

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date Issue:

Title Number: 26949 P/M

Land Office Number: 1366029

Land: PLOT NO 69 BLOCK 'A' AT USIGA MWISHO IN KIBAHIA TOWNSHIP

Term: NINETY NINE (99) YEARS

GP-TANZANIA

TITLE No: 26944 P0N
REGISTERED ON: 20/9/24
A: 1:30
Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
Stamp Duty 43362 Paid
On Original Receipt No. 924145251681784
of: 24/5/24
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 100 Paid
Receipt No: 924145251681784
of: 24/5/24
Stamp Duty Officer

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: 26944 P0N
L.O.No.1366029
KTC/LD/PT/24502

The

18th

day of

September

Two thousand and Twenty four.

THIS IS TO CERTIFY that FAUSTINA GWARUDA MALLEYCK of P.O. Box 30494 KIBAHA (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 **Ninety Nine** years from the first day of **April, Two thousand and Twenty Four** 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, 2024, shall thereafter pay rent of shillings **Four Hundred Thirty Four Thousand Six Hundred Sixteen (434,616/=)** 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 same shall be used for **Service Industry** purposes only. Use **Groups(s)'M' Use class(es) (a) and (e)** as defined in the Urban Planning (Use Groups and Use Classes) Regulations 2018.
 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.

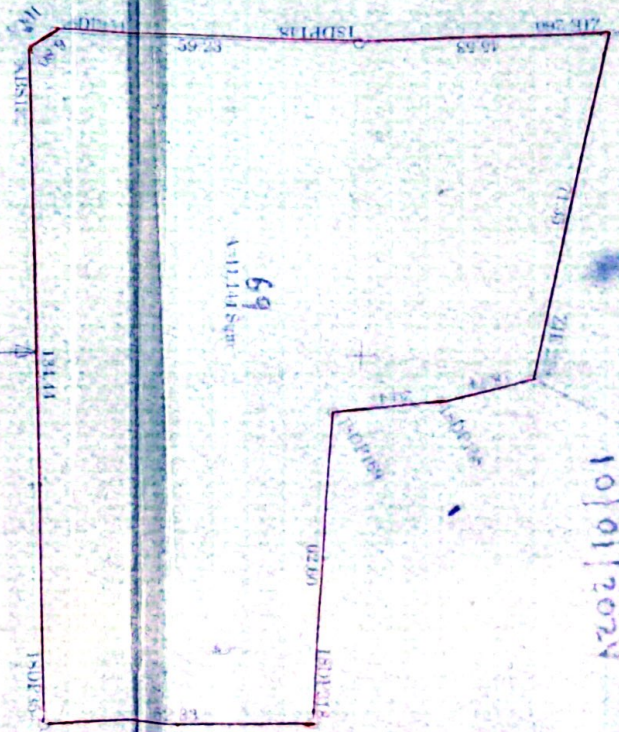
OF PLOTS NO. ... BLOCK ... AT VISUVA ...
 KIBAHA TOWNSHIP COAST REGION



SEE PLAN NO. E/359/1253

Handwritten: N. 10/01/2024

Handwritten: 69
 A 10,141 Sqm



PILOT
 TYPE P 11/TM 328
 REF TO TP PROJ N. 3/28-2003

COMPS. NO. E/359/1253
 PLAN NO. E/359/1253
 PLAN NO. E/359/1253

E/359/1253

- Amendment made by
- (i) ...
 - (ii) ...
 - (iii) ...
 - (iv) ...
 - (v) ...
 - (vi) ...
 - (vii) ...
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 - (xxviii) ...
 - (xxix) ...
 - (xxx) ...

Plan drawn by MTR, F.S. & Co.
 I hereby certify that the Survey & Plan shown in this
 plan was carried out in accordance with the Land Survey
 & Registration Act, 1963.

Signature: ...
 Dated: 04.12.2023

OLD F. S. & Co.
 LICENSED SURVEYORS
 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SCHEDULE

ALL that land known as Plot No.69 Block 'A' situated at Visiga Mwisho in Kibaha Township containing Eleven thousand one hundred forty four (11,144) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered 189291 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, **FAUSTINA GWARUDA MALLEYCK** the within named hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
FAUSTINA GWARUDA MALLEYCK)
who is)
known to me personally/identified to me)
by.....)

Malleyck

the latter being known to me personally in my)
presence this 02 day of 08 2024))

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

Postal Address:.....)

Qualification:.....)

Id
6 79490
DAR
WABU

