

TITLE No. 100045  
 RECEIVED 09-03-2022  
 AT 01:00 P  
 Senior Area Registrar of Lands

Land Form No. 22  
 TANGANYIKA STAMP DUTY  
 Stamp Duty Shs. 500/=  
 Receipt No. 922031097184  
 of 31-01-2022  
 TANGANYIKA STAMP DUTY A  
 Stamp Duty Shs. 14,090/=  
 On Original No. 922031097184  
 of 31-01-2022

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY  
 (Under section 29)

Title No. 100045  
 L.O.No.681880  
 LD/MG/9817

The 08<sup>th</sup> day of March Two Thousand and Twenty Two

THIS IS TO CERTIFY that MIDLIGHT MATHAYO MINJA of P.O.Box 7593, Mwanza (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 January, Two Thousand and Twenty Two according to the intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made hereunder and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2022 shall thereafter pay rent of Shillings One hundred thousand four hundred and fifty nine hundred eight only (Tshs. 145,908/=) 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 term of the Right. Missing beacons will have to be re-established 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. Build on the land building (hereinafter called "the building") in permanent materials designed for use in accordance with the conditions for the right and which conform to the building line (if any) decided by the Magu District Council (hereinafter called "the authority").
- iv. Buildings plan to be submitted to the Magu District Council within six months from the commencement of the Right.
- v. Building Construction to begin within six months after the approval of the plans.
- vi. Building to be completed within Thirty-six months from the commencement of the Right.

68869  
21/01/18  
USER: The land and the buildings erected thereon shall be maintained and the same shall be used for Dwelling Houses Use Group "A" and Residential building (other than Dwelling Houses) use Group "B" use classes (d) as defined in Urban Planning Act (use groups and use classes) Regulation, 2018.

4. The Occupier shall not assign the right within three years of the date hereof within three of the date hereof without the prior approval of commissioner.
5. The Occupier shall deliver to the commissioner notification of in prescribed form before or at the disposition is carried out together with the payment of all premier, taxes and dues prescribed in connection with that disposition.
6. The president may revoke the right for good cause or in public interest.

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

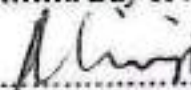
**APPLICATION FOR CHANGE /VARIATION OF CONDITIONS  
(Under section 35)**

**C.T No. 10045 LR Mwanza  
L.O. No.681880  
Plot No.219&220 Block "A" Bukerebe  
(Kisesa Trading Centre) in Magu District**

**I, MIDLIGHT MATHAYO MINJA** of P.O.Box 7593, Mwanza HEREBY APPLY for change of the condition of the right of occupancy registered under the above reference.

1. THAT, the land use condition in the title certificated be varied from Dwelling houses Use Group "A" and Residential building (other than dwelling houses) Use Group "B" use classes (d) to **Service Industry Purpose Only**. Use Group "M" use class (d) as defined in Urban Planning Act (use groups and use classes) Regulation, 2018 as authorized by the letter with reference number LD/LZ/CU/07/45 dated of 22<sup>nd</sup> Desember 2022.
2. THAT, the words and figures "Shillings one hundred forty five thousand nine hundred eight only (145,908/=)" appearing in condition one (1) in the first page of the Certificate of Occupancy be deleted and replaced by the following words and figures "Shillings two hundred seventy four thousand four hundred forty six only (274,446/=)".

Dated this 18 ..... Day of 1 ..... 2023

  
.....  
**APPLICANT'S SIGNATURE**

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

**APPROVAL OF CHANGE/VARIATION  
OF CONDITIONS  
(Under section 35(4))**

C.T No. 10045 LR Mwanza  
L.O. No.681880  
Plot No.219&220 Block "A" Bukerebe  
(Kisesa Trading Centre) in Magu District

I, **ELIA ANATORY KAMIHANDA** Assistant Commissioner for Lands of P.O.Box 668, Mwanza HEREBY APPROVE to the following change/variation of the conditions of the right of occupancy registered under the above reference.

