

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 19.12.2008

Title Number: 22030 AIR Mwanza

Land Office Number: 301950.

Land: PLOT NO: 488 & 489 BLOCK KIRUMBA VALLEY - MWANZA CITY.

Term: THIRTY THREE YEARS.

GWA

GWA



TANZANIA REVENUE AUTHORITY

MAMLAKA YA MAPATO TANZANIA
P.O Box 1629; Dar es Salaam
Tel: 022-2119343, 022-2119591-4
Toll Free 0713800333, 0786 800 000

Control No.: P172057957

PROPERTY REF.NO: IMC01196257

NAME OF OWNER: JAMES F MARO

TAXPAYER ID: 201701201877

PHONE NUMBER: 0784622110

STREET NAME: NYAMANORO A/

Date: Wed, 07 Jun 2017

WARD: Nyamanoro

MTAA: Nyamanoro A

PLOT NO: 488

BLOCK: KV

HOUSE NO:



P172057957

PROPERTY RATE DEMAND NOTE 2016/2017

The Tanzania Revenue Authority acting under the Urban Authorities (Rating) Act, Cap. 289 and the Local Government Finance Act, Cap. 290, HEREBY notifies you that your property described above is liable to property rate as indicated in the Property Tax Roll for the financial year 2016/2017 amounting TShs. **25,000** which is the Principal Amount. This amount is now due for payment for the financial year ending on 30-Jun-2017.

TAKE NOTICE that in the event you fail to effect the payment as demanded herein, TRA shall automatically institute tax recovery measures against you at your own risks as to costs, interests for delays and other legal consequences as provided under tax laws.

Method of Payment

The payment of property rate in respect of this demand note must be made at any Commercial Bank via **SWIFT transfer** to Commissioner for Domestic Revenue Account No **9921134701** maintained at Bank of Tanzania or at any Commercial Banks approved by TRA to collect taxes via **TAXBANK** system in Mainland Tanzania.

Rateable value Tshs. **0** Tax Rate (%): **0** Principal Amount : **25,000**

Outstanding Amount: **0** Amount Payable Tshs. **25,000**

HATI YA MADAI YA KODI YA MAJENGO YA MWAKA 2016/2017

Mamlaka ya Mapato Tanzania ikizingatia Sheria ya Kodi ya Majengo ya Mamlaka ya Miji sura ya 289 na Sheria ya Fedha za Serikali za Mitaa, sura ya 290, **INAKUARIFU** kwamba Jengo lako tajwa hapo juu linadaiwa kodi iliyopo katika Orodha ya Kodi za Majengo ya mwaka 2016/2017 ambayo ni kiasi cha Tshs. **25,000** bila ya riba. Kiasi hiki kinapaswa kulipwa kabla ya tarehe 30-Jun-2017.

TAHADHARI, Endapo utashindwa kulipa **MALIPO** haya kama unavyotakiwa kwa mujibu wa Sheria, Mamlaka ya Mapato Tanzania itachukua hatua za kukusanya kodi hiyo kwa nguvu za sheria za kodi bila kutoa taarifa nyingine yoyote kwako na utawajibika kulipia gharama zozote za ziada zinazotokana na ukusanyaji huo wa nguvu za kisheria pamoja na riba.

Jinsi ya kulipa

Malipo ya kodi hii ni lazima yalipwe kupitia Benki yoyote ya biashara kwa njia ya **SWIFT** kwenda kwenye akaunti **9921134701** ya Kamishna wa Kodi za Ndani iliyopo Benki Kuu ya Tanzania au katika Benki yoyote ya biashara iliyoruhusiwa na TRA kukusanya kodi kwa mfumo wa **TAXBANK** Tanzania Bara.

