

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

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 1711



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 25 Mar, 2021


ESTHER JACKSON MUNA
P.O Box 472, KAHAMA
SHINYANGA
Sir/Gentlemen/Madam,

RE: TITLE NO: 1711 LAND OFFICE NO: 1167875
PLOT NO. 31 BLOCK D AT KAGONGWA

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.


REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: LD/KTC/14699 refers

Certified true copy of the Original
Sign:  Date: 08.04.2022
NYAMISANGO ELIAS MTANI
Advocate, Notary Public & Commissioner
for Oaths

Certified true copy of the Original
Sign: *[Signature]* Date: 08.04.2022
NYAMISANGO ELIAS MTANI
Advocate, Notary Public & Commissioner
for Oaths

PALD ✓ @ s.d = 10923

Ⓢ *[Signature]*
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TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 17/11/2022
Title Number: 17/11/SH7
Land Office Number: 1168431 1167875 ASK/ALO
Land: PLOT NO. 31, BLOCK "D" KAGONGWA KAHAMA TOWNSHIP

Term: 50 YRS

TITLE No: 1711 SHY
 REGISTERED ON: 25-3-2001
 AT: 1:00P
 Sector Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100 Paid
 Receipt No: 921061035896888
 of: 03-02-2021
 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: 10822 Paid
 On Original Receipt No: 921061035896888
 of: 03-02-2001
 Stamp Duty Officer

Certified true copy of the Original
 Sign: [Signature] Date: 08-04-2022
 NYAMISANGO ELIAS MTANI
 Advocate, Notary Public & Commissioner
 for Oaths

Title No. 1711 SHY
 L.O. No. 1167875
 LD/KTC/14699

The 23rd day of March Two thousand and twenty one.

THIS IS TO CERTIFY that ESTHER JACKSON MUNA of P.O. Box 472, Kahama (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 Sixty six (66) years from the first day of January, two thousand and twenty one according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under 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, 2020, shall hereafter pay rent of shillings Two hundred sixteen thousand six hundred fifty seven (216,657/=) 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 Occupier 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.

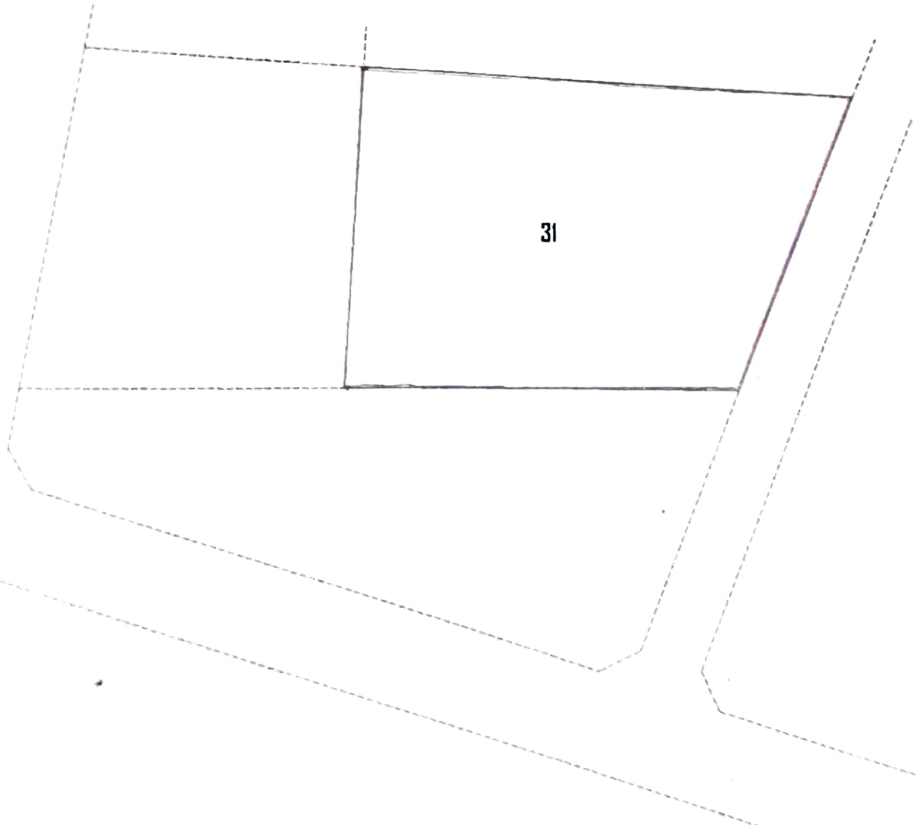
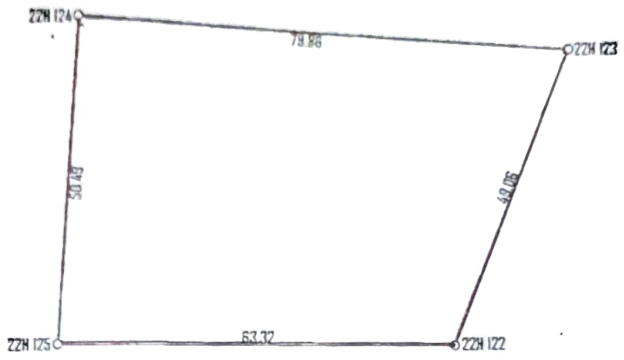
- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
 - (iii) Building to be in permanent materials.
 - (iv) Submit building plans to the **Kahama Township Council** within six months from the date of the commencement of the Right.
 - (v) Building construction to be begin with six months after approval of plans.
 - (vi) Building to be complete within thirty six (36) months from the date of commencement of the Right.
3. **USER: Main building together with the usual and necessary out buildings shall be built on the land and the same shall be used for Industrial Service Trade purposes only Use Group 'M' Use Class (a) as defined in the Urban Planning Act (Act No. 8 of 2007) Urban Planning (Use Groups Use Classes) Regulations, GN. No. 91. 2018.**
 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 premium, taxes and dues prescribed in connection with that disposition.
 6. The President may revoke the right for good cause and in public interest.


KAHAMA TOWNSHIP

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Locality KAGONGWA
Block "D"
Plot No. 31
L.O. No. 1167875
Area 3439 SQM.



This Plan Prepared in accordance with Registered Plan No. 125560 is approved for the purpose of Land Registration Act.
Director of surveys and Mapping  Date 14. 03. 2021
Surveys and Mapping Division Ministry of Lands, Housing and Human Settlement Development,
Dodoma

The issue of the plan implies no guarantee of admission of title by the government.

SCHEDULE

ALL that Land known as Plot No. 31 Block 'D' situated at Kagongwa in Kahama Township containing Three Thousand Four Hundred Thirty-nine (3439) Square Metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 125560 deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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



ASST. COMMISSIONER FOR LANDS

I, the within named **ESTHER JACKSON MUNA** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
ESTHER JACKSON MUNA)
Who is known to me personally/identified)
to me by.....)
the latter being known to me personally)
in my presence this 10 day of 03...2021)

Emu.

Witness's Name..... MASHU M. M.)

Signature: [Handwritten Signature])

Postal Address: UPR - UYUWA)

Qualification: Land Officer)