

## THE UNITED REPUBLIC OF TANZANIA

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

## CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No.....

L.O. No.....

L.D. MK/105

The

day of

Two thousand and seven.

THIS IS TO CERTIFY that **THE REGISTERED TRUSTEES OF MALAIKA ORPHANAGE FOUNDATION** of P.O. Box 20929, **DAR ES SALAAM** (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** years from the first day of April, **Two thousand and seven** 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 there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, **2007**, shall hereafter pay rent of shillings **five hundred forty seven thousand six hundred** (Tshs.**547,600/=**) 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 Occupiers 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 shall be in permanent materials.
  - (iv) Building plans to be submitted to the **Mkuranga District Council** within six months from the commencement of the Right.

- (v) Building construction to begin within six months after approval of the plans.
- (vi) Building to be completed within thirty six months from the date of the commencement of the Right.

3. **USER:** The land shall be used for **Residential Buildings (Other than Dwelling Houses)** purposes only. Use Group 'B' use class (f) 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.

#### S C H E D U L E'

ALL that Land known as Plot No.1010 - 1011 Block 'B' situated at **Mkuranga Urban Area** containing **one hundred and nine thousand five hundred twenty (109520) square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **44978** 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.

**COMMISSIONER FOR LANDS**

The within named **THE REGISTERED TRUSTEES OF MALAIKA ORPHANAGE FOUNDATION** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said  
**THE REGISTERED TRUSTEES OF MALAIKA**  
**ORPHANAGE FOUNDATION** and **DELIVERED**  
in presence of this 11 day of JUNE 2007.

Signature: ..... N. Manyi .....

Postal Address: ..... P.O. Box 20929 .....

..... DAR-ES-SALAAM .....

Qualification: ..... TRUSTEE .....

Signature: ..... Attwemlungu .....

Postal Address: ..... P.O. Box 20929 .....

..... DAR-ES-SALAAM .....

Qualification: ..... TRUSTEE .....