


TITLE No: **53909-MBYLR**
 REGISTERED ON: **29.4.2021**
 AT: **18:49 P M**

 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: **100/=** Paid
 On Original Receipt Shs: **920287013245618**
 of: **13-10-2020**
 Stamp Duty Officer
 Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: **3088/=** Paid
 Receipt No: **920287013245618**
 of: **13-10-2020**
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. **53909-MBYLR**
 L.O. No. **783748**
 L.D. No. **CH/4134**

The **21st** day of **April** Two thousand and **twenty one**
 THIS IS TO CERTIFY that **TEDDY JULIUS CHAMI** of **P. O. BOX 33, CHUNYA - MBEYA MOBILE: +255 787 391 044** 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 **Sixty six years** from the first day of **October, Two thousand and twenty** 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, **2021**, shall hereafter pay rent of shillings **Twenty One Thousand Two Hundred Fifty (21,250/=)** 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.

TANGANYIKA STAMP DUTY ACT
Stamp Duty Paid
On Original Receipt
of
Stamp Duty Officer

REGISTERED ON
M
Stamp Duty Officer of this

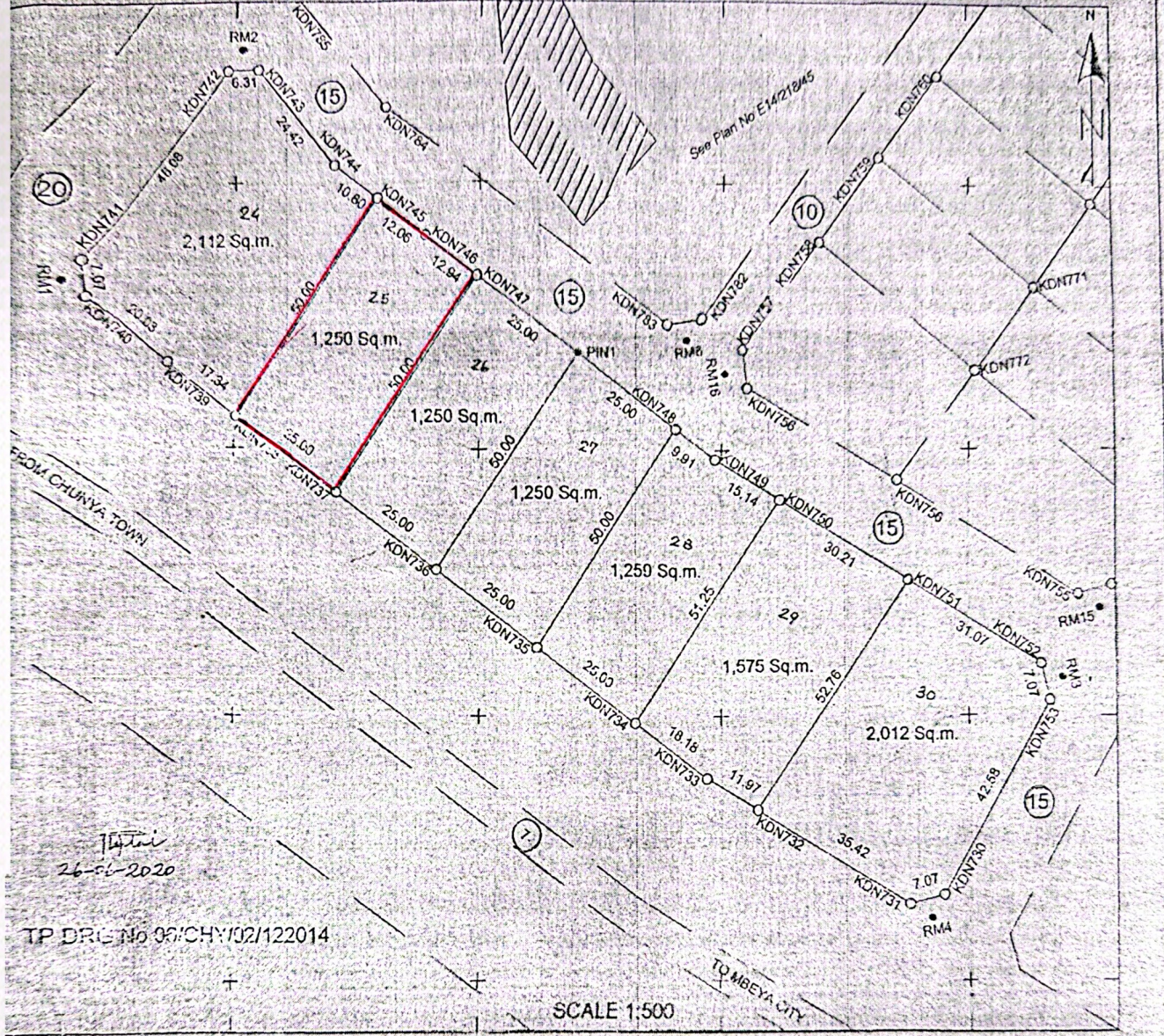
TANGANYIKA STAMP DUTY ACT
Stamp Duty Paid
Stamp No. 13 10 2020

