

**LAND SALE AGREEMENT**

**BETWEEN**

**BLANCA ADOLFU OISSO  
(THE VENDOR)**

**AND**

**PERITUS INFRA AFRICA PVT LIMITED  
(THE PURCHASER)**

=====

*In respect of Plot No. 47* with title deed number 50557 DLR, **Plot No. 48** with titled deed number 50553 DLR, **Plot No. 49** with title deed number 533295 DLR **and Plot No. 50** with title deed number 50396

located at **Block "J", NALA** within **Dodoma City Council**

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## LAND SALE AGREEMENT

THIS AGREEMENT is made on this 11<sup>th</sup> day July 2022

**BETWEEN**

**BLANCA ADOLFU OISSO, P.o.Box 39 Singida , Tanzania having TIN # 123- 169-883** hereinafter to be referred to as the **"VENDOR"** of one part.

**AND**

**PERITUS INFRA AFRICA PVT LIMITED** of P.O. Box 80835, Dar es Salaam, Tanzania having TIN # 154-977-007, hereinafter to be referred to as the **"PURCHASER"** of the other part, agree as follows,

**WHERE AS** the **VENDOR** is the owner of a Plot which is identified as **Plot No. 47** with title deed number 50557 DLR (area 2667 Sqm), **Plot No. 48** with titled deed number 50553 DLR (area 2811 Sqm), **Plot No. 49** with title deed number 533295 DLR (area 2499 Sqm) and **Plot No. 50** with title deed number 50396 (area 2173 Sqm), all located at **Block "J", NALA within Dodoma City Council** measuring a total of **10,150 Square Meters**(hereinafter is referred to as the **"PROPERTY"**).

**WHERE AS** the **VENDOR** is desirous of selling the said property to the **PURCHASER** at the sum of **TZS 162,400,000/- (In Words: One hundred sixty two million and four hundred thousand Tanzanian Shillings Only.) @ Tzs 16000/Sqm (for a total plot size of 10,150 Sqm)**, (Hereinafter referred to as the **Selling Price**).

**WHERE AS**, the **PURCHASER** is desirous of buying the said property from the **VENDOR** at the sum of **TZS 162,400,000/- (In Words: One hundred sixty two million and four hundred thousand Tanzanian Shillings Only.) @ Tzs 16000/Sqm (for a total plot size of 10,150 Sqm)**, (Hereinafter referred to as the **Purchase Price**).

**NOW THESE PRESENT WITNESSTH THE FOLLOWING: -**

### **1.0 THE SALE:**

That the Vendor hereby sells to the Purchaser and the Purchaser hereby buys from the Vendor the Property subject to the covenants herein contained and subject to the terms and conditions under which the said Property was held by the Vendor prior to this Agreement.

### **2.0 THE CONSIDERATION:**

- 2.1** That in consideration of the Purchase Price of **TZS 162,400,000/- (In Words: One hundred sixty two million and four hundred thousand Tanzanian Shillings Only.)** the Vendor is hereby selling the Property to the Purchaser and the Purchaser is hereby purchasing the Property from the Vendor subject to the covenants herein contained.
- 2.2** That the Purchase Price stipulated herein, shall be paid by the Purchaser to the Vendor subject to the conditions stated in **Clause 3 and 4** herein below

### 3.0 MODE OF PAYMENT OF PURCHASE PRICE:

- 3.1 That Purchase Price stipulated herein shall be paid as under by the Purchaser to the Vendor as indicated below:
- 3.1.1 The purchaser shall pay to the Vendor the first installment as advance payment being Tanzania Shillings Fifty Million Only (Tzs 50,000,000/-) of the purchase price, within 10 working days from the date of signing the agreement.
- 3.1.2 That, immediately upon the execution of these present and payments thereof, the **VENDOR** hand over to the **PURCHASER** all documents of title such as Title deed, Letter of Offer, documents as current land rent receipts, property tax etc. for transfer formalities.
- 3.1.3 The purchaser shall pay to the Vendor the final installment being One Hundred Twelve Million and Four Hundred Thousand Tanzania Shillings (TZS 112,400,000/-) being the remaining sum of the purchase price within 7 working days from the date of after purchaser application for derivative rights under Tanzania Investment Center (TIC) been approved on purchaser's name.
- 3.1.4 That all the payment instalments for the entire purchase price as indicated above shall be deposited by the Purchaser to the Vendor's nominated account whose details are as hereunder:

<b>Account Number:</b>	<b>51210003003</b>
<b>Account Name:</b>	<b>BLANKA ADOLPH MASHIRIMA</b>
<b>Bank Name and Details:</b>	<b>NMB</b>

### 4.0 COVENANTS BY THE VENDOR

The **Vendor** hereby covenants with the **Purchaser** that:

- 4.1 He has the power to enter into and perform the obligations under this Agreement;
- 4.2 The Vendor has full authority to sell, transfer and dispose of the Property and that it has a good and subsisting right, title and interest, and they have full powers to sell, grant, convey, assign or otherwise dispose the Property in the manner herein provided;
- 4.3 The vendor is not entitled to receive any consent from any person, the Commissioner of Lands excepted, and if any such consent will be required, the Vendor shall use their reasonable endeavors to seek and obtain the same and all other consents legally required to be obtained in respect of the disposition of the Property,
- 4.4 The entry into and performance of this Agreement and the transactions contemplated hereby, do not conflict with any law or regulation or any official or judicial order to which the **Vendor** is subject;
- 4.5 The entry into and performance of this Agreement does not constitute a breach of any material contractual obligation of the **Vendor**, or require any consent under any agreement or other instrument to which the **Vendor** is a party or by which it is bound or any judgment, decree or order of any statute, rule or regulation applicable to the **Vendor**. The transactions provided for in any other material contracts to which the **Vendor** is a party do not constitute a breach of any of the contractual obligations or provisions of this Agreement;
- 4.6 No litigation, arbitration or administrative proceeding or claim which may by itself or together with any other such proceeding or claim either have a material adverse effect on or materially adversely affect their ability to observe or perform their material obligations under this Agreement and the transactions contemplated thereby, is presently in progress

or, to the best of their knowledge and belief after making reasonable enquiries, is pending or threatened against him or the Property.

