

Land Form 23A

TANZANIA

**THE LAND ACT 1999**  
**(NO.4 of 1999)**  
**CERTIFICATE OF OCCUPANCY**  
*(Under Section 29)*

Date of Issue:

Title Number: 84063

Land Office Number: 389912

Land: PLOT NO 131 KISARAWA II AREA IN TEBESKE MUNICIPALITY

Term: NINETY NINE YEARS.

TITLE No. 24063  
REGISTERED 2-1-2009  
AT 1:30 PM



*[Signature]*  
Senior Asst. Registrar of Titles

TANZANIA STAMP DUTY ACT  
Stamp Duty Shs. 100/= Paid  
Receipt No. 28011793  
24-10-2008  
*[Signature]*  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
NO. 4 OF 1999

TANZANIA STAMP DUTY ACT  
Stamp Duty Shs. 115,000/= Paid  
On Original Receipt No. 28011793  
24-10-2008  
*[Signature]*  
Stamp Duty Officer

CERTIFICATE OF OCCUPANCY  
(Under Section 29)

Title No. 84063  
L.O.NO 389912  
L.D.NO 372513

The 18<sup>th</sup> Day of January, Two Thousand and Nine

THIS IS TO CERTIFY that ELISHA SAMWEL NZIKO of P. O. Box 61851, DAR ES SALAAM (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 January 2009, 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 to the following special conditions:-

1. The Occupier having paid up to thirtieth day of June 2010, shall thereafter pay rent of Shillings Three million one hundred twenty five thousand seven hundred Only (3,125,700/=) a year advance on the first day of June in every year of the term without any deduction PROVIDED that the rent may be revised by the Ministry for the time being responsible for Lands.

The Occupier shall:-

2. Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to re-establish at any time at the occupier' expenses as assessed by the Director responsible for Surveys and Mapping.

(i) 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 to achieve such objective.

(ii) Building to be in permanent materials

(iii) Submit building plans to the Temeke Municipality Council within six months from the date of the commencement of the Right

(iv) Begin construction within six months after approval of plans

(v) Complete the building within thirty six months from the date of the commencement of the right

3. USER: The land and building to be erected thereon shall be used for 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 date hereof without the prior approval of the Commissioner.

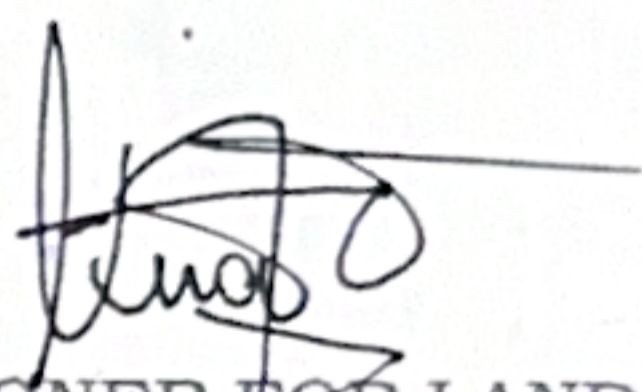
5. The occupier shall deliver to the Commissioner for Lands notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premium, taxes and dues prescribed in connection with the disposition.

6. The President may revoke the Right of Occupier for good cause or in public interest

SCHEDULE

All that land know as Plot No. 131 situated at Kisarawe II area in Temeke Municipality containing Two thousand one hundred eight nine(2189) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey Plan Numbered 56184 deposited at the office of the Direction for Survey and mapping at Dar es Salaam.

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


  
COMMISSIONER FOR LANDS

I, the within named ELISHA SAMWEL NZIKO, hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said  
ELISHA SAMWEL NZIKO who is known to me personally/