Stamp No. 13 10 2020

- (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) Buildings to be in permanent materials
 - (iv) Building plans to be submitted to the **Chunya District Council** within six months from the date of commencement of the Right.
 - (v) Construction of buildings to start within six months from the Approval of building plans.
 - (vi) Building to be completed within thirty six months from the date commencement of the Right.
 - (viii) Not erect or commence to erect on the land buildings, bulk storage tanks and installations of any kind whatsoever except in accordance with building plans and specifications which shall have been first approved by the Authority.
3. **USER:** The land and the buildings to be erected thereon shall be used for **Residential Building (other than dwelling houses)** Purpose Only Use Groups 'B' use classes (a) and (d) 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 the payment of all premier, taxes and due prescribed in connection with that disposition.
6. The President may revoke the right for good cause and in public interest.

LO No 783748

SURVEY OF PLOTS No 23... BLOCK... MBUGANI (PART OF),
CHUNYA URBAN AREA - MBEYA REGION



548650 548900 548950 549000

Plan drawn by DAVID KULWA WILSON
thereby certify that the survey represented by this plan was
carried out in accordance with the survey regulations.
Date 26/6/2020

BENNY B MPOZI
SURVEYOR IN CHARGE
MBEYA

REGISTERED PLAN No 113981

TP DRL No 06/CHY/102/122014

SCALE 1:500

FROM CHUNYA TOWN

TO MBEYA CITY

26-6-2020

244/11/11

244/11/11

E¹⁴ 218/51

AMMENDMENTS MADE BY:

1. (Name of Plot no.) 23/06/2020
- 2.
- 3.

PHOTOSTAT COPIES SENT TO:

- 1.
- 2.
- 3.

Plan drawn by DAVID KULWA WILSON
thereby certify that the survey represented by this plan was
carried out in accordance with the survey regulations.
Date 26/6/2020

BENNY B MPOZI
SURVEYOR IN CHARGE
MBEYA

REGISTERED PLAN No 113981

SCHEDULE

All that land known as Plot No. **25** Block **'D'** Situated at **Mbugani Area** in **Chunya District** containing **One Thousand Two Hundred Fifty (1250) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **113981** deposited at the Office of the Director for Surveys and mapping at Dar es Salaam.

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

ASSISTANT COMMISSIONER FOR LANDS

I, the within named **TEDDY JULIUS CHAMI** here by accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
TEDDY JULIUS CHAMI who is) *T. Chami*
Known to me personally/identified to me)
by:-----)
the later being known to me personally)
in my presence this ^{16th} day of ^{OCTOBER} 2020)

Witness's:

Name: RICHARD A.M. BARUTI
Signature: [Signature]
Postal Address: P.O. Box 68-CHUNYA
Qualification: ADVOCATE

