

TITLE No: 3747 - IRLR  
 REGISTERED ON: 3.12.2021  
 AT: 09:10 A.M.  
 Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs: 100/= Paid  
 Receipt No: 921327080670100  
 of: 29.11.2021  
 Land Form No. 22

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs: 5556/= Paid  
 On Original Receipt Shs: 921327080670100  
 of: 29.11.2021  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

**CERTIFICATE OF OCCUPANCY  
 (Under Section 29)**

Title No: 3747 - IRLR  
 L.O.No.1249392  
 IRD/3075

The 2<sup>nd</sup> day of December Two Thousand and Twenty One

THIS IS TO CERTIFY that **JIMSON DAUDI KISIGO AND NEEMA SHAURI GUMBO** of **P. O Box 190, IRINGA** with **MOB: 0766-965683** (hereinafter called "the Occupiers in Common of equal Shares") 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 **October, 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 therefore or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, **2022** shall thereafter pay rent of shillings **One Hundred Ten Thousand Seven Hundred Thirty Two (110,732/=) 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 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 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 **Iringa District 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 completed within thirty six (36) months from the date of the commencement of the Right.
- (vii) Not erect or commence to erect on the Land any building except in accordance with building plan which shall have been first approved by the Authority

3. The Occupiers shall further:-

- (i) Make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
- (ii) Make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose;
- (iii) Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
- (iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority;
- (v) Loading and unloading facilities shall be provided within the boundaries of the land.

- 4. **USER:** The land shall be used for **Industrial-Service Trades Purposes Only. Use Group "M" Use class (a)** as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.
- 5. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
- 6. The Occupiers 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 the disposition.
- 7. The President may revoke the right for good cause or in public interest.

