

TITLE No. 38232

REGISTERED ON  
30-11-2012  
at 1:00 P.m



Asst. Registrar of Titles

Stamp Duty Shs. 1,000/- Paid  
and Revenue Receipt No. 47259283  
of 8-10-2012 Issued  
Land Form No. 22  
Asst. Registrar of Titles

Stamp Duty Shs. 7,750/- Paid  
Original Revenue Receipt No.  
47259283 of 8-10-2012  
Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY  
(Under Section 29)

Title No. 38232  
L.O.No.313075  
ARD/13346

The 30<sup>th</sup> day of November, Two Thousand and Twelve

THIS IS TO CERTIFY that **GEORGE LAWRENCE MBOYA** of P.O. Box 13633, ARUSHA (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 **Thirty Three** years from the first day of **October, Two Thousand Twelve** 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. (i) The Occupier having paid rent up to the thirtieth day of June, 2012 shall thereafter pay rent of **Two Hundred sixty Thousand Two Hundred and Fifty (Tshs. 260,250/=)** 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 land.
2. (ii) 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) Erect on land 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 **Arusha Municipal Council** (hereinafter called "**the Authority**")
  - (iv) Submit to the Authority building plans within Six months from the date of commencement of the **Right**
  - (v) Begin building construction within six months after the approval of the building plans by the Authority.
  - (vi) Complete the building construction within Thirty Six months from the date of commencement of the **Right**.
3. **USER:** The land shall be used for **Commercial purposes only**. Use Group '**L**' use class (a) and Use Group '**D**' use class (a) 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 premia, taxes and dues prescribed in connection with that disposition.
  6. The President may revoke the right for good cause and in public interest.

**SCHEDULE**

**ALL** that land known as Plot No. 209 situated at Moshono Area in Arusha City containing **One thousand seven hundred thirty five (1735) square metres** shown for identification only edged red on the plan attached to this Certificate and defined on the **Registered Survey Plan Numbered 70093** 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.

*[Signature]*  
**COMMISSIONER FOR LANDS.**

I, the within named **GEORGE LAWRENCE MBOYA** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

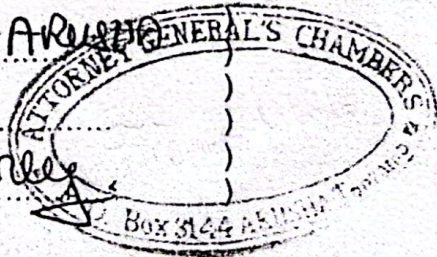
**SIGNED and DELIVERED** by the said )  
**GEORGE LAWRENCE MBOYA** who is known )  
to me personally/identified to me by )

the latter being known to me personally in my )  
presence this                    day of )  
**2012.** )

Witness's: *[Signature]* )  
Signature..... )

Postal Address: **3144 - ARUSHA** )

Qualification: **State Attorney** )



# ARUSHA CITY



INSET SHOWING DETAILS OF PLOT

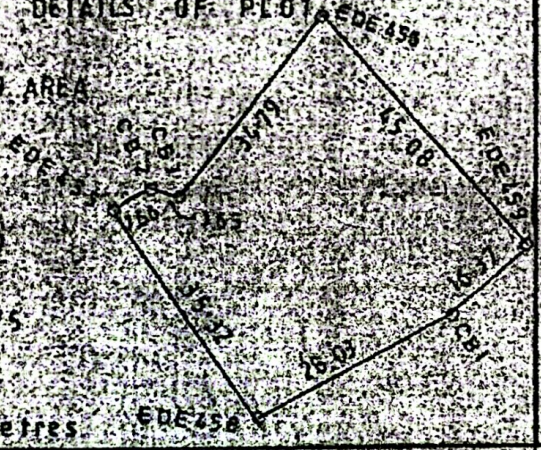
LOCALLY MASHONO AREA

Block

Plot No 209

L.O. No 313075

Area 1755 square metres



This plan prepared in accordance with Registered plan No 70093 is approve for the purpose of the Land Registration Ordinance Director of Surveys and Mapping  
 Date 23/11/2012 Ministry of Lands Housing Human Settlement and Development  
 Dar Es Salaam

The issue of this plan implies no guarantee or admission of title by the Government

LAND REGISTRY, MOSHI

MORTGAGE

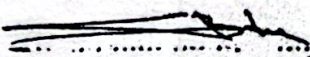
Filed Document No. 35817

Date of registration 13.6.2013 time 1:00 P.M.

To CRDB BANK PLC OF

P.O BOX 268 D-SALAMU

↳ Secure Unspecified amount

  
Asst. Registrar of Titles