- 4.7 The **Purchaser** has purchased the Property subject to all terms of use applicable and as shall be indicated in the Certificate of Title for the property.
- 4.8 All information that has been made available to the **Purchaser** or their representatives by the **Vendor** or any of their representatives in connection with the transaction contemplated herein is complete and correct in all material respects, is not misleading, and does not omit any material fact.
- 4.9 Each representation and warranty herein stipulated shall be a separate representation and warranty and shall be deemed to be material and to have induced the Purchaser to enter into this Agreement. The **Vendor** acknowledges that the **Purchaser** has entered into this Agreement relying on these representations and warranties.
- 4.10 Simultaneously with the signing of this Agreement the parties shall expeditiously execute all the relevant documents and forms required for the allocation of the Property and the **Purchaser** shall endeavor to deliver to the Vendor the following documents (in any event no later than 7 days from the date hereof)
  - (A) Certified copy of Certificate of Incorporation of the Company;
  - (B) Certified copy of valid Business License
  - (C) Certified copy of Taxpayer Identification Number;
  - (D) Certified copy of Tax Clearance Certificate; and

## 5.0 COVENANTS BY THE PURCHASER

The **Purchaser** hereby covenants with the **Vendor** that:

- 5.1 It has the power to enter into and perform its obligations under this Agreement;
- 5.2 This Agreement constitutes a legal, valid and binding obligation of the Parties and is enforceable against each Party in accordance with its terms, except as enforceability may be limited by applicable bankruptcy, moratorium and other similar laws affecting creditors' rights or remedies generally;
- 5.3 The entry into and performance of this Agreement and the transactions contemplated hereby, do not conflict with any law or regulation or any official or judicial order to which the **Purchaser** is subject;
- 5.4 The entry into and performance of this Agreement does not constitute a breach of any material contractual obligation of the **Purchaser**, or require any consent under any agreement or other instrument to which the **Purchaser** is a party or by which it is bound or any judgment, decree or order of any statute, rule or regulation applicable to the **Purchaser**. The transactions provided for in any other material contracts to which the Purchaser is a party do not constitute a breach of any of the contractual obligations or provisions of this Agreement;
- 5.5 No litigation, arbitration or administrative proceeding or claim which may by itself or together with any other such proceeding or claim either have a material adverse effect on or materially adversely affect its ability to observe or perform his material obligations under this Agreement and the transactions contemplated thereby, is presently in progress or, to the best of its knowledge and belief after making reasonable enquiries, is pending or threatened against it;
- 5.6 The **Purchaser** has purchased the Property subject to all terms of use applicable, and free from any encumbrances;
- 5.7 All information that has been made available to the **Vendor** or his representatives by the **Purchaser** or any of its representatives in connection with the transaction contemplated

herein is complete and correct in all material respects, is not misleading, and does not omit any material fact.

- 5.8 Each representation and warranty above shall be a separate representation and warranty and shall be deemed to be material and to have induced the **Vendor** to enter into this Agreement. The **Purchaser** acknowledges that the **Vendor** has entered into this Agreement relying on these representations and warranties.

## 6.0 DISPUTE RESOLUTION, GOVERNING LAW AND JURISDICTION

- 6.1 The validity, construction and performance of this Agreement shall be governed by the Laws of the United Republic of Tanzania.
- 6.2 All disputes, claims or proceedings between the Parties relating to the validity, construction or performance of this Agreement shall be subject to a court of competent jurisdiction in Tanzania.

## 7.0 COSTS

### GENERAL COSTS:

- 7.1 The vendor shall be responsible for the legal costs incurred with respect to the preparation and implementation of this Agreement.
- 7.2 The purchaser shall be responsible for the costs associated for Capital Gain Tax as per the prevailing law of the country.
- 7.3 The purchaser shall be responsible for costs associated for the creation and registration of the Certificate of Title for the property such as Stamp Duty, Premium charges, registration fees and Land rent from the date of purchase in the names of the purchaser, including all taxes involved in the transfer of the property into their name.
- 7.4 **THAT** the Conveyance of the property is subject to the approval of the commissioner for Lands being granted thereto and the registration of the disposition, and in the event of such approval or registration being withheld, the parties shall revert to their original positions, I.e. the **PURCHASER** shall return all original documents of ownership of the property to the **VENDOR**, and any money paid or deposited by the **PURCHASER** as consideration to the purchase of a property shall be refunded in full by the **VENDOR** within 30 days of. In case Vendor fails to refund the advance payment (of Tzs 50,000,000/-), Vendor shall offer one plot (of the equivalent value) among the aforementioned four plots to the buyer and both parties will terminate this agreement and sign a sale agreement of one plot to cover the cost of first installment paid to the vendor

## 8.0 BOUNDARIES AND PLOT SIZE

The Vendor warrants that size of the plot is as stated on the land registry – **Plot No. 47** with title deed number 50557 DLR, **Plot No. 48** with titled deed number 50553 DLR, **Plot No. 49** with titled deed number 533295 DLR and **Plot No. 50** with title deed number 50396 (for a total plot size of 10,150 Sqm), all located at Block "J", NALA within Dodoma City Council and shall not change.