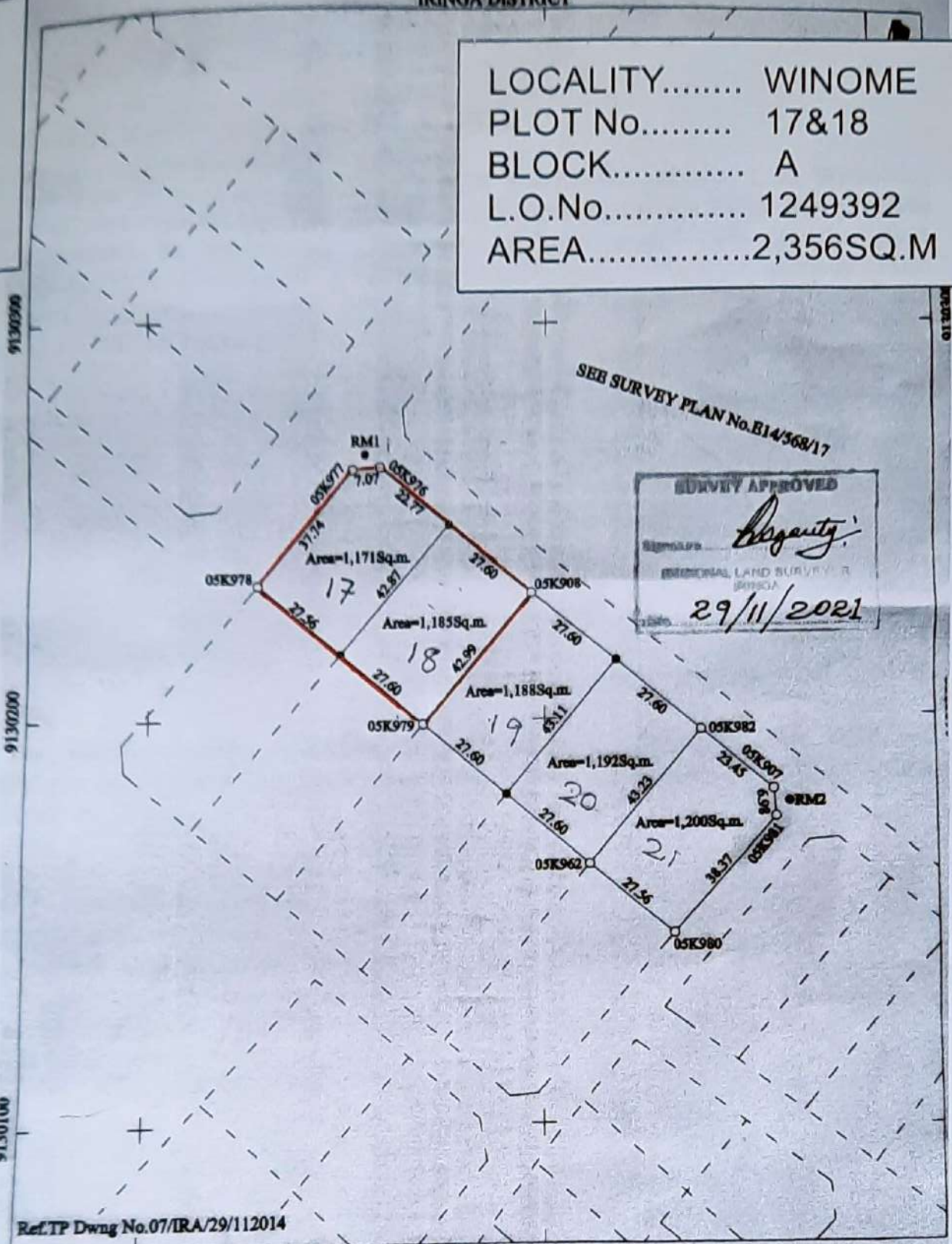
# IRINGA DISTRICT

SURVEY OF PLOTS NO. 21 BLOCK WINOME  
AT UGWACHANYA  
IRINGA DISTRICT

LOCALITY..... WINOME  
PLOT No..... 17&18  
BLOCK..... A  
L.O.No..... 1249392  
AREA..... 2,356SQ.M

SEB SURVEY PLAN No. B14/568/17

SURVEY APPROVED  
*Regency*  
REGIONAL LAND SURVEYOR  
29/11/2021



Ref. TP Dwng No. 07/IRA/29/112014

788500

Scale: 1:1000

788600

COMPS No. E14568  
MP No. 215/111/9  
STD SHEET No. 215/111  
PLAN NUMBER  
E14568/17

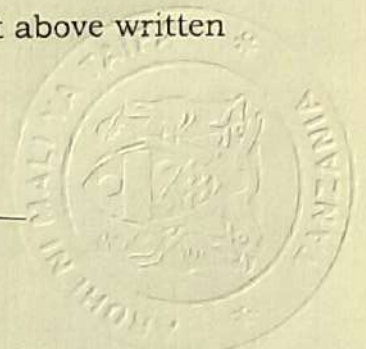
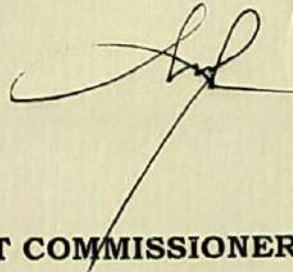
Amendments made By 2021  
Sabaya (Plot No. 15th)  
Sabaya (Heading)  
3.....  
Photostat Copies Sent to:  
1.....  
2.....  
3.....

Plan Drawn by ZENNO MUNISI  
I here by certifying that the Survey represented by this plan was carried in accordance with the regulations.  
Date 12.04.2021  
*Arnold J. Mwaluanda*  
ARNOLD J. MWALUANDA  
GOVERNMENT LAND SURVEYOR  
REGISTERED PLAN No. 142745

**SCHEDULE**

ALL that land known as **Plot No. 17818** Block "A" situated at **Winome**, - *CSM/10*  
**Iringa District** containing **Two Thousand Three Hundred Fifty Six (2,356)**  
**square metres** as shown for identification only edged **red** on the plan  
attached to this Certificate and defined on the registered Survey Plan  
Numbered **142745** deposited at the Office of the Director for Surveys and - *CSM/10*  
Mapping at Dar es Salaam.

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



**ASSISTANT COMMISSIONER FOR LANDS**

We, the within named **JIMSON DAUDI KISIGO AND NEEMA SHAURI GUMBO** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said  
**JIMSON DAUDI KISIGO** who is known  
to me personally / ~~identified to me by~~  
.....  
the later being known to me personally in my  
presence this ..... *25* ..... day of  
*NOVEMBER* 2021.



**Witness's:**

Name: *OSCAR ANDREW KANINDA* .....

Signature: *[Signature]* .....

Postal Address: *108, IRINGA* .....

Qualification: *LANDS OFFICER* .....

SIGNED and DELIVERED by the said  
**NEEMA SHAURI GUMBO** who is known  
to me personally/~~identified to me by~~  
.....  
the later being known to me personally in my  
presence this .....<sup>25</sup>.....day of  
.....NOVEMBER.....2021.

