

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telephone No.2502318

OFFICE OF REGISTRAR OF TITLES,  
MBEYA LAND REGISTRY,  
P.O.BOX 2984,  
MBEYA.

Ref. No.LR/MBY.53543-MB/1LR

*2nd* July 2021

REGISTERED POST:

RE: THE LAND REGISTRATION ACT (CAP.334)

TRANSFER OF A PLO

I have the honour to refer to your letter No. LR 66 dated 01-07-2021 with enclosures herein.

I forward herewith Title No. 53543-MB/1LR to above mentioned P.E.E.D having been registered on 01-07-2021 under FD No. 33573-MB/1LR

Please acknowledge receipt of the enclosures hereto of the enclosures hereto.

I have the honour to be Sir,  
Your Obedient Servant,

*[Handwritten Signature]*

ASSISTANT REGISTRAR OF TITLES.

Enclosures: ① c/T 53543-MB/1LR  
② Five COPIES OF TRANSFER DEED

To: G & B HOLDING COMPANY LIMITED  
OF PO BOX 21290  
DGM.

C.C:



53543- MBYLR

TITLE No. 53543- MBYLR

REGISTRATION 7-01-2021

11:11 AM

Senior Assn. Registrar of Titles



Land Form No. 22

TANGANYIKA STAMP DUTY ACT

Stamp Duty Shs: 100/- Paid

Receipt No: 18588

of: 20-10-2010

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY ACT

Stamp Duty Shs: 5900/- Paid

On Original Receipt Shs: 18588

of: 20-10-2010

Stamp Duty Officer

Title No. 53543- MBYLR

L.O. No. 432788

L.D. No. 22465

The 4<sup>th</sup> day of January Two thousand and Twenty One

THIS IS TO CERTIFY that WILBROAD AMBENE MWAMALANGA AND JOHN MAKARIUS MBANO of P.O. Box 2329 Mbeya (hereinafter called "the Occupiers") in equal share are 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 Thirty three(33)years from the first day of October, Two thousand and fourteen 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:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2015, shall thereafter pay rent of shillings [137,800.00] 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 Occupiers' 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 to be in permanent materials.
  - (iv) Submit building plans to the MBEYA City Council within six months from the date of the commencement of the Right.
  - (v) Building construction to begin within six months after approval of plans.
  - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.

- 1. 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 SERVICE TRADE purposes only, Use Group(s) and Use Classes) (a) and ( d)", as defined in the Town and county planning (use classes) Regulations, 1960 as amended in
- 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 all premia, taxes and dues prescribed in connection with that disposition.

SCHEDULE

ALL that land known as Plot No.469 Block F situated at IWAMBI in MBEYA City containing [9189] square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 63499 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.



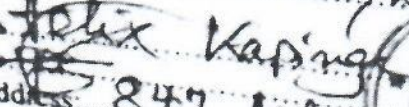
  
COMMISSIONER FOR LANDS

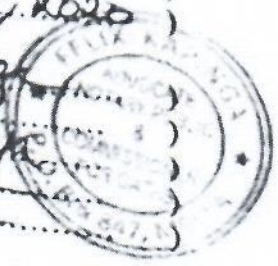
We, the within named WILBROAD AMBENE MWAMALANGA AND JOHN MAKARIUS MBANO hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said  
WILBROAD AMBENE MWAMALANGA  
Is known to me personally/identified to me by

) A. Malanga

The latter being known to me personally in  
my presence this ... day of ...  
this 01<sup>st</sup> day of November, 2020

Witness's Felix Kapingo  
Signature:   
Postal Address: 847, Mbeya  
Qualification: Advocate





SIGNED and DELIVERED by the said )  
JOHN MAKARIUS MBANO )  
Is known to me personally/ identified to me by )

Mbano

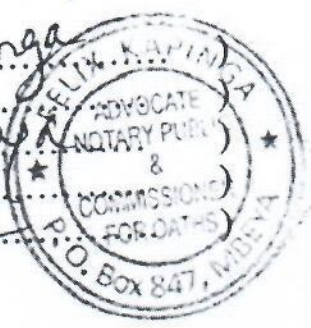
The latter being known to me personally in )  
my presence this ..... day of )  
this 09<sup>th</sup> day of November, 2020 )

Witness's: Felix Kapinga

Signature: [Signature]

Postal Address: P.O. Box 847, Mbeya

Qualification: Advocate



**LAND REGISTRY MBEYA  
TRANSFER**

Filed Document No: 33873-MBYLR

Date of Registration: 01-07-2021 Time: 11:30A.M

To: G & B HOLDING COMPANY LIMITED  
OF P.O. BOX 21290-DAR ES SALAAM  
(CONS TSHS 8,500,000/=)

.....  
 Senior Asst. Registrar of Titles