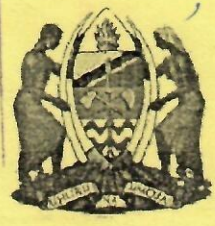
Thamani ya kutozwa kodi Shs. **0** tozo la kodi (%): **0** Kodi halisi (malipo ya mwaka) : **25,000**

Limbikizo la kodi za nyuma: **0** Inayotakiwa kulipwa Tshs. **25,000**

Ernest Dundee
 Regional Manager
 Mwanza



TITLE No. 22030
 REGISTERED ON 19.12.2008
 at 1.00 f m
John M Miray
 Asst. Registrar of Titles



Stamp Duty 100/-
 and Revenue Receipt No. 33237200
 of 3.10.2008 and Form No. 22
John M Miray
 Asst. Registrar of Titles

TANGANYIKA
 STAMP DUTY PAID ON
2612/2
 ORIGINAL SM
33237200 of 3.10.2008
John M Miray
 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
 NO. 4 OF 1999

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 22030 **LR Mwanza**
 L.O. No. 301950.
 L.D. No. MCC/L/13066.

The 17th day of November 2008

THIS IS TO CERTIFY that JAMES FREDERIC MARO of P.O. BOX 1051, MWANZA.

(hereinafter called "the Occupier"/the Occupiers") is/are entitle to a right of Occupancy (hereinafter called the Right) in and over the land described in the Schedule hereto (hereinafter called "the Land") as joint occupants/occupants in common in equare shares for a term of thirty three years from the first day of October Two Thousand and eight 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 therefor or amendment thereof and to the following special conditions:-

- The Occupier(s) having paid rent up to the thirtieth day of June 20 09 shall thereafter pay rent of shillings twenty seven thousand one hundred twenty - - - - - (TShs: 27,120/=) - - - - - 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.
- The Occupier(s) shall:-
 - 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.

- 1001
83224200
Mwansa
REGISTRATION
N. 12. 022
Mwansa
- (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) Maintain on the 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 Mwanza City Council.
- (iv) At all times during the term of the Right have on the land buildings approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands.
- (v) Not to erect or commence to erect on the land any buildings except in accordance with building plans and specifications which shall have been first approved by the Authority.

(vi)

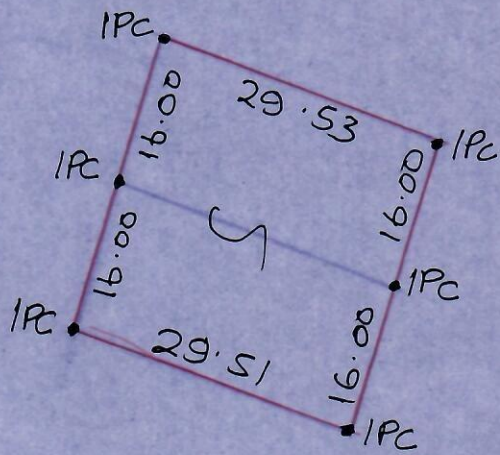
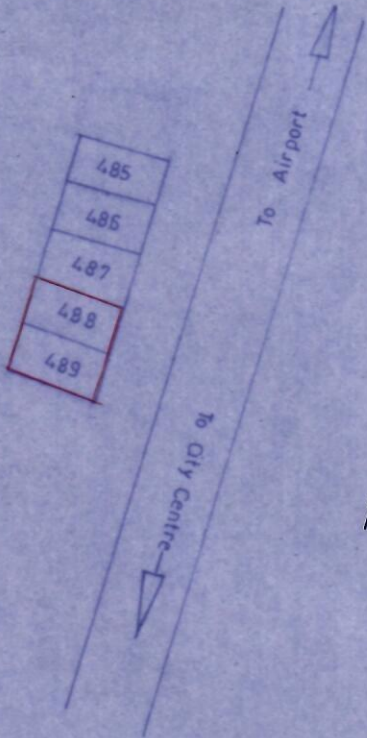
3 USER: The land and the buildings erected thereon shall be maintained and the same shall be used for Residential purposes and Commercial purposes; Use Group 'A' Use Classes (a) and (c), Use Group 'D' Use Class (c) as defined in the Town and Country planning (Use Classes) Regulations, 1960 as amended in 1993.

4 The Occupier(s) shall not assign the right within three years of the date hereof without the prior approval of Commissioner.


MWANZA CITY



LOCATION KIRUMBA
BLOCK KIRUMBA VALLEY
PLOT No 488 & 489
LO No 301950
AREA 933 SQM



The ISSUANCE of the Plan implies no guarantee
for admission of title of Government.