**Witness's:**

Name: OSCAR ANDREW KADI NDA.....

Signature: *[Signature]*.....

Postal Address: 108, IRIMUA.....

Qualification: LAND OFFICER.....

*[Handwritten initials]*



TITLE No: 3748-IRLR  
 REGISTERED ON: 3.12.2021  
 AT: 09:05 A.M  
  
 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs: 100/= Paid  
 Receipt No: 921327080669960  
 of: 29.11.2021  
  
 Stamp Duty Officer

**Land Form No. 22**

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs: 5583/= Paid  
 On Original Receipt No: 921327080669960  
 of: 29.11.2021  
  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

**CERTIFICATE OF OCCUPANCY  
 (Under Section 29)**

Title No: 3748-IRLR  
 L.O.No.1249393  
 IRD/3076

The 02<sup>nd</sup> day of December Two Thousand and **Twenty One**

THIS IS TO CERTIFY that **JIMSON DAUDI KISIGO AND NEEMA SHAURI GUMBO** of **P. O Box 190, IRINGA** with **MOB: 0766-965683** (hereinafter called "the Occupiers in Common of equal Shares") 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 **October, 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 therefore or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, **2022** shall thereafter pay rent of shillings **One Hundred Eleven Thousand Eight Hundred Sixty (111,860/=) 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 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 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 **Iringa District 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 completed within thirty six (36) months from the date of the commencement of the Right.
- (vii) Not erect or commence to erect on the Land any building except in accordance with building plan which shall have been first approved by the Authority

3. The Occupiers shall further:-

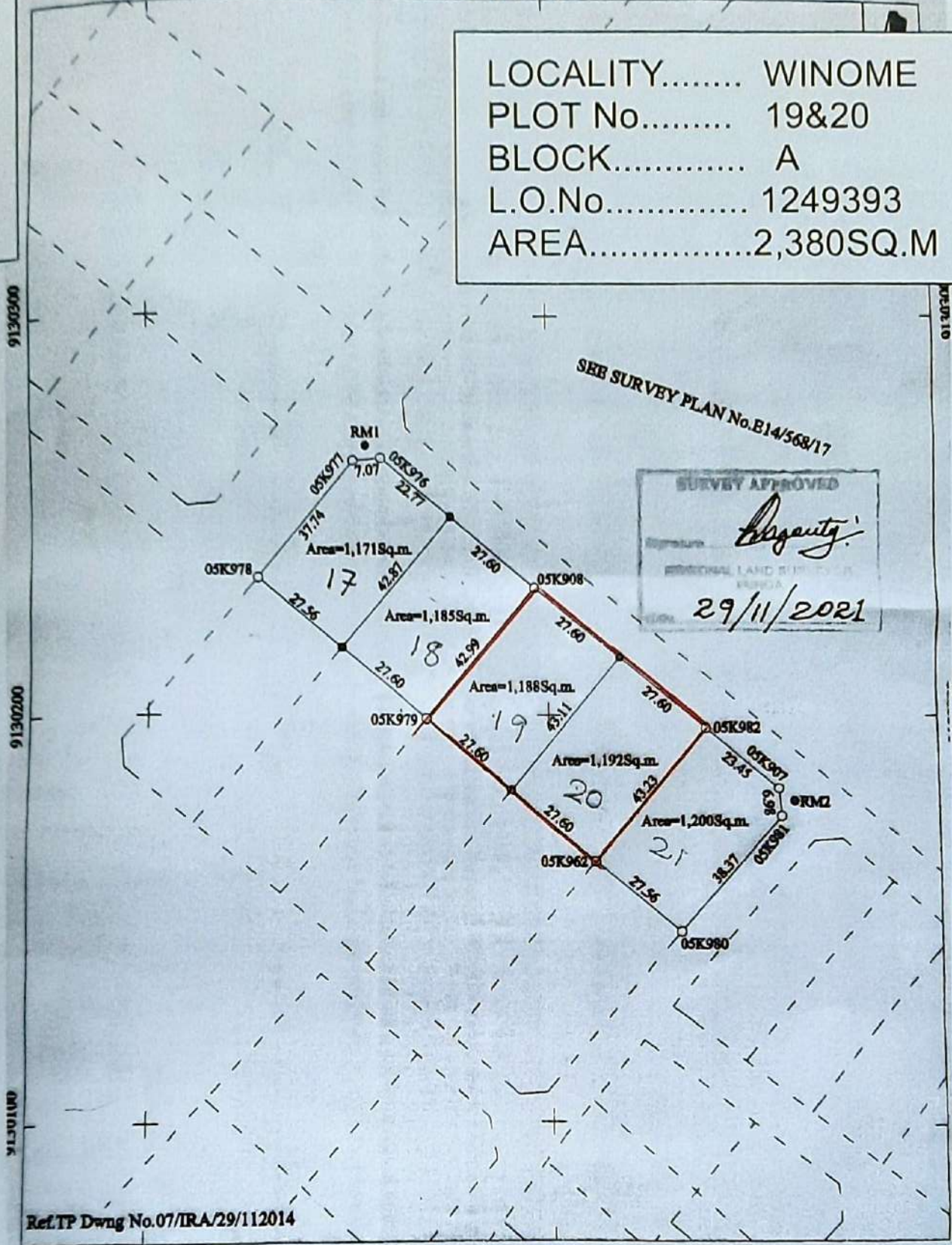
- (i) Make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
- (ii) Make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose;
- (iii) Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
- (iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority;
- (v) Loading and unloading facilities shall be provided within the boundaries of the land.