## 9.0 TERMINATION

- 9.1 This Agreement shall be terminated upon the breach of any fundamental covenant or obligation as stated herein and such instances shall include but are not limited to:-
- 9.2 Failure to make full and prompt payment of the purchase price by the purchaser to the vendor as stipulated herein.
- 9.3 Upon insolvency and or liquidation of either of the Purchaser.
- 9.4 Upon execution of all obligations as stipulated in this Agreement.

**10.0 INDEMNITY**

The Vendor hereby irrevocably undertake to indemnify and keep indemnified the Purchaser against all actions, claims, proceedings, costs and damages and legal costs and other expenses arising out of any breach of the warranties given by the Vendor above or out of any claim by a third party based on any facts which if sustained would constitute a breach.

**IN WITNESS WHERE OF** the parties hereto duly executed these presents and signified their acceptance of these terms by signing their respective names on the day, month and year hereinafter appearing.

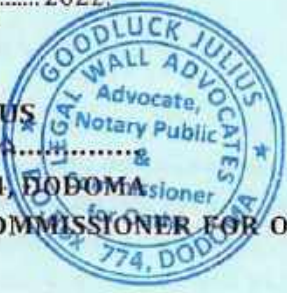
**SIGNED and DELIVERED** at Dodoma by the said **BLANCA ADOLFU OISSO**

Who is personally known to me /identified to me by .....  
the latter being known to me personally in my presence on this 11 day of July 2022.

  
.....  
**VENDOR**

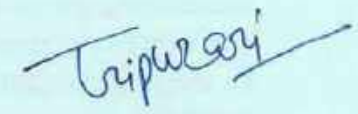
**WITNESS:**

Full Name: **GOODLUCK JULIUS**  
Signature: .....  
Postal Address: **P.O. Box # 774, DODOMA**  
Qualification: **ADVOCATE/COMMISSIONER FOR OATH**



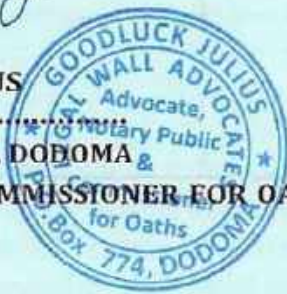
**SEALED and DELIVERED** at Dar es Salaam by the said **PERITUS INFRA AFRICA PVT LIMITED**

who is personally known to me identified to me by .....  
the later being known to me personally in my presence on this 11th day of July 2022 at Dar es Salaam.

  
.....  
**For Purchaser / Director#1**

**WITNESS:**

Full Name: **GOODLUCK JULIUS**  
Signature: .....  
Postal Address: **P.O. Box # 774, DODOMA**  
Qualification: **ADVOCATE/COMMISSIONER FOR OATH**



SEALED and DELIVERED at Dar es Salaam by the said  
**PERITUS INFRA AFRICA PVT LIMITED**

who is personally know to me identified to me by

.....

the later being known to me personally in my presence

on this 11 day of July 2022 at Dar es Salaam.

}  
AP  
.....  
**For Purchaser / Director#2**  
CS

**WITNESS:**

Full Name: **GOODLUCK JULIUS**

Signature: Julius

Postal Address: **P.O. Box # 774, DODOMA**

Qualification: **ADVOCATE/COMMISSIONER FOR OATH**



Telephone: 026 2322185  
 Fax: 026 2320029  
 Email:  
 In reply please quote:  
 Ref. No. LR/DOM/T/



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

29-11-2019

TO: RICHARD EMMANUEL KILEWO  
 P.O. Box 1249  
 DODOMA

TITLE No. 50557 - DLR LO No. 1036102  
 PLOT No. 47 BLOCK No. J LOCATION NALA  
 DODOMA 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

(Other Section 29)

Date of Issue:

Title Number: 50557 - DLR

Land Office Number: 1036102

Land: PLOT NO 47 BLOCK 'J' NALA DODOMA MUNICIPALITY

Term: NINETY NINE (99) YEARS

REGISTERED ON  
5-11-19  
at 1:00 P.M.  
Asst. Registrar of Titles



Land Form No. 22

Stamp Duty Shs. 100 Paid  
and Revenue Receipt No. 99017406525  
of 24-5-2019 issued.  
Asst. Registrar of Titles

TANGANYIKA  
STAMP DUTY PAID ON  
ORIGINAL Shs. 1900  
Receipt No. 99017406525 of 24-5-19  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

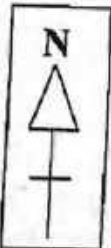
Title No. 50557 -DLR  
L.O. No. 1036102  
L.D. No. 71998

The 1<sup>st</sup> day of Nov. Two thousand and Nineteen.