1. THAT, the following words "Residential Dwelling houses Use Group "A" and Residential building (other than dwelling houses) Use Group "B" use classes (d) appearing in the condition number three (3) of the Certificate of Occupancy be deleted and replaced by the following words "Service Industry Purpose Only. Use Group "M" use class (d) as defined in Urban Planning Act (use groups and use classes) Regulation, 2018.
2. THAT, the words and figures "Shillings one hundred forty five thousand nine hundred eight only (145,908/=)" appearing in condition one (1) in the first page of the Certificate of Occupancy be deleted and replaced by the following words and figures "Shillings two hundred seventy four thousand four hundred forty six only (274,446/=)".

SIGNED and DELIVERED by the said  
**ELIA ANATORY KAMIHANDA** who is known to me personally  
in my presence this 23<sup>rd</sup> Day of January 2023

Name NURU KARIM MAWALA  
Signature [Signature]  
Postal Address P. O. Box 668 Mwanza  
Qualification LAND OFFICER



Variation Fee Tshs. 50,000/=	ERV 923018153974226	Dated 18.01.2023
Stamp Duty Fee Tshs. 2,000/=	ERV 923018153974226	Dated 18.01.2023
Registration Fee Tshs. 80,000/=	ERV 923018153974226	Dated 18.01.2023

FILED 18-01-2023  
 24-1-2023  
 REC'D  
 9:10 A  
 Senior Clerk

62863

TANZANIA STAMP DUTY UNIT  
 Stamp Duty Paid  
 1000/-  
 18-01-2023  
 Stamp Duty Officer

TANZANIA  
 STAMP DUTY UNIT  
 ORIGINAL FILED  
 18-01-2023  
 18-01-2023  
 Dist. Registrar

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

APPROVAL OF CHANGE/VARIATION  
OF CONDITIONS

(Under section 35(4))

C.T No. 10045 LR Mwanza

L.O. No.681880

Plot No.219&220 Block "A" Bukerebe  
(Kisesa Trading Centre) in Magu District

I, **ELIA ANATORY KAMIHANDA** Assistant Commissioner for Lands of P.O.Box 668, Mwanza HEREBY APPROVE to the following change/variation of the conditions of the right of occupancy registered under the above reference.

1. THAT, the following words "Residential Dwelling houses Use Group "A" and Residential building (other than dwelling houses) Use Group "B" use classes (d) appearing in the condition number three (3) of the Certificate of Occupancy be deleted and replaced by the following words "Service Industry Purpose Only. Use Group "M" use class (d) as defined in Urban Planning Act (use groups and use classes) Regulation, 2018.
2. THAT, the words and figures "Shillings one hundred forty five thousand nine hundred eight only (145,908/=)" appearing in condition one (1) in the first page of the Certificate of Occupancy be deleted and replaced by the following words and figures "Shillings two hundred seventy four thousand four hundred forty six only (274,446/=)".

SIGNED and DELIVERED by the said

**ELIA ANATORY KAMIHANDA** who is known to me personally  
in my presence this 23<sup>rd</sup> Day of January 2023

Name ..... **NURU KARIM MIAHWA** .....  
Signature ..... **Bukerebe** .....  
Postal Address ..... **P. O. BOX 668 Mwanza** .....  
Qualification ..... **LAND OFFICER** .....

Variation Fee Tshs.50,000/= ERV 923018153974226 Dated 18.01.2023  
Stamp Duty Fee Tshs. 2,000/= ERV 923018153974226 Dated 18.01.2023  
Registration Fee Tshs. 80,000/= ERV 923018153974226 Dated 18.01.2023

FILE NO. 04-1-2009  
 REGISTERED 9:00 A  
 68863  
 Senior Registrar

TAMILNADU STAMP DUTY DEPT  
 Stamp Duty No. 1000/c  
 9A 201815394482 C  
 18-01-2009  
 Stamp Duty Officer

TAMILNADU  
 STAMP DUTY DEPT  
 1000/c  
 9A 201815394482 C  
 18-01-2009  
 Senior Registrar