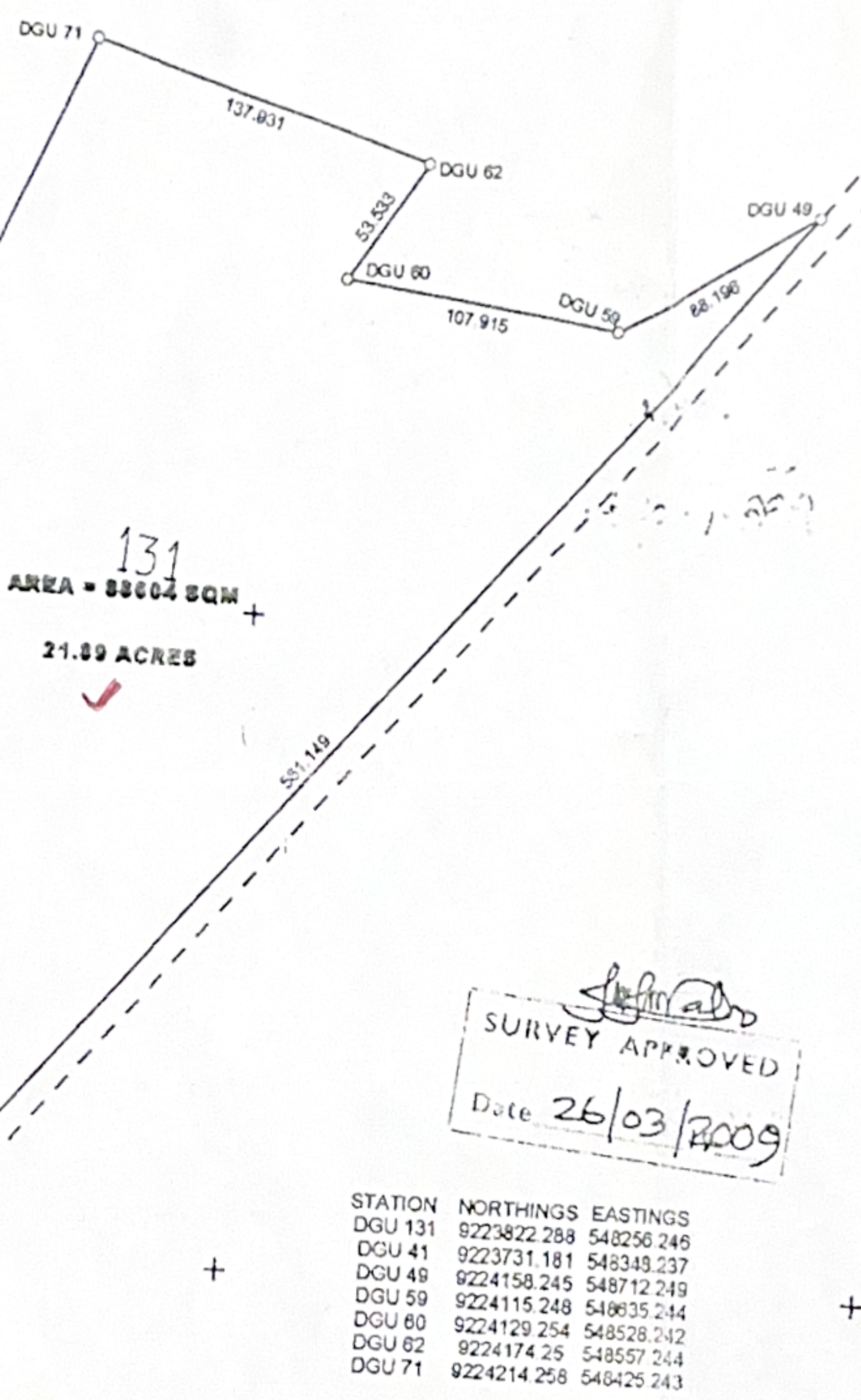
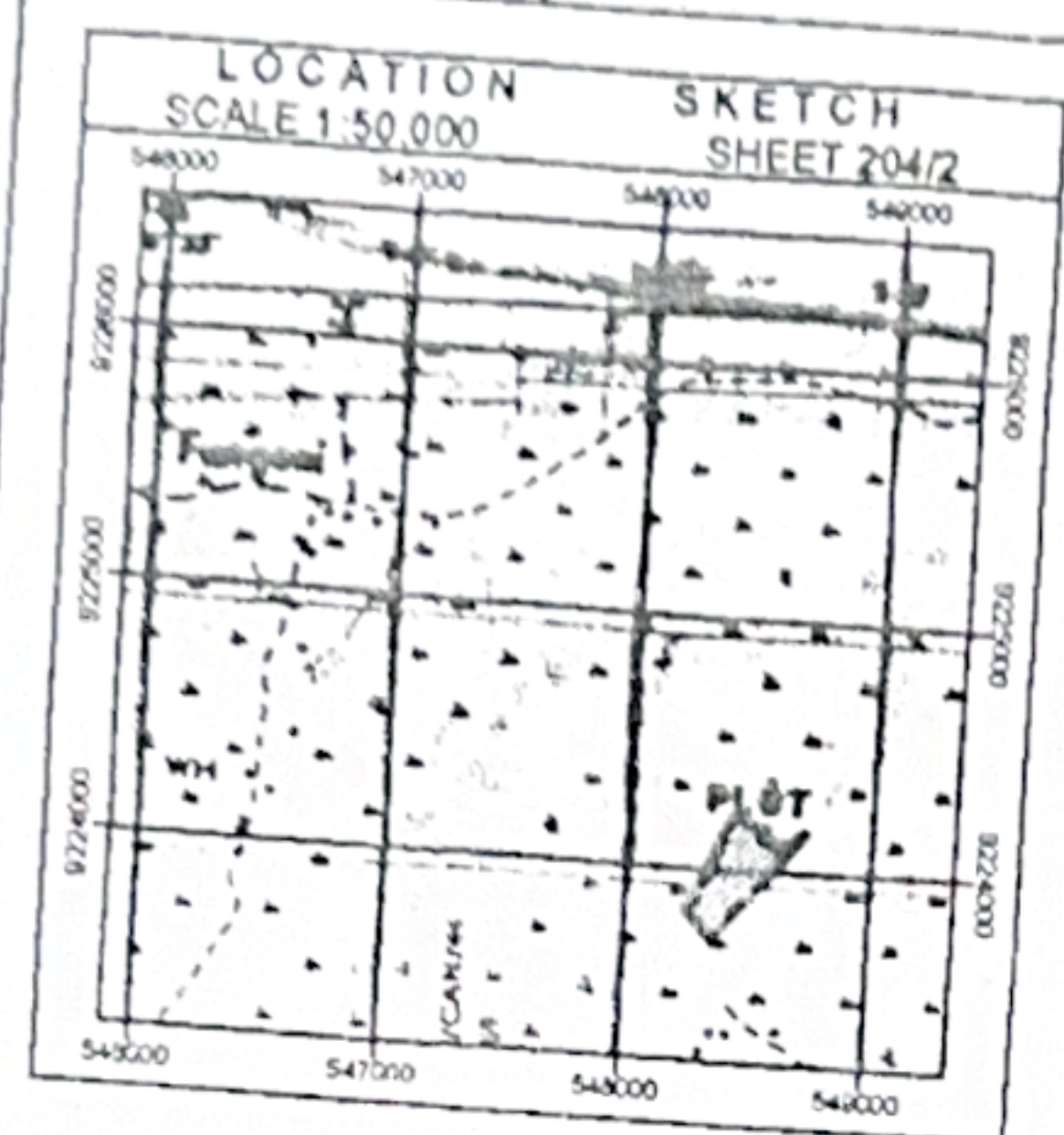
Identified to me by..... )  
The latter being known to me personally in my presence )  
This <sup>4th</sup>..... Day of <sup>December</sup>..... 2008 )