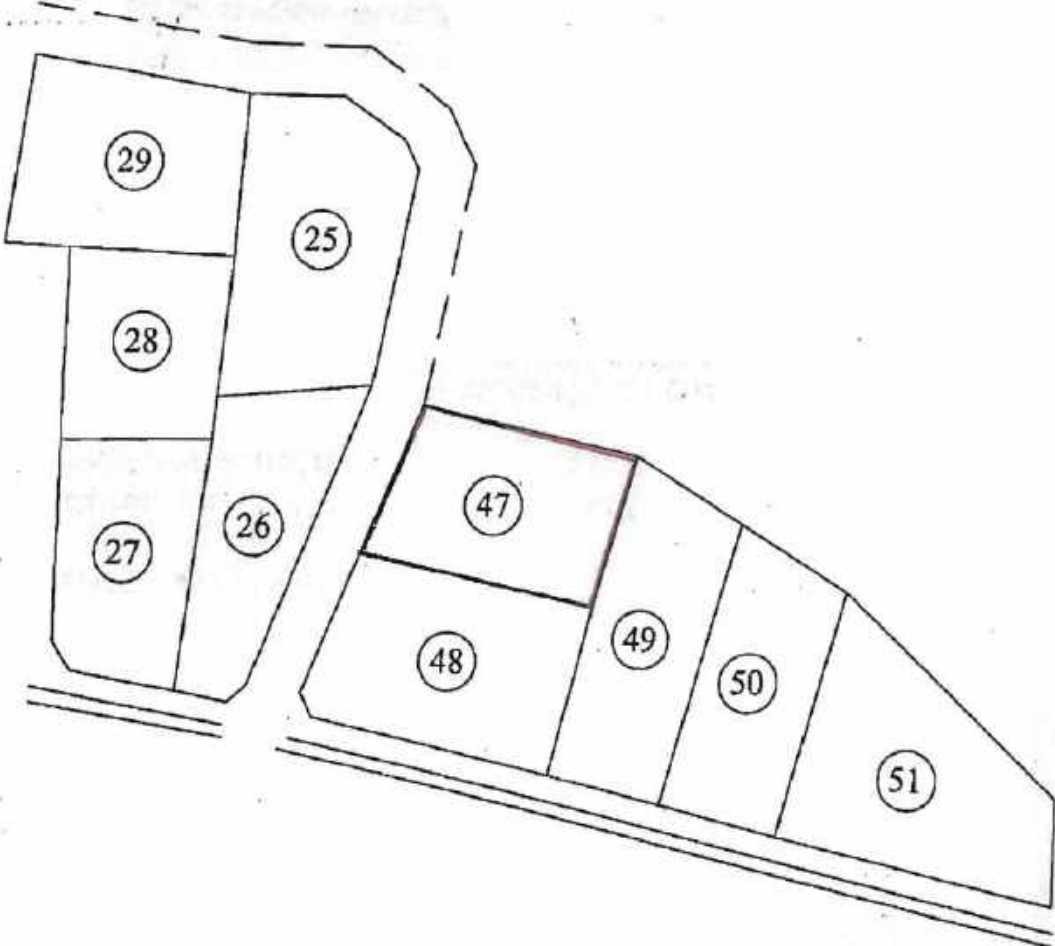
THIS IS TO CERTIFY that RICHARD EMMANUEL KILEWO P.O. Box 1249, DODOMA (hereinafter called "the Occupiers") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of Ninety Nine years from 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 Seventy four thousand nine hundred seventy (Tshs 74970/=) 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 **Residential** purposes only. Use **Group 'A' 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.



LOCATION	NALA
PLOT No	47
BLOCK	J
L.O No	1036102
AREA	2667 SQM



This plan prepared in accordance with the Registered plan No 46838, is approved for the purpose of Land Registration Act cap 334.

Director of Surveys and Mapping .....

Date..... 20/8/2019

Ministry of Lands and Human Settlement Development Dodoma.

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




LAND REGISTRY DODOMA  
TRANSFER

Filed Document No: 30066 - DLR

Date of Registration: 24-8-2021, Time 1:00 PM

To: BLANCA ADOLFU OISSO of P.O. BOX  
39, IRAMBA SINGIDA (In Cont of  
Tshs 10,000,000/=)

  
Senior Asst. Registrar of Titles



THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO. 4 OF 1999)  
CERTIFICATE OF APPROVAL OF A DISPOSITION  
[Under Section 39]

CT. 50557 - DLR  
L.O.NO. 1036102  
PLOT NO. 47 'J' NALA  
LD.NO. 71998

I, LEONCE MUTALEMWA - ~~COMMISSIONER FOR LANDS/AUTHORISED OFFICER~~, P.O BOX 1249 DODOMA hereby approve the disposition of the right of occupancy under the above reference subject to the following:

• Parties Involved:

From: RICHARD EMMANUEL KILEWO of P.O. BOX 1249 - DODOMA.

To: BLANCA ADOLFU OISSO of P.O BOX 39,IRAMBA - SINGIDA.

• Dues paid illustrated as follows:

*Stamp Duty on Original and duplicate paid*

*vide ERV. No. 921229063520140*

*of 17/8/2021*

*Tshs. 130,000/-*

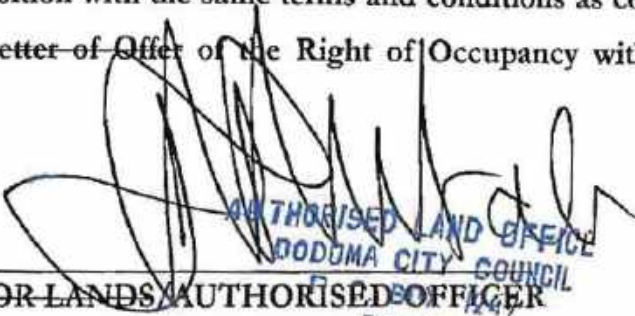
*Consent Fees paid*

*ERV. No. 921229063520140*

*of 17-08-2021*

*Tshs. 120,000/-*

- I, hereby Approve this Disposition with the same terms and conditions as contained in the Certificate of Title/~~Letter of Offer~~ of the Right of Occupancy with above mentioned reference.

