

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

Telegram: "ARDHI"
Telephone: 2322185
Fax:
In reply please quote:



LAND REGISTRY,
P. O. Box 1062,
DODOMA.

Ref. No. LRT/22459-DLR *28th Sept.* 2012

TO: PHINEAS HOSEA CHIBAGO
P.O. Box 15
DODOMA

TITLE No. 22459-DLR LAND OFFICE No. 356017
PLOT No. 36 Block 7C HAZINA
Dodoma Municipality

I have the honor to enclose herewith duplicate of the certificate of Title Numbered as above please.

[Signature]
PRINC. ASST REGISTRAR OF TITLES

Date of Issue:

Title Number: 22459-DLR

Land Office Number: 356017

Land: PLOT NO. 36 BLOCK 'X' HAZINA DODOMA MUNICIPALITY

Term: THIRTY THREE (33) YEARS

STAKABADHI YA SERIKALI

47235767

EXCHEQUER RECEIPT

NIMPOKEA KWA

Received from

Phinehas Hosea Chibago

Shs	67,260	Cts
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JUMLA YA SHILINGI (Kwa majarida)

The sum of Shillings (Words)

Sixty seven thousand two hundred

Sixty Tshs

And Cents

KWA MALIPO YA

In respect of

21 Rent Plot 36 Block C Hazara

KWA FEDHA TASLIMU/HUNDI

NAMBA By Cash/Cheque No

SAMHI YA MPOKEAJI- Receiving Officer's

Signature

Phinehas

Acc

16/9/2013

Station

10/2013

Dom

20/9/2013

TANGANYIKA

STAMP DUTY PAID THE UNITED REPUBLIC OF TANZANIA

ORIGINAL Shs. 20/-

Receipt No. 932966 of 16-9-2013

Asst. Registrar of Titles

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 26th day of September two thousand and Twelve

TITLE No. 22459-DUR

THIS IS TO CERTIFY that PHINEHAS HOSEA CHIBAGO of P.O. Box 15, DODOMA (hereinafter called "the Occupier") is entitled to a 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 first day of **July**, One thousand nine hundred and **eighty six** according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 1987, shall thereafter pay rent of shilling two hundred seventy five (Tshs 275/=) only a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 1997, 2007, and 2017, or within three years thereafter in each case.

2. The Occupier shall:-

- (i) Erect on the land buildings (hereinafter called "the 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 Capital Development Authority, Dodoma (hereinafter called "the Authority")
- (ii) By the thirty first day of December 1986, submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the buildings condition in sub - paragraph (i) above which said plans and specifications shall be submitted in triplicate;
- (iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub - paragraph (ii) above begin building on the land in accordance with such plans and specifications;
- (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirtieth day of June, 1989.
- (v) At all times during the term after the thirtieth day of June, 1989, have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");
- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provided;

- (vii) 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 expenses assessed by the Commissioner for Surveys and Mapping.

Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupier obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

- 3 (i) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner, PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary.

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or his employee, agents, contractors or members of the household shall be deemed dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i) any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

5. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:-

- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
- (ii) any amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right.
- (iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

6. **USER;**

Only one main building together with the usual and necessary outbuildings shall be built on the land and the same shall be used for **Residential** purposes, only Use Group "A" use class (a) as defined in the Town and Country Planning (use classes) Regulations, 1960 as amended in 1993.

7. The President may revoke the Right for good cause and in public interest.

HAZINA — DODOMA MUNICIPALITY



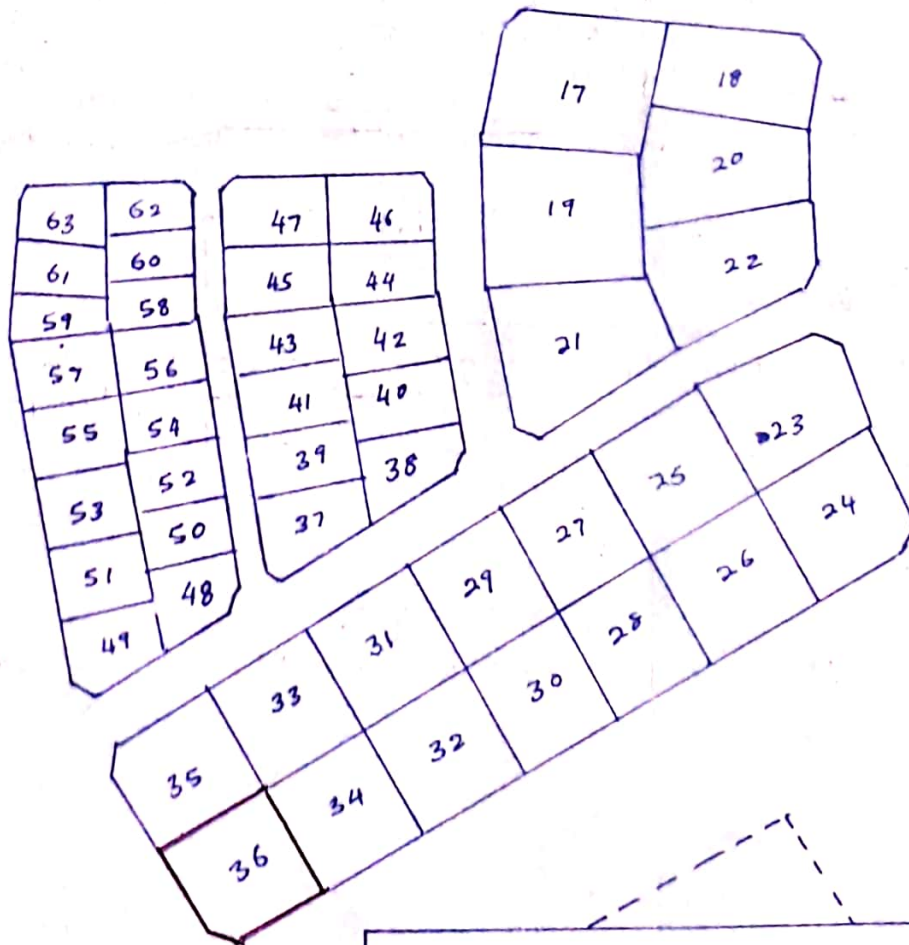
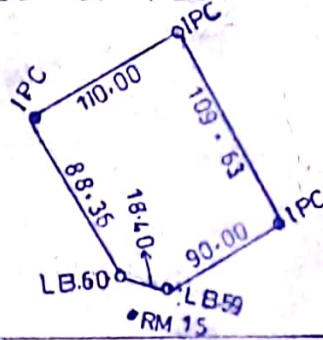
INSET SHOWING DETAILS OF PLOT LOCATION
LOCATION _____