This plan prepared in accordance with Registered
plan NO 52971 is approved for the purpose
of the Land Registration Ordinance. 
For Director of surveys and Mapping. Date 12/10/08
Ministry of Lands and Human Settlements
Urban Development Dar es Salaam

5. The Occupier(s) 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 or in public interest

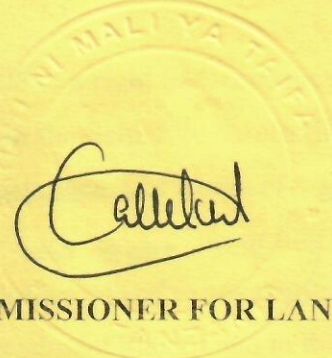
SCHEDULE

All land known as **Plot No: 488 & 489 Block Kirumba Valley**

situate at **Kirumba** in **Mwanza City** containing **nine hundred thirty three (933)**

square metres/square feet/hactes shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **52971** deposited at the office of the Director for Survey and mapping at Dar es Salaam.

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


Callid
 Asst. COMMISSIONER FOR LANDS

I, the within named **JAMES FREDERIC MARO** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
 JAMES FREDERIC MARO who is known)
 to me personally/~~identified to me~~)
 by ~~the latter~~)
 being known to me personally in)
 my presence this ^{13th})
 day of ^{October} 2008.)

J. Maro

Witness')
 Signature: *[Signature]*)
 Postal Address: *Box 3077*)
)
)
 Qualification: *ADVOCATE*)



Land form No. 35.

THE UNITED REPUBLIC OF TANZANIA
TRANSFER OF A RIGHT OF OCCUPANCY
(Under Section 62 of Land Act. 1999)
(Act No. 4, 1999)

CT NO. 22030LR MWANZA
PLOT No. 488& 489,
BLOCK KIRUMBA VALLEY
MWANZA CITY.

IN CONSIDERATION of the Sum of Tanzania Two hundred Million shillings (Tshs. 200,000,000/=) only I, JAMES FREDRICK MARO P.O Box 1051 MWANZA, DO HEREBY TRANSFER to ROYAL LOVE AND CARE HOSPITALS LTD of P.O. Box 901 MWANZA, the Right of Occupancy Registered under the above reference

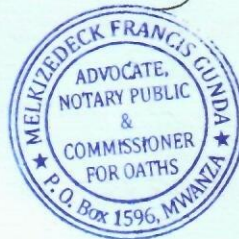
SIGNED by the said JAMES FREDRICK MARO
who is known to me personally in my presence
this 24th day of September 2021



TRANSFEROR



BEFORE ME:
NAME: MELKIZEDECK FRANCIS GUNDA,
SIGNATURE: _____
POSTAL ADDRESS: 1596, MWANZA.
QUALIFICATION: NOTARY PUBLIC.

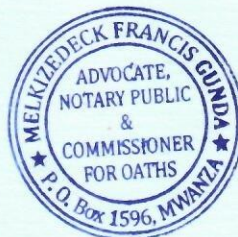


SIGNED by the Common seal of ROYAL LOVE AND
CARE HOSPITALS LTD this 24th day of September 2021.
In presence of us.



NAME GLORY SIMON JOSEPH ,
SIGNATURE: Simon
POSTAL ADDRESS: 901, MWANZA.
QUALIFICATION DIRECTOR.

BEFORE ME:
NAME: LUSAKO PASKALI MWAIKASU,
SIGNATURE: _____
POSTAL ADDRESS: 901, MWANZA.
QUALIFICATION: DIRECTOR.



THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, NO. 4 /1999.
APPLICATION FOR APPROVAL OF DISPOSITION
(Under Section 39)

CT NO. 22030, LR MWANZA
PLOT No. 488& 489,
BLOCK KIRUMBA VALLEY
MWANZA CITY.

I, **JAMES FREDRICK MARO** P.O Box 1051 MWANZA, (hereinafter referred to as the "Applicant") **HEREBY APPLY FOR APPROVAL** of disposition of a Right of Occupancy Registered under the above reference.