  
~~COMMISSIONER FOR LANDS/AUTHORISED OFFICER~~  
DODOMA CITY COUNCIL  
DODOMA

Date: 18<sup>th</sup> August, 2021

To: Name: BLANCA ADOLFU OISSO of P.O BOX 39,IRAMBA - SINGIDA

Copy: The Registrar

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, CAP. 113 R.E. 2019  
APPLICATION FOR APPROVAL OF DISPOSITION

Land Form No. 30

TITLE NO. 50557 DLR L.O NO 1036102  
PLOT NO.4 7, BLOCK "J",  
NALA  
DODOMA CITY COUNCIL

I, **RICHARD EMMANUEL KILEWO** of P. O. Box 1249-Dodoma, Tanzania (hereinafter referred to as "the Applicant") **HEREBY APPLY** for **APPROVAL** of Disposition of a Certificate of Right of Occupancy under the above reference on the 08<sup>th</sup> day of July, 2021.

1. Nature of disposition: Sale
2. Particulars of purchasers: **BLANCA ADOLFU OISSO** and of P. o. Box 39, Iramba Singida, Tanzania.
3. I, the Applicant supply the following information and or documentation: Offer letter, Transfer Deed, Application for Approval of Disposition and Notification of Disposition.

Date: 08<sup>th</sup> July, 2021




APPLICANT



**For Official Use Only**

- a) Approved/Refused
- b) Remark

  
COMMISSIONER FOR LANDS/  
AUTHORIZED OFFICER

AUTHORIZED LAND OFFICE  
DODOMA CITY COUNCIL  
P. O. BOX 1249  
DODOMA

Date: 20/8/2021

**SERVED UPON ME/US:**

..... Signature of  
Applications Date:

Fee:

THE LAND ACT, CAP.113 R. E. 2019  
NOTIFICATION OF A DISPOSITION

TITLE NO. 50557 DLR L.O NO 1036102  
PLOT NO.4 7, BLOCK "J",  
NALA  
DODOMA CITY COUNCIL

I, **RICHARD EMMANUEL KILEWO** of P.O. Box 1249, Dodoma, Tanzania  
**HEREBY NOTIFY** you of the disposition which is intended to be made in  
favour of **BLANCA ADOLFU OISSO** of P.O. Box 39, Iramba Singida,  
Tanzania in respect of a Certificate of Right of Occupancy registered  
under the above reference.

**WEHEREBY** present the following particulars:

1. Nature of disposition: Sale
2. Particulars of purchasers: **BLANCA ADOLFU OISSO** and of P. o. Box 39,  
Iramba Singida, Tanzania.
3. The following documents are enclosed: Offer letter, Transfer Deed,  
Application for Approval of Disposition and Notification of Disposition.
4. Other particulars: .....

Date 09<sup>th</sup> July, 2021



APPLICANT

Fee: 80,000/=

SEAL/OFFICIAL STAMP

  
COMMISSIONER FOR LANDS/AUTHORISED OFFICER  
DATE 20/9/2021 PLACE DODOMA  
AUTHORISED LAND OFFICE  
COUNCIL  
P.O. BOX 1249



Copy: The Registrar

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, CAP.113 R. E. 2019  
TRANSFER OF A RIGHT OF OCCUPANCY  
(Under Section No. 62)

TITLE NO. 50557 DLR L.O NO 1036102  
PLOT NO.4 7, BLOCK "J",  
NALA  
DODOMA CITY COUNCIL

FROM

RICHARD EMMANUEL KILEWO

AND

BLANCA ADOLFU OISSO

**DRAWN BY:**

ANASTAZIA KOMANYAJULIUS MAGULYA (ADVOCATE)  
CAELUM LAW ASSOCIATES  
PLOT NO.22 BLOCK "L" HOUSE NO.5  
6<sup>TH</sup> ROAD,MJI MPYA STREET-OPPOSITE MAMBO POA  
COMMUNITY CENTRE.  
P. O. BOX 2621,  
DODOMA.



*Anastazia*

THE LAND ACT NO. 4 OF 2019  
TRANSFER OF A RIGHT OF OCCUPANCY  
(Under Section No. 62)

TITLE NO. 50557 DLR L.O NO 1036102  
PLOT NO.4 7, BLOCK "J",  
NALA  
DODOMA CITY COUNCIL

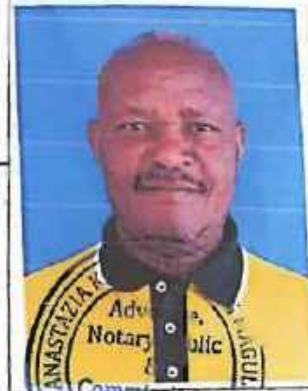
IN CONSIDERATION OF THE SUM OF Tanzania Shillings Ten Million Only (Tshs.10,000,000/=) I, RICHARD EMMANUEL KILEWO, of P.O. Box 1249 Dodoma, Tanzania HEREBY TRANSFER to BLANCA ADOLFU OISSO of P.O. Box 39, Iramba Singida, Tanzania the Right of Occupancy registered under the above reference.

SIGNED and DELIVERED by the said  
RICHARD EMMANUEL KILEWO

Who is known to me personally/Identified to me  
by Esther ALIKO KISALO  
This 08<sup>th</sup> day of July 2021



TRANSFEROR



(WITNESS)

NAME ANASTAZIA KEMAMPA JULIUS MACHUKA  
SIGNATURE [Signature]  
QUALIFICATION ADVOCATE  
POSTAL ADDRESS 2621 - Dodoma



SIGNED and DELIVERED by the said  
BLANCA ADOLFU OISSO

Who is known to me personally/Identified to me  
by BRUNO PETER  
This 08<sup>th</sup> day of July 2021



TRANSFEE



(WITNESS)

NAME ANASTAZIA KEMAMPA JULIUS MACHUKA  
SIGNATURE [Signature]  
QUALIFICATION ADVOCATE  
POSTAL ADDRESS 2621 - Dodoma



FILED DOCUMENT No: 30066-DLR  
REGISTERED ON: 24-8-2021  
AT: 1:00 P.M.



