

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

Telephone: 026 2322185  
Fax: 026 2320029  
Email:



REGISTRAR OF TITLES  
P. O. Box 1062,  
DODOMA.

In reply please quote:  
Ref. No. LR/DOM/T/

31662-DUP

30<sup>th</sup> 01-

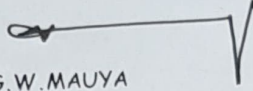
2017

TO: OMARY ALLY OMARY  
P.O. BOX 236  
SINGIDA

TITLE No. 31662-DUP L.O. No. 442188  
PLOT No. 123 BLOCK No. 'RR' LOCATION Manguajuki  
SINGIDA MUNICIPALITY

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

cc Land division

  
G.W. MAUYA  
ASST. REGISTRAR OF TITLES

Date of Issue:

Title Number:


31662-DUP

Land Office Number: - 442110

Land: - PLOT NO. 123 BLOCK 'RR' MANGUAJUKI,  
SINGIDA MUNICIPALITY.

Term: - SIXTY SIX (66) YEARS

TITLE No. 31662-DU  
 REGISTRE REDONF  
16-12-2016  
 at 1.00 pm  
 Asst. Registrar of Titles



Land Form No. 22

Stamp Duty Shs. 100/= Paid and  
 Revenue Receipt No. 49205906  
 of 20-3-2016 issued.  
 Stamp Duty Officer

TANGANYIKA  
 STAMP DUTY PAID ON  
 ORIGINAL Shs. 4900/=  
49205906 of 20-3-2016  
 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. 31662-DU  
 L.O. No. 442118-442188 HML/AC  
 SG/MLO/RR/123

The 8<sup>th</sup> day of December, two thousand and sixteen

THIS IS TO CERTIFY that **OMARY ALLY OMARY** of P.O.BOX 236, SINGIDA (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 **October**, **Two thousand and sixteen** 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 therefore or amendment thereof and to the following special conditions:

1. The Occupier having paid rent up to the **thirtieth** day of **June, 2016** shall thereafter pay rent of shillings **Three million three hundred ninety eight thousand four hundred (3,398,400/=)** 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 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 the environment and to achieve such objective.

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HML/AC

- (iii) Erect on the Land building ( hereinafter called "the building") in permanent material designed for use in accordance with the condition of the Right and which conform to the building line ( if any) decided by **Singida Municipal Council** (hereinafter called "the AUTHORITY").
- (iv) Submit buildings plans to the **Singida Municipal Council** within six months from the commencement of the right.
- (v) Begin building on the land within six months after approval of the plans.
- (vi) Complete the buildings within thirty six (36) months from the commencement of the right.
- (vii) At all times during the term of the Right have on the land building 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").
- (viii) 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 here in before provided.
- (ix) Approval of plans of any building by the Authority shall not imply that the construction of such building will satisfy the occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

3. **USER:** The land and the buildings to be erected thereon shall be used for **Industrial-Service Trades only, Use Group "M" Use Classes (a),(b) and (c)** as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