x Eanzako

Witness   
Signature:.....  
Postal Address: P.O. Box 16180  
Dar es Salaam.  
Qualification: Advocate



SURVEY OF PLOT No. 131 BLOCK - AT KISARAWA II  
 TEMEKE MUNICIPALITY - DAR ES SALAAM CITY



*[Signature]*  
 SURVEY APPROVED  
 Date 26/03/2009

STATION	NORTHINGS	EASTINGS
DGU 131	9223822.288	548256.246
DGU 41	9223731.181	548349.237
DGU 49	9224158.245	548712.249
DGU 59	9224115.248	548635.244
DGU 60	9224129.254	548528.242
DGU 62	9224174.25	548557.244
DGU 71	9224214.258	548425.243

ps No. E' 332E  
 No. 1861w/20  
 Sheet 204/2  
 c.c. ....

No. E' 332/82

SCALE 1:2500  
 Amendment made by:-  
 1. E. James (plot no) 25-3-09  
 2. ....  
 3. ....  
 Photostat copies sent to:-  
 1. ....  
 2. ....  
 3. ....

Plan drawn by Emmanuel John  
 I hereby certify that the Survey represented by this plan was carried out in accordance with the Survey regulations  
 Date 09-3-2009  
*[Signature]*  
 Licensed Surveyor  
 Royal Plan No 56184