*Senior Asst. Registrar of Titles*

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 129,500/= Paid  
Receipt No: 921236064567269  
of: 24-8-2021

*Stamp Duty Officer*

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 129,500/= Paid  
921236064567269  
On Original Receipt Shs:  
of: 24-8-2021

*Stamp Duty Officer*

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

Telephone: 026 2322185  
Fax: 026 2320029  
Email:  
In reply please quote:  
Ref. No. LR/DOM/T/



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

29-11-2019

TO: RICHARD EMMANUEL KILEWO  
P.O. BOX 1249  
DODOMA

TITLE No. 50553 - DLR LO No. 1036100  
PLOT No. 48 BLOCK No. J LOCATION NALA  
DODOMA 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: 50553 - DLR

Land Office Number: 1036100

Land: PLOT NO 48 BLOCK 'J' NALA DODOMA MUNICIPALITY

Term: NINETY NINE (99) YEARS

TITLE REGISTERED ON  
5-11-19  
at 1:00 P.M.  
Asst. Registrar of Titles



Land Form No. 22

Stamp Duty Shs. 100 Paid  
and Revenue Receipt No. 99017406605  
of 24-5-2019 issued.  
Asst. Registrar of Titles

TANGANYIKA  
STAMP DUTY PAID ON  
ORIGINAL Shs. 4488  
99017406605  
Receipt No. of 24-5-19  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 50553-DLR  
L.O. No. 1036100  
L.D. No. 71999


The 16th day of October. Two thousand and Nineteen.

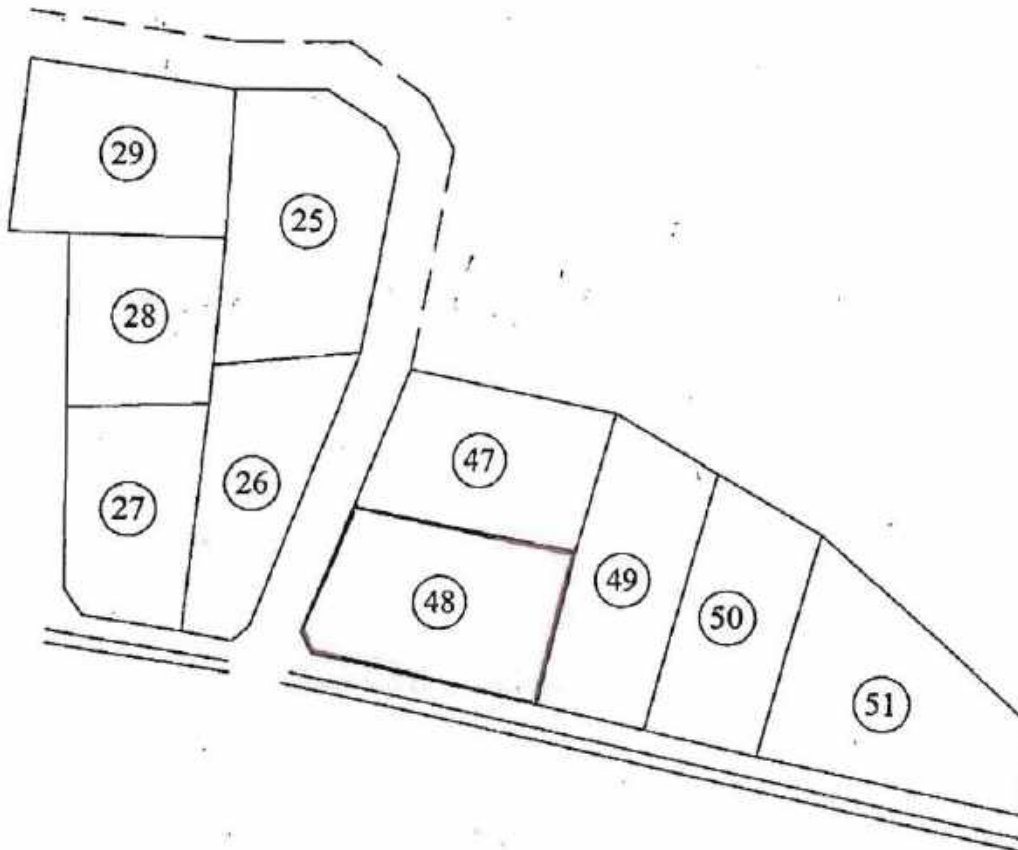
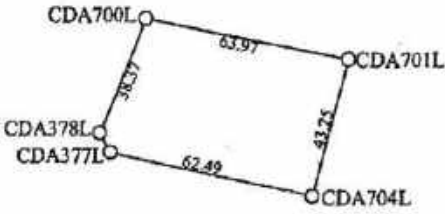
THIS IS TO CERTIFY that RICHARD EMMANUEL KILEWO P.O. Box 1249, DODOMA (hereinafter called "the Occupiers") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of Ninety Nine years from 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 Seventy four thousand nine hundred seventy (Tshs 74970/=) 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 **Residential** purposes only. Use Group 'A' 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 .....	NALA
	PLOT No .....	48
	BLOCK .....	J
	L.O No .....	1036100
	AREA .....	2811 SQM



This plan prepared in accordance with the Registered plan No 46838, is approved for the purpose of Land Registration Act cap 334.

Director of Surveys and Mapping .....

