

TITLE No. **61432-1B4LR**
 REGISTERED ON: **25-07-2023**
 AT: **09:00 P.M.**

LAND REGISTRY
 TANGANYIKA

Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: **100/=** Paid
 Receipt No: **9 0317186 254354**
 of: **26-06-2023**

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: **28,766/=** Paid
 On Original Receipt Shs: **9 0317186 254354**
 of: **26-06-2023**

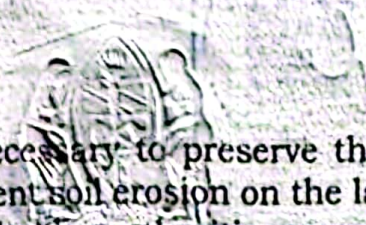
Stamp Duty Officer

Title No: **61432-1B4LR**
 L.O. No: **1371559**
 L.D. No: **CH/4239**

The **21st** day of **JULY** Two Thousand and **Twenty Three**.

THIS IS TO CERTIFY that **FAHAD NASSOR ABDALLAH** of P.O Box 96, **CHUNYA**, **MOBILE NO. +255 679 811 712** (hereinafter called "the Occupier") is entitled to a 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 April Two Thousand Twenty Three** 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 therefore or amendment thereof and to the following special conditions:-

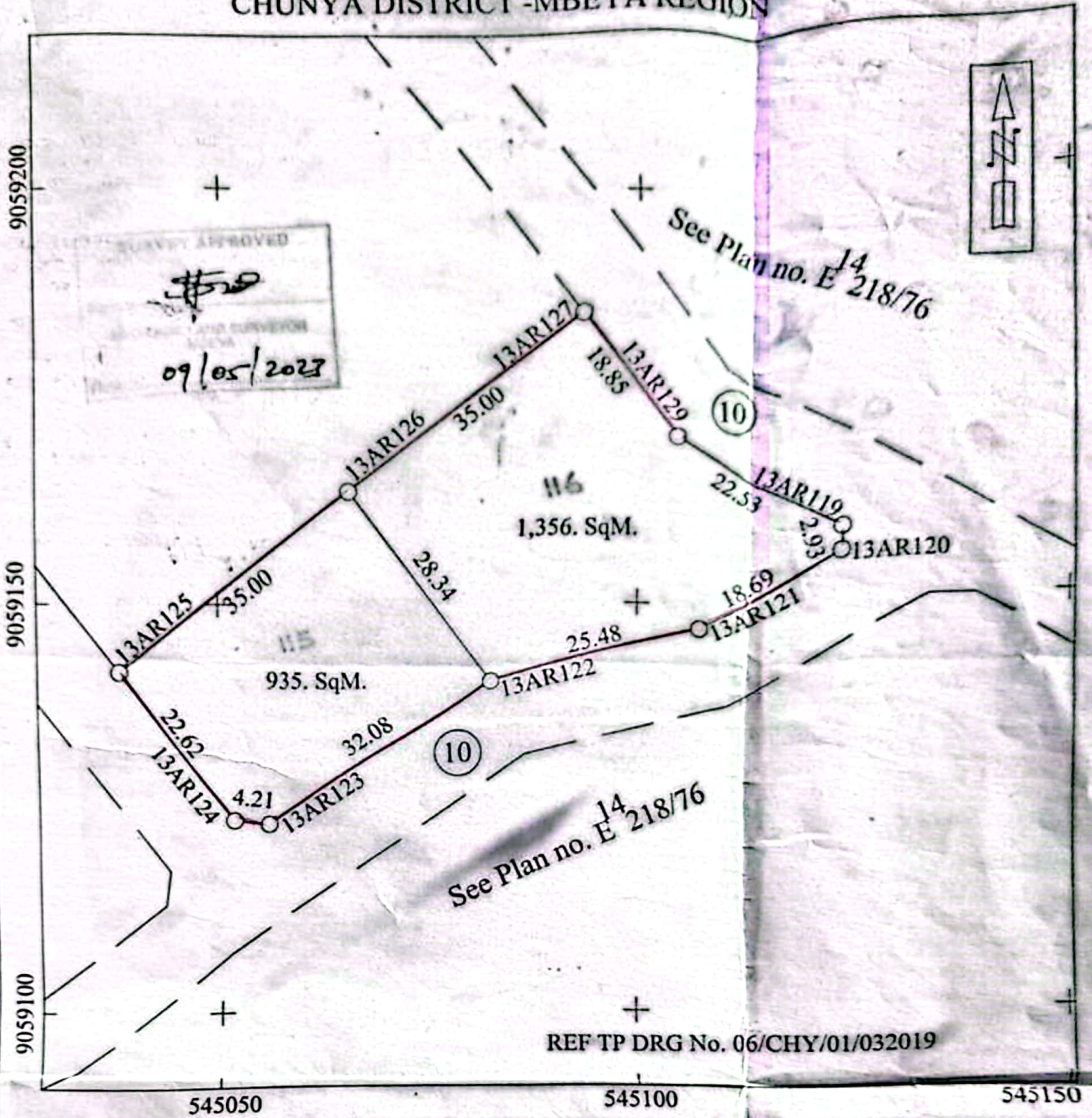
1. The Occupier having paid rent up to the thirtieth day of June **2023** shall thereafter pay rent of shillings **One hundred fourty four thousand three hundred thirty three (144,333/=)** only a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the 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 Occupiers expenses as assessed by the Director responsible for Surveys and mapping;

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- (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 ("herein after 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 **Chunya District 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.

The Occupier shall further;

- (a) Make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluence to the satisfaction of the Authority.
 - (b) 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.
 - (c) 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.
 - (d) Fence the land with a good quality fencing. Car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.
 - (e) Plant not less than five trees
3. **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for **Light industry Purposes only**. Use Group 'N' Use Class (a) as defined in the Urban planning (Use Group and Use Classes) Regulations, 2018.
 4. The Occupiers shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.
 5. The Occupiers 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 or in public interest.

SURVEY OF PLOT No. 115-116 BLOCK "G" AT KIBAONNI AREA
CHUNYA DISTRICT - MBEYA REGION



SCALE 1:500

<p>COMP No. <u>E¹⁴ 218^H</u> M.P No. <u>244/11/1</u> S.T.D SHEET. <u>244/11</u> ACTION C.C. PLAN No. <u>E¹⁴ 218/122</u></p>	<p>AMENDMENTS MADE BY: 1. <u>Prof. LIWANTALA [Signature]</u> <u>08/05/2023</u> 2. 3. PHOTOSTAT COPIES SENT TO: 1. 2. 3.</p>	<p>Plan drawn by ; ALEXANDER SAULY I hereby certify that the survey represented by this plan was done in accordance to the survey regulations. DATE. <u>05 May 2023</u> <u>[Signature]</u> ABDALLAH MENGA LAND SURVEYOR CHUNYA DISTRICT REGISTRED PLAN No. <u>17541</u></p>
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