1. The nature of disposition **SALE.**
2. Particular of Purchaser **ROYAL LOVE AND CARE HOSPITALS LTD** of P.O. Box 901 **MWANZA.**
3. I, the "Applicant" supply the following information and/or documentations
 - a. Deed of Transfer;
 - b. Application for approval of disposition.
 - c. Notification of disposition,
 - d. Original title of Plots No. 488& 489 Block Kirumba Valley in Mwanza City .

DATE: 24th day of September 2021.

APPLICANT


JAMES FREDRICK MARO

For official use only.

Approved/ Refused.

Remark.

AUTHORISED OFFICER/LAND OFFICER

Date: _____ PLACE: _____

served upon me:


JAMES FREDRICK MARO

Date: _____

Fee _____

Land Form No. 29.

THE LAND ACT, 1999 .No.4 OF 1999
NOTIFICATION OF A DISPOSITION
(Under Section 36).

CT NO. 22030LR MWANZA
PLOT No. 488& 489,
BLOCK KIRUMBA VALLEY
MWANZA CITY.


TO: COMMISSIONER FOR LANDS/ AUTHORIZED OFFICER

I, **JAMES FREDRICK MARO** P.O Box 1051 MWANZA, HEREBY NOTIFY you of the disposition which is intended to be made in favour of **ROYAL LOVE AND CARE HOSPITALS LTD** of P.O. Box 901 MWANZA, in respect of a Right of Occupancy Registered under the above reference.

I, HEREBY present the following particulars: -

1. Nature of disposition: SALE.
2. Particulars of Purchaser: of **ROYAL LOVE AND CARE HOSPITALS LTD** of P.O. Box 901 MWANZA.
3. The following documents are enclosed: -
 - a) Original title of Plots No. 488 & 489 Block Kirumba Valley in Mwanza City .
 - b) Deed of Transfer;
 - c) Application for approval of disposition.
 - d) Notification of disposition.
4. Other particulars - **NIL**.

DATE: 24th day of September 2021. APPLICANT



JAMES FREDRICK MARO

For official use only.

Approved/ Refused.

Remark

SEAL/OFFICIAL STAMP

AUTHORISED OFFICER/ LAND OFFICER

Date: _____ PLACE: _____

Fee _____

Copy: The Registrar.

MKATABA WA MAUZIANO YA VIWANJA

Mkataba huu umefanyika hapa Mwanza leo tarehe 24 mwezi Septemba 2021

KATI YA

JAMES FREDRICK MARO S.L.P 1051 MWANZA -Tanzania, ambaye katika Mkataba huu atatambulika kama “**MUUZAJI**” wa upande mmoja; jina litakalo jumuishia yeye mwenyewe, warithi wake na yeyote atakayedai haki juu ya pesa hizo) kwa upande mmoja.

NA

ROYAL LOVE AND CARE HOSPITALS LTD S.L.P 901 MWANZA - Tanzania, ambaye katika Mkataba huu wa mauzo atatambulika kama “**MNUNUZI**” wa upande wa pili, jina litakalo jumuishia yeye mwenyewe, warithi wake na yeyote atakaye dai haki juu ya pesa hizo) kwa upande mmoja.

KWA KUWA MUUZAJI ni mmiliki halali wa viwanja vinavyotambulika kwa Hati Na. 22030, LR Mwanza Plot No. 488 & 489, Block Kirumba Valley Mwanza City.

KWA KUWA MUUZAJI amekubali kumuuzia **MNUNUZI** viwanja katika Mkataba huu na **MNUNUZI** amekubali kununua viwanja hivyo kwa hiari na masharti yaliyopo katika Mkataba huu;

KWA HIYO MKATABA HUU UNASHUHUDIA KAMA IFUATAVYO:

1. **KWAMBA**, Muuzaji kwa kuzingatia umiliki halali wa viwanja hivyo, anamthibitishia Mnunuzi kwamba viwanja tajwa katika mauzo haya anamiliki kihalali na havina mgogoro wowote wa kifamilia, wosia, wala havijawahi kuuzwa kwa mtu mwingine, taasisi au kampuni yoyote ile, havijawahi kuwekwa rehani kwa kulindia mkopo katika Benki au Taasisi yoyote ya fedha.
2. **KWAMBA**, Muuzaji anamuuzia Mnunuzi viwanja tajwa hapo juu kwa bei ya Shilingi za Kitanzania Milioni Mia Mbili tu [Tsh **200,000,000/=**] ambazo analipa kwa mkupuo mmoja siku ya kusaini mkataba huu.
3. **KWAMBA**, Pande za Mkataba huu zinakubali kuusaini, kufuata, kuheshimu masharti, na makubaliano yote ili kuwezesha nia sahihi iliyoelezwa au kukusudiwa katika Mkataba huu kufikiwa.
4. **KWAMBA**, kwa Muuzaji kupokea kiasi tajwa cha bei ya mauziano anamkabidhi Mnunuzi nyaraka za umiliki wa viwanja tajwa.
5. **KWAMBA**, mkataba huu utanza kutumika rasmi baada ya kutiwa saini na pande zote mbili ikiwa ni pamoja na kushuhudiwa.
6. **KWAMBA**, mkataba huu utatafsiriwa, kuongozwa na kulindwa kwa jinsi na mantiki ya Sheria za Jamhuri ya Muungano wa Tanzania.

James Fredrick Maro
Gimer
Mwanza

7. KWAMBA, ni jukumu la Mnunuzi kufanya malipo yote ya serikali katika kuhamisha umiliki toka kwa Muuzaji kwenda kwake.

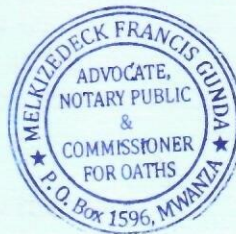
KWA KUSHUHUDIA MAKUBALIANO HAYA PANDE ZOTE MBILI ZINAWEKA SAINI ZAO HAPA CHINI KAMA IFUATAVYO:

UMESAINIWA na KUTOLEWA hapa MWANZA Na JAMES FREDRICK MARO ambaye namfahamu/ ametambulishwa kwangu na ambaye namfahamu binafsi leo hii tarehe 24 mwezi Septemba Mwaka 2021.


MUUZAJI



MBELE YANGU:
JINA: MELKIZEDECK FRANCIS GUNDA
SAHIHI: _____
ANUANI: S.L.P 1596 MWANZA
SIFA: WAKILI



IMEWEKWA LAKIRI na KUTOLEWA hapa MWANZA na ROYAL LOVE AND CARE HOSPITALS LTD Leo hii tarehe 24 Mwezi Septemba Mwaka 2021 Mbele yetu.

LAKIRI

JINA: GLORY SIMON JOSEPH
SAHIHI: _____
ANUANI: S.L.P 901 MWANZA
SIFA: MKURUGENZI



MBELE YANGU:
JINA: LUSAKO PASKALI MWAIKASU
SAHIHI: _____
ANUANI: S.L.P 901 MWANZA
SIFA: MKURUGENZI

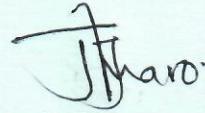


THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, CAP 113 R: E 2019.
AFFIDAVIT TO WAIVE SPOUSE CONSENT

CT NO. 22030LR MWANZA
PLOT No. 488& 489
BLOCK KIRUMBA VALLEY
MWANZA CITY.

I, **JAMES FREDRICK MARO** P.O Box 1051 Mwanza, I Swear and state that, I have acquired the named landed property through my personal effort, thus it is not subject to matrimonial property as such I am a lawful owner of the property prescribed here in above, **DO** hereby **CONSENT** to the transfer of the Right of Occupancy comprised in the said certificate of title situated at Kirumba Valley Mwanza City to **ROYAL CARE AND LOVE HOSPITALS LTD** of P.O. Box 901 MWANZA.

SWORN and DELIVERED at Mwanza by the said **JAMES FREDRICK MARO** who is known to me personally this 24th September 2021.



DEPONENT'S SIGNATURE

BEFORE ME:

NAME: MELKIZEDECK FRANCIS GUNDA,

SIGNATURE: _____

POSTAL ADDRESS: 1596, MWANZA.

QUALIFICATION: COMMISSIONER FOR OATHS.