- 4. **USER:** The land shall be used for **Industrial-Service Trades Purposes Only. Use Group "M" Use class (a)** as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.
- 5. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
- 6. The Occupiers 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 the disposition.
- 7. The President may revoke the right for good cause or in public interest.

# IRINGA DISTRICT

SURVEY OF PLOTS NO. A BLOCK 17-21 WINOME  
IRINGA DISTRICT

LOCALITY..... WINOME  
PLOT No..... 19&20  
BLOCK..... A  
L.O.No..... 1249393  
AREA..... 2,380SQ.M



SURVEY APPROVED  
*Signature*  
29/11/2021

Ref TP Dwng No. 07/IRA/29/112014

788500

Scale; 1:1000

788600

COMPS No. E14568  
MP No. 215/111/9  
STD SHEET No. 215/111  
PLAN NUMBER E14568/22

Amendments made By 2021  
1. Sabaya (Plot No. 15th)  
2. Sabaya (Reading)  
3. ....  
Photostat Copies Sent to:  
1. ....  
2. ....  
3. ....

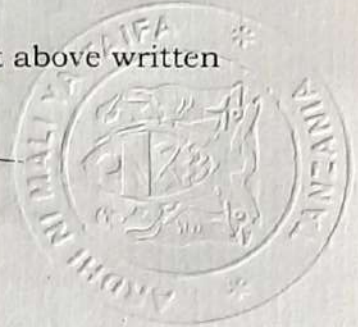
Plan Drawn by ZENNO MUNISI  
I here by certifying that the Survey represented by this plan was carried in accordance with the regulations.

Date: 12.04.2021  
*Signature*  
ARNOLD J. MWALUANDA  
GOVERNMENT LAND SURVEYOR  
REGISTERED PLAN No. 142745

SCHEDULE

ALL that land known as **Plot No. 19/20** Block "A" situated at **Winome**, - **مالدي**  
**Iringa District** containing **Two Thousand Three Hundred Eighty (2,380)**  
**square metres** as shown for identification only edged **red** on the plan  
attached to this Certificate and defined on the registered Survey Plan  
Numbered **142745** deposited at the Office of the Director for Surveys and - **مالدي**  
Mapping at Dar es Salaam.

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



**ASSISTANT COMMISSIONER FOR LANDS**

We, the within named **JIMSON DAUDI KISIGO AND NEEMA SHAURI GUMBO** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said **JIMSON DAUDI KISIGO** who is known to me personally/~~identified~~ to me by .....  
the later being known to me personally in my presence this 25 day of NOVEMBER 2021.

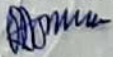
**Witness's:**

Name: OSCAR ANDREW KASINDA  
Signature: [Handwritten Signature]  
Postal Address: 108, IRINGA  
Qualification: LAND OFFICER

SIGNED and DELIVERED by the said  
**NEEMA SHAURI GUMBO** who is known  
to me personally/identified to me by  
.....  
the later being known to me personally in my  
presence this <sup>25</sup>.....day of  
NOVEMBER 2021.

**Witness's:**

Name: OSCAR ANDREW KADINDA.....

Signature: .....

Postal Address: 108, IRINDA.....

Qualification: LAND OFFICER.....

OS!

