

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

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote
Ref. No. LR/T 14153



LAND REGISTRY,
P.O. Box 1191,
Dar es Salaam.
Date: 06 Mar, 2025

FARID AHMED BAZAR
P.O. Box P.O. BOX 70419
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 14153 LAND OFFICE NO: 1508510
PLOT NO. 75 & 76 BLOCK A AT NGUVUMALI LOW DENSITY

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above
please:

Asst. Registrar
REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your L.D File No: TCC/59693 refers

Date Issue:

Title Number: 14153 TNG

Land Office Number: 1508510

Land: PLOT. NO. 75 & 76 BLOCK "A" NGUVUMALI AREA IN TANGA CITY

Term: NINETY NINE (99) YEARS

TITLE No. 14153 TNG
REGISTERED ON: 06-07-2025
AT: 1:00 PM
Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 224,707/- Paid
On Original Receipt Shs: 9242527822803
of: 21-09-2024
Stamp Duty Officer

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 100/- Paid
Receipt No: 9242527822803
of: 21-09-2024
Stamp Duty Officer

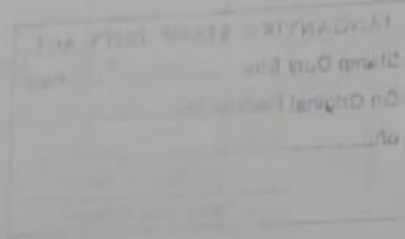
THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. 14153 TNG
L.O. No. 1508510
L.D. No. TCC/59693

The 12th day of February Two Thousand and Twenty-Four

THIS IS TO CERTIFY that FARID AHMED BAZAR of P.O. Box 70419 DAR ES SALAAM, PHONE NO. 0688569911 (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 **July, 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 there under and to any enactment in substitution there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2025 shall thereafter pay rent of shillings **Four Million Four Hundred Ninety Four Nineteen Thousand Four Hundred Twenty (4,494,420/=)** 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) Plant, maintain, protect and preserve or conserve not less than five trees on the land within thirty-six months from the day of commencement of the Right. The occupier may plant fruit or wood trees depending on the climatic conditions of such land or as it can be directed by planning authority and shall ensure such trees are kept, maintained or replaced throughout the term of such Right of occupancy.
 - (iv) 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 **TANGA CITY COUNCIL** (hereinafter called "**the Authority**")
 - (v) Submit to the Authority building plans within Six months from the date of commencement of the **Right**
 - (vi) Begin building construction within six months after the approval of the building plans by the Authority.
 - (vii) Complete the building construction within Thirty-Six months from the date of commencement of the **Right**.
3. **USER:** The land shall be used for **Godown Purposes Only, Use Group 'L'** as defined in 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 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. 75 & 76 Block "A" situated at Nguvumali Low Density Area in Tanga City Council containing Twenty One Thousand Four Hundred Two (21,402) Square Metre shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered ~~145634~~ 195814 deposited at the Office of the Director for Surveys and Mapping at Dodoma. BM/SCO

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

[Signature]
ASSISTANT COMMISSIONER FOR LANDS

I, FARID AHMED BAZAR the within named hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said
FARID AHMED BAZAR
who is known to me personally/identified to me by;
.....
the latter being known to me personally in my
presence this 27 day of September 2024.

[Signature]

Witness's
Name: SEBASTIAN DANDA
Signature: *[Signature]*
Postal Address: 178 TANGA
Qualification: STATE ATTORNEY