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

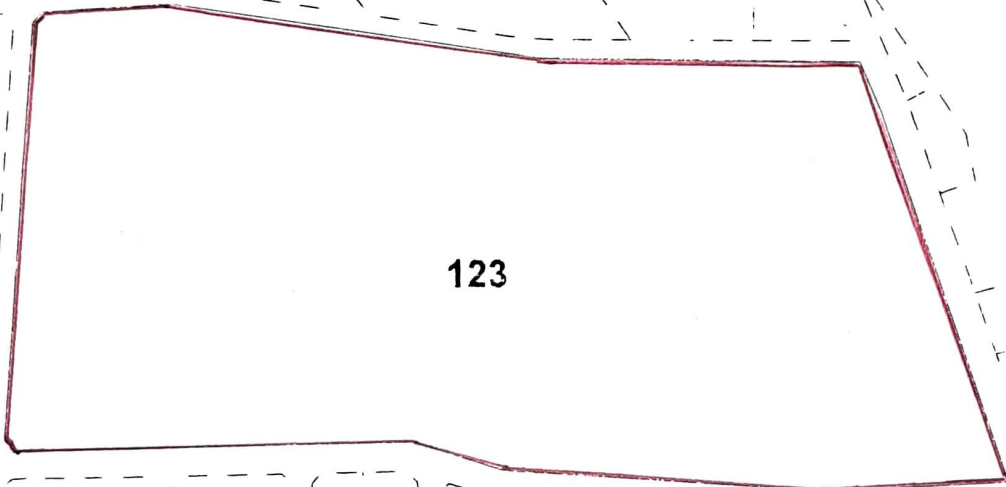
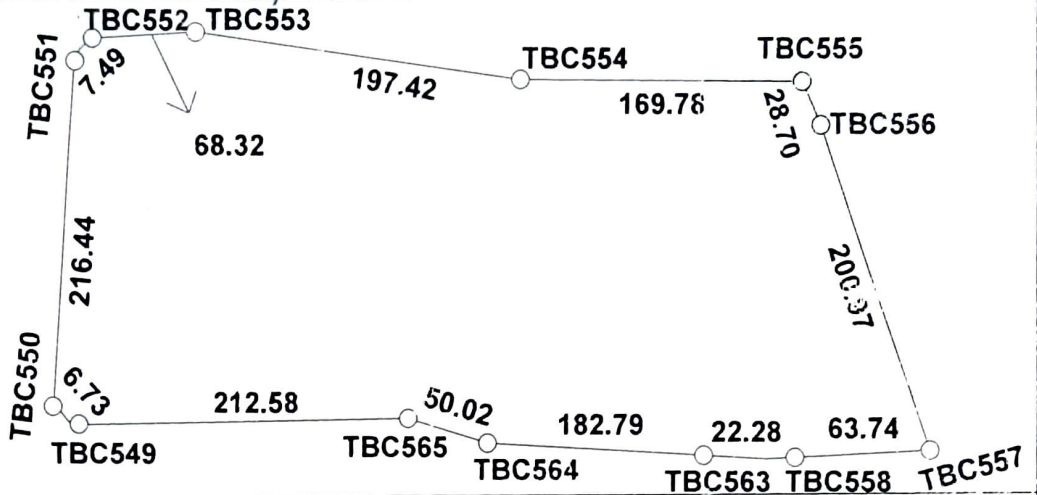
5. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia. Taxes and dues prescribed in connection with that disposition.

6. The President may revoke the right for good cause or in public interest.

# SINGIDA MUNICIPALITY



LOCALITY MANGUA NJUKI  
BLOCK RR  
PLOT NO 123  
L.O NO 442188  
AREA 106200 SQFT/SQM



## BLOCK RR

This plan prepared in accordance with Registered plan No. 86183

is approved for the purpose of the Land Registration ordinance

Director of Survey and Mapping

Date: 12<sup>th</sup> October, 2016

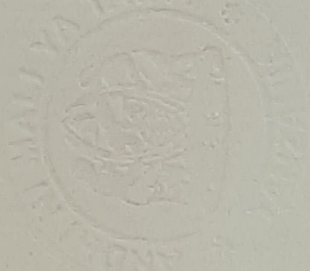
Survey and Mapping Division Ministry of Lands, Housing and Human settlement development-Dar es Salaam.

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

**SCHEDULE**

ALL that Land known as **Plot No. 123 Block 'RR'** situated at **MANGUANJUKI** in Singida municipality containing **One hundred and six thousand two hundred (106200) Square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **86183** deposited at the office of Director for Surveys and Mapping at Dar es Salaam.

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



**ASST. COMMISSIONER FOR LANDS**

I, the within named **OMARY ALLY OMARY** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**Signed and Delivered** by the said )

**OMARY ALLY OMARY** who is )

Known to me personally/identified )

to me by..... )

the latter being known to me personally )

in my presence this 24<sup>th</sup> day of Nov 2016)

**(Witness's)**

Name..... )

Signature..... )

Postal address:..... )

Qualification..... )