Date: 20/8/2019  
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. 48 Block 'J' situated at Nala in Dodoma Municipality containing Two thousand eight hundred eleven (2811) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 46838 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 names **RICHARD EMMANUEL KILEWO** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SIGNED** and **DELIVERED** by the said )  
**RICHARD EMMANUEL KILEWO** )  
who is known to me personally/identified to me )  
by ..... )  
the latter being known to me personally in my )  
presence this 4<sup>th</sup> day of September.....2019. )

Witness's )

Name: MARIA NIWI )

Signature: )

Postal Address: 780, DODOMA )

Qualification: ADVOCATE )



Filed Document No. 30020-DLR  
Date of Registration 30-8-2021 Time 1:00 P.M.  
To: BLANCA ADOLFU OISSO of  
P.O. Box 39, SINGIDA  
(In Cons of Tsh 10,000,000/=)  
\_\_\_\_\_  
Chairman, Board of Titles



---

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT NO. 4 OF 2019  
TRANSFER OF A RIGHT OF OCCUPANCY  
(Under Section No. 62)

TITLE NO. 50553 DLR L.O NO 1036100  
PLOT NO.4 8, BLOCK "J",  
NALA  
DODOMA CITY COUNCIL

FROM

RICHARD EMMANUEL KILEWO

AND

BLANCA ADOLFU OISSO

**DRAWN BY:**

ANASTAZIA KOMANYA JULIUS MAGULYA (ADVOCATE)  
CAELUM LAW ASSOCIATES  
PLOT NO.22 BLOCK "L" HOUSE NO.5  
6<sup>TH</sup> ROAD, MJI MPYA STREET-OPPOSITE MAMBO POA  
COMMUNITY CENTRE.  
P. O. BOX 2621,  
DODOMA.



*Anastazia*

IN THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT NO. 4 OF 2019  
TRANSFER OF A RIGHT OF OCCUPANCY  
(Under Section No. 62)

TITLE NO. 50553 DLR L.O NO 1036100  
PLOT NO.4 8, BLOCK "J",  
NALA  
DODOMA CITY COUNCIL

IN CONSIDERATION OF THE SUM OF Tanzania Shillings Ten Million Only (Tshs.10,000,000/=) I, RICHARD EMMANUEL KILEWO, of P.O. Box 1249 Dodoma, Tanzania HEREBY TRANSFER to BLANCA ADOLFU OISSO of P.O. Box 39, Iramba Singida, Tanzania the Right of Occupancy registered under the above reference.

SIGNED and DELIVERED by the said  
RICHARD EMMANUEL KILEWO

Who is known to me personally/Identified to me  
by Frederic ALIBO KITALO  
This 08<sup>th</sup> day of July 2021



TRANSFEROR



(WITNESS)

NAME ANASTAZIA Kemanya Julius MABUTYA  
SIGNATURE [Signature]  
QUALIFICATION ADVOCATE  
POSTAL ADDRESS 2621 - DODOMA



SIGNED and DELIVERED by the said  
BLANCA ADOLFU OISSO

Who is known to me personally/Identified to me  
by Bruno PETER  
This 08<sup>th</sup> day of July 2021



TRANSFEEEE



(WITNESS)

NAME ANASTAZIA Kemanya Julius MABUTYA  
SIGNATURE [Signature]  
QUALIFICATION ADVOCATE  
POSTAL ADDRESS 2621 - DODOMA



THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, CAP. 113 R.E. 2019  
APPLICATION FOR APPROVAL OF DISPOSITION

TITLE NO. 50553 DLR L.O NO 1036100  
PLOT NO.4 8, BLOCK "J",  
NALA  
DODOMA CITY COUNCIL

I, **RICHARD EMMANUEL KILEWO** of P. O. Box 1249-Dodoma, Tanzania (hereinafter referred to as "the Applicant") **HEREBY APPLY** for **APPROVAL** of Disposition of a Certificate of Right of Occupancy under the above reference on the 08<sup>th</sup> day of July, 2021.

1. Nature of disposition: Sale
2. Particulars of purchasers: **BLANCA ADOLFU OISSO** and of P. o. Box 39, Iramba Singida, Tanzania.
3. I, the Applicant supply the following information and or documentation: Offer letter, Transfer Deed, Application for Approval of Disposition and Notification of Disposition.

Date: 08<sup>th</sup> July 2021

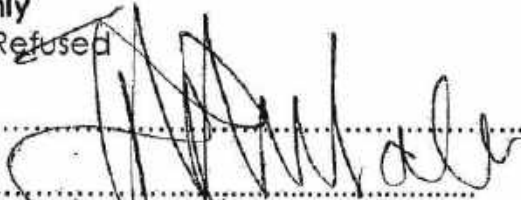


APPLICANT



**For Official Use Only**

- a) Approved/Refused
- b) Remark



COMMISSIONER FOR  
LANDS/  
AUTHORIZED  
OFFICER

Date: 20/07/2021

**SERVED UPON ME/US:**

..... Signature of  
Applications Date:

Fee: 10,000/=

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, CAP.113 R. E. 2019  
NOTIFICATION OF A DISPOSITION

TITLE NO. 50553 DLR L.O NO 1036100  
PLOT NO.4 8, BLOCK "J",  
NALA  
**DODOMA CITY COUNCIL**

I, **RICHARD EMMANUEL KILEWO** of P.O. Box 1249, Dodoma, Tanzania  
**HEREBY NOTIFY** you of the disposition which is intended to be made in  
favour of **BLANCA ADOLFU OISSO** of P.O. Box 39, Iramba Singida,  
Tanzania in respect of a Certificate of Right of Occupancy registered  
under the above reference.

**WEHEREBY** present the following particulars:

1. Nature of disposition: Sale
2. Particulars of purchasers: **BLANCA ADOLFU OISSO** and of P. o. Box 39, Iramba Singida, Tanzania.
3. The following documents are enclosed: Offer letter, Transfer Deed, Application for Approval of Disposition and Notification of Disposition.
4. Other particulars: .....

