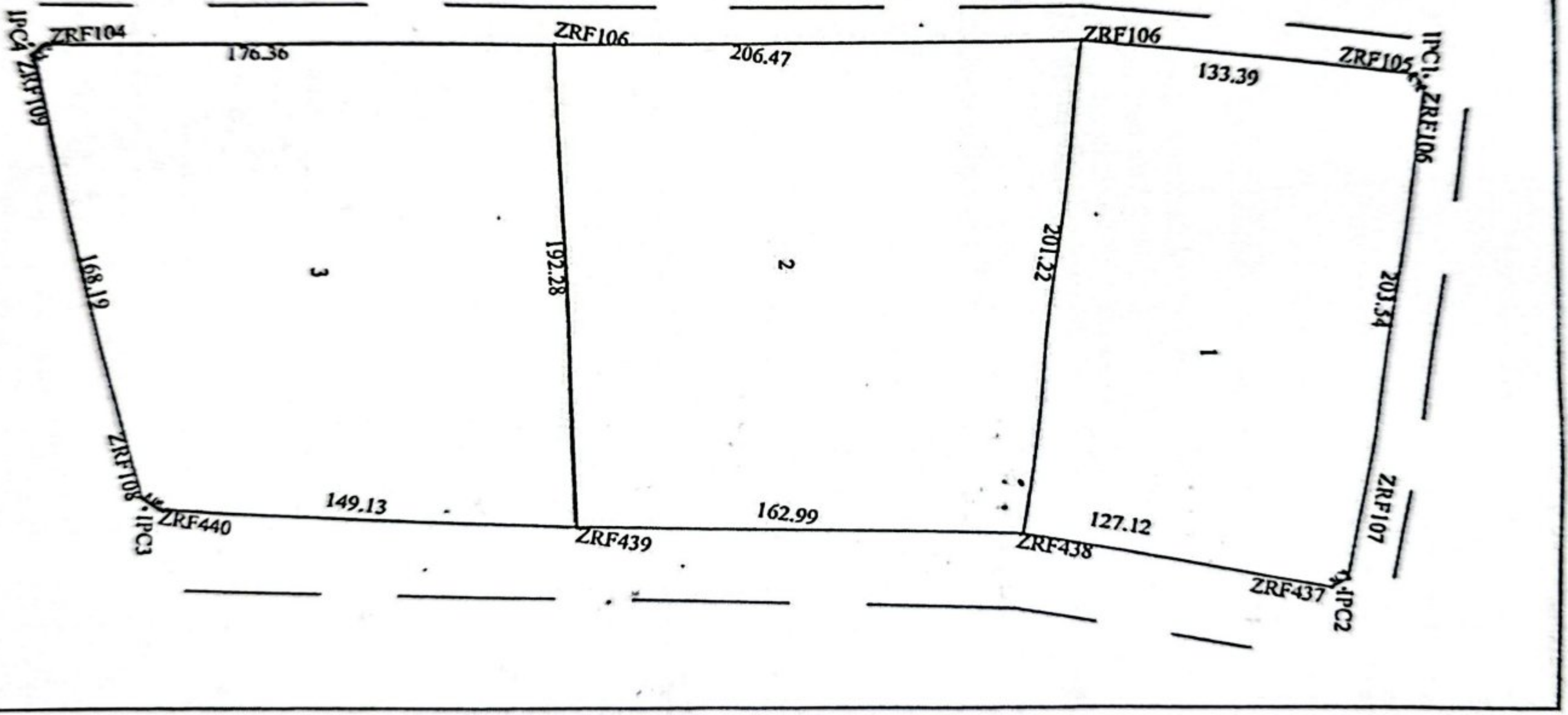
THIS IS TO CERTIFY that DANIEL TIMOTHY MATIKU of P.O. Box 33984 DAR ES SALAAM (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called the Right) in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of ninety nine (99) years from the first day of April, two thousand and eighteen 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, 2018 shall thereafter pay rent of shillings one million four hundred and seven hundred (1450700/=) 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 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 shall be used for Light industry purposes only, Use Group 'M' Use Classes (a) (b) & (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 premier, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause or in public interest.

