

Land Form 23 A.

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date of Issue:

Title Number: 44531-OLR

Land Office Number: 1027608

Land: PLOT NO 26 BLOCK 'B' WIA EXTENSION DODOMA MUNICIPALITY

Term:

NINETY NINE (99) YEARS

TITLE No. **44531-DLR**  
REGISTERED ON  
**29-5-2019**  
at **12:00** p.m.  
Asst. Registrar of Titles



Land Form No. 22

Stamp Duty Shs. **100** Paid and  
Revenue Receipt No. **99013927739**  
of **13-4-2019** issued.  
Stamp Duty Officer

TANGANYIKA  
STAMP DUTY PAID ON  
ORIGINAL Shs. **417,300**  
Receipt No. **99013927739-13-4-19**  
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. **44531-DLR**  
L.O. No. **1027608**  
L.D. No. **69081**

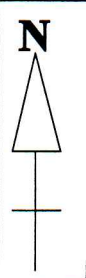
The **29<sup>th</sup>** day of **May**, Two thousand and Nineteen.

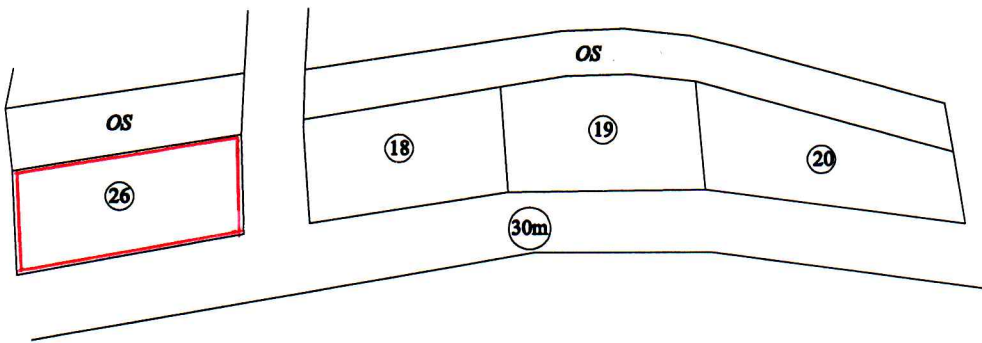
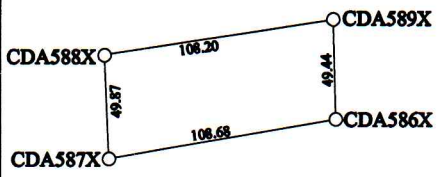
THIS IS TO CERTIFY that **BERNARD ALLEN KISANGA** of P.O. Box 375145, **DAR ES SALAAM** (hereinafter called "the Occupiers") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **Ninety Nine** years from the first day of **January, Two thousand and Nineteen** 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 thereof or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, **2019**; shall hereafter pay rent of shillings **eight hundred thirty four thousand eight hundred eighty (Tshs. 834,880 /=-)** only a year in advance on the first day of July in each 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 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) Erect on the Land Buildings (hereinafter called 'the building') in permanent materials designed for use in accordance with the condition of the Right and which conform to the building line (if any) decided by **Dodoma Municipal Council** (hereinafter called 'the authority').
  - (iv) Within Six Months from commencement of the rights submit to the Authority such plans for buildings (including block plans showing the position of the buildings) such as drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building conditions.
  - (v) Within six months from the date of notification by the Authority of approval of the plans and specifications, begin building on the land in accordance with the building conditions.
  - (vi) Complete the buildings according to the plans and specifications so that they ready for use and occupation within thirty six months from the date of commencement of the rights.
  - (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.
3. **USER:** The land and the buildings to be erected thereon shall be used for **Wholesale and Storage Warehouses** purposes only. Use **Group 'L' Use classes (-)** as defined in the Urban Planning (Use Groups and Use Classes) Regulations, **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 premia, taxes and dues prescribed in connection with that disposition.
  6. The President may revoke the right for good cause and in public interest.

# DODOMA MUNICIPALITY

	LOCATION ..... WIA EXTENSION .....
	PLOT No ..... 26 .....
	BLOCK ..... B .....
	L.O No ..... 1027608 .....
	AREA ..... 5,218 ..... SQM



This plan prepared in accordance with the Registered plan No 104947, is approved for the purpose of Land Registration Act cap 334.

Director of Surveys and Mapping ..... *Alau* .....

Date..... 17/05/2019 .....

Ministry of Lands and Human Settlement Development Dodoma.

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

**SCHEDULE**

ALL that Land known as Plot No. 26 Block 'B' situated at **W.I.A Extension in Dodoma Municipality** containing **five thousand two hundred eighteen (5,218) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **104947** 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.

.....  
**ASSISTANT COMMISSIONER FOR LANDS**

I, the within named **BERNARD ALLEN KISANGA** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SIGNED and DELIVERED** by the said )  
**BERNARD ALLEN KISANGA** )  
who is known to me personally/identified to me ) \*  
by ..... )  
the latter being known to me personally in my )  
presence this 28 day of May ..... **2019**. )

*B. Kisanga*

Witness's )  
Name: Mwale C Samama )  
Signature: [Signature] )  
Postal Address: 963 Dodoma )  
Qualification: State Attorney )

**STATE ATTORNEY  
DODOMA**

LAND REGISTRY DODOMA  
TRANSFER

Filed Document No. 31974-DLR

Date of Registration 5-9-2022 Time 1:00 P.M.

EARTH WHEEL LOGISTICS LIMITED  
OF P.O. BOX 70866 DODOMA (IN CASH OF  
TSHS 45,000,000/=)