BLOCK X

PLOT No. 36

L.O. No. 356017

AREA 12060 SQFT



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

This plan, prepared in accordance with Registered No. 15811 is approved for purposes of the Land Registration Ordinance
Director of Surveys and Mapping, *[Signature]* Date 9-7-2012
Ministry of Lands, Housing and Urban Development, Dar es Salaam

SCHEDULE

All that land known as Plot No 36 Block "X" situated at Hazina in Dodoma Municipality containing Twelve thousand and sixty (12060) square feet shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey plan numbered 15811 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.

[Handwritten Signature]
ASST. COMMISSIONER FOR LANDS



I, the within-named PHINEHAS HOSEA CHIBAGO here by accept the terms and conditions contained in the foregoing Certificate of occupancy

SIGNED and DELIVERED by the said PHINEHAS HOSEA CHIBAGO)
who is known to me personally/identified)
to me by)
the latter being known to me personally in my presence)
this ..20th.. day ofOV.6.2012..... 2012)

[Handwritten Signature: Phinehas Hosea Chibago]

Witness's

Name;.....STAHMILI C. GAMA

Signature *[Handwritten Signature]*

Postal Address (922), Dodoma

Qualifications..... Advocate



DODOMA LAND REGISTRY

MORTGAGE

Filed Document No. 10624-DL2
Date of Registration 12-07-2013 Time 10:00AM

To TIB DEVELOPMENT BANK LIMITED
P.O. Box 9373 DAR ES SALAAM.

To secure with 12000000/-

Asst. Registrar of Titles

LAND REGISTRY DODOMA
RENEWAL OF R10

Filed Document No. 30160 - DLR
Date of Registration 24-09-2021 Time 1:00 PM

THE RIGHT OF OCCUPANCY HAS BEEN RENEWED FOR THE TERM OF 99 YEARS STARTING FROM THE 1st DAY OF OCTOBER 2021. AND LAND RENT SHALL BE RSH 225/- Per annum



THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT 1999
(NO.4 OF 1999)

RENEWAL OF RIGHT OF OCCUPANCY
(Under Section 32)

C.T. NO. 22459-DLR
L.O.NO. 356017
L.D.N. 36 Block X
HAZINA,
Dodoma Municipality.

TO: PHINEHAS HOSEA CHIBAGO
P.O. Box 15, DODOMA.

I, **THADEI ALDO KABONGE** Assistant Commissioner for Lands- Dodoma Region of P.O. Box 1062, Dodoma **HEREBY CERTIFY** that the Right of Occupancy registered under the above reference and which has **EXPIRED** on 30th day of October, 2019 is **RENEWED** for ninety nine (99) years on the same terms and conditions from the 1st day of July, 2019 save for the following variation and or additional conditions:-.

1. **THAT**, The Right of Occupancy will be renewed for a term of ninety nine (99) years with effect from the 1st day of October, 2021
2. **THAT**, the Right of Occupancy shall now expire on the 30th day of October, 2120.
3. The Occupier having paid rent up to the thirtieth day of June, 1989; shall thereafter pay rent of shillings **Three Hundred and Eighty (Tshs.275/=)** 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
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
6. **USER:** The land and the buildings erected thereon to be used for **Commercial purposes only, Use Group "D" Use Class (m)** as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in **2018**.

Dated at Dodoma this 24th day of September 2021.


ASSISTANT COMMISSIONER FOR LANDS

Served upon me,
AMANI ALI

M. J. Phibago
Occupier (s)
Dated 24/9/2021

Copy: Registrar of Titles.

Renewal Fees Tshs.100,000/= ERV No. 991173665218 Dated 29/12/2020
Registration Fee Tshs.80,000/= ERV No. 991173665218 Dated 29/12/2020
Stamp duty fee Tshs.5000/= ERV No. 991173665218 Dated 29/12/2020

FILED DOCUMENT No. 30160-DUR
REGISTERED ON 24-9-2021
1:00 P
[Signature]
Registrar of Titles

STAMP DUTY ACT
Paid 1000F
ERV No. 991173665218
dt. 29-12-2020
[Signature]

STAMP DUTY ACT
Paid 1000F
ERV No. 991173665218
dt. 29-12-2020
[Signature]