BAGANIOYO URBAN AREA

Location: Pakayran  
 Area: 30224 sqm  
 Lot No: 919293  
 Plan No: 3



Issue of this plan implies no guarantee  
 in respect of title by the Government

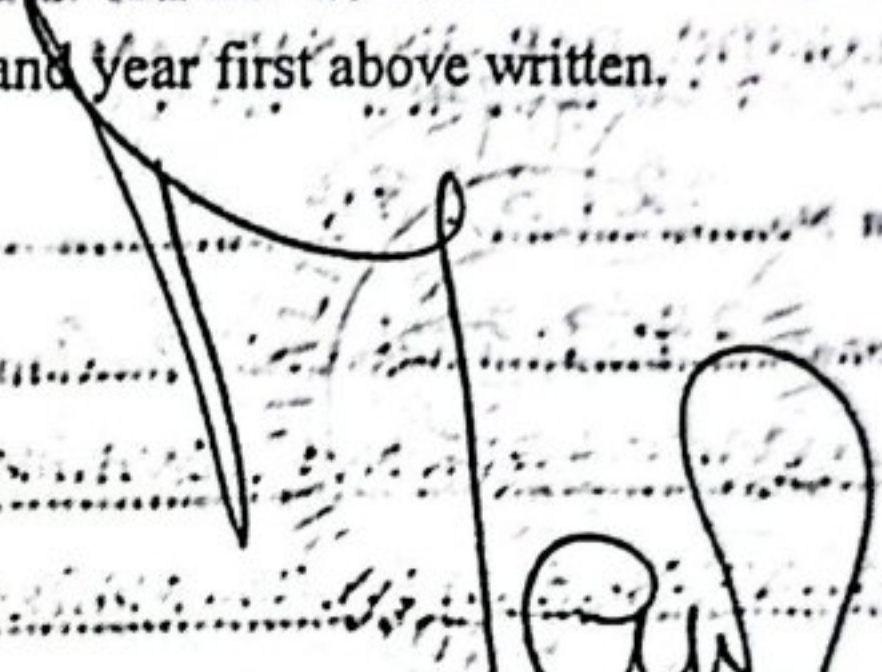
This plan prepared in accordance with Registered plan No. 95143  
 is approved for purposes of the Land Reg. Ordinance  
 Director of Surveys and Mapping, 21/05/2018  
 Ministry of Lands, Housing and Human Settlement Development Dar es Salaam.

Mwaka 2018 - 2019  
Mwaka 2019 - 2020  
Mwaka 2020 - 2021

**SCHEDULE**

All that land known as Plot No 3 Block 'N' situated at Fukayosi in Bagamoyo Urban Area containing thirty thousand two hundred and twenty four (30224) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 95143 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.



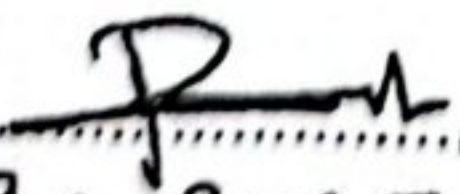
ASSISTANT COMMISSIONER FOR LANDS

I, the within named DANIEL TIMOTHY MATIKU hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said DANIEL TIMOTHY MATIKU who is known to me personally /identified to me by

DT Matiku

the latter being known to me personally in my presence this 18<sup>th</sup> day of May 2018.

Witness's;  
Signature:   
Postal Address: P.O. Box 70672  
DAR-ES-SALAAM  
Qualification: ADVOCATE



LAND REGISTRY DAR-ES-SALAAM  
S. 67.

Filed Document No. 208308.

Date of Registration 23.06.2020, time 11:18 AM

To DEBORA DANIEL MATIKU of P.O. BOX 33984,  
DAR ES SALAAM as legal Personal Representative  
of DANIEL TIMOTHY MATIKU (Deceased).

*[Signature]*  
Asst. Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM  
CHANGE OF OWNERSHIP S. 68

Filed Document No. 213984

Date of Registration 24.9.2021 1.00 P.M.

To REBECCA DANIEL MATIKU HENRIHA  
DANIEL MATIKU, MARTHA DANIEL MATIKU  
HELGA DANIEL MATIKU, PRUDENCE  
DANIEL MATIKU, BRENDA DANIEL MATIKU  
and MAIZUHURA DANIEL MATIKU of  
P.O. BOX 33984 DSM. of 1/7 to each

*[Signature]*  
Registrar of Titles



*[Handwritten notes and signatures]*  
P.O. BOX 33984  
DAR ES SALAAM  
TANZANIA