Date 03<sup>rd</sup> July, 2021

*[Handwritten Signature]*

APPLICANT



Fee: 80,000/=

*[Handwritten Signature]*  
AUTHORISED LAND OFFICER  
DODOMA CITY COUNCIL  
P.O. BOX 1249  
DODOMA

SEAL/OFFICIAL STAMP

COMMISSIONER FOR LANDS/AUTHORISED OFFICER  
DATE 20/07/2021 PLACE Dodoma

Copy: The Registrar

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO. 4 OF 1999)  
CERTIFICATE OF APPROVAL OF A DISPOSITION  
[Under Section 39]

CT. 50553 - DLR  
L.O.NO. 1036100  
LD.NO. 71999

I, LEONCE MUTALEMWA - ~~COMMISSIONER FOR LANDS/AUTHORISED OFFICER~~, P.O BOX 1249 DODOMA hereby approve the disposition of the right of occupancy under the above reference subject to the following:

- **Parties Involved:**

From: RICHARD EMMANUEL KILEWO of P.O. BOX 1249 – DODOMA.

To: BLANCA ADOLFU OISSO of P.O BOX 39,IRAMBA – SINGIDA.

- **Dues paid illustrated as follows:**

*Stamp Duty on Original and duplicate paid*

*vide ERV. No. 921229063520140*

*of 17/8/2021*

*Tshs. 140,000/-*

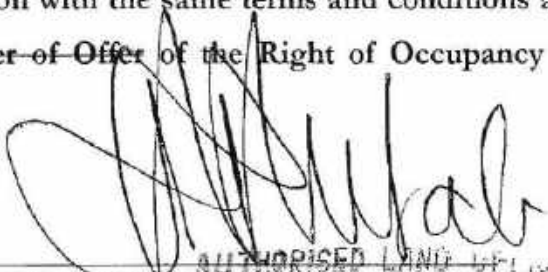
*Consent Fees paid*

*ERV. No. 921229063520140*

*of 17-08-2021*

*Tshs. 120,000/-*

- I, hereby Approve this Disposition with the same terms and conditions as contained in the Certificate of Title/~~Letter of Offer~~ of the Right of Occupancy with above mentioned reference.

  
\_\_\_\_\_  
COMMISSIONER FOR LANDS/~~AUTHORISED OFFICER~~

AUTHORISED LAND OFFICER  
DODOMA CITY COUNCIL  
P. O. BOX 1249  
DODOMA

Date: 18<sup>th</sup> August, 2021

To: Name: BLANCA ADOLFU OISSO of P.O BOX 39,IRAMBA – SINGIDA

Copy: The Registrar

## Land Rent - Assessment

Logged in as: aziz.rashidi

Land Rent Assessment

**ASSESSMENT DATE:** 4-Oct-2021**ID** 1164084 **NUMBER** 51  
**AREA** 3151 SQM **LOT TYPE** Plot**LAND RENT USE** Residential**REGION** DODOMA **DISTRICT** DODOMA CITY COUNCIL**LOCATION** NALA **BLOCK** J**OWNER:** AWADHI ABDULMAJID RAJABU**ADDRESS:** P.O.BOX 2027, DODOMA DODOMA**BILL CONTROL NUMBER:** 991174774782**SP CODE:** SP117

Last Pay Date	Balance	Interest	Total
1-Jul-2019	0.00	0.00	0.00
Year	Rent	Interest	Total
2020/2021	100,832.00	10,083.20	110,915.20
2021/2022	100,832.00	0.00	100,832.00
<b>Total</b>	<b>201,664.00</b>	<b>10,083.20</b>	<b>211,750.00</b>

.....

**Issued By:AZIZ DACHI RASHIDI**

**JINSI YA KULIPIA**

A. Unaweza kulipia kwenye tawi lolote la NMB/CRDB/NBC nchini, namba ya malipo (Reference) **991174774782**

Q B. Unaweza kulipia kwa mitandao T-Pesa,M-Pesa,TigoPesa,Airtel Money,HaloPesa na EzyPesa.  
Namba ya kampuni **001001**, namba ya malipo(Reference) **991174774782**

[Click here to print](#)

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

Telephone: 026 2322185  
Fax: 026 2320029  
Email:  
In reply please quote:  
Ref. No. LR/DOM/T/



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

TO: RICHARD EMMANUEL KILEWO  
P.O. BOX 1247  
DODOMA

12-3-2020

TITLE No. 53295-DLR L.O No. 1036103  
PLOT No. 49 BLOCK No. J LOCATION NALA  
DODOMA 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

(Under Section 29)

Date of Issue:

Title Number: 53295-DLR

Land Office Number: 1036103

Land: PLOT NO 49 BLOCK 'J' NALA DODOMA MUNICIPALITY

Term: NINETY NINE (99) YEARS

TITLE No. **53295-DLR**  
REGISTERED ON  
**20-11-19**  
at **1000** P 10  
Asst. Registrar of Titles



Land Form No. 22

Stamp Duty Shs. **100/-** Paid  
and Revenue Receipt No. **99017406700**  
of **24-5-2019** issued.  
Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA  
STAMP DUTY PAID ON  
ORIGINAL Shs. **3988/-**  
**99017406700** of **24-5-19**  
Asst. Registrar of Titles

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

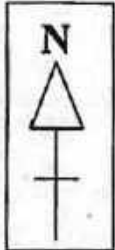
Title No. **53295-DLR**  
L.O. No. **1036103**  
L.D. No. **72000**

The **16<sup>th</sup>** day of **October**, Two thousand and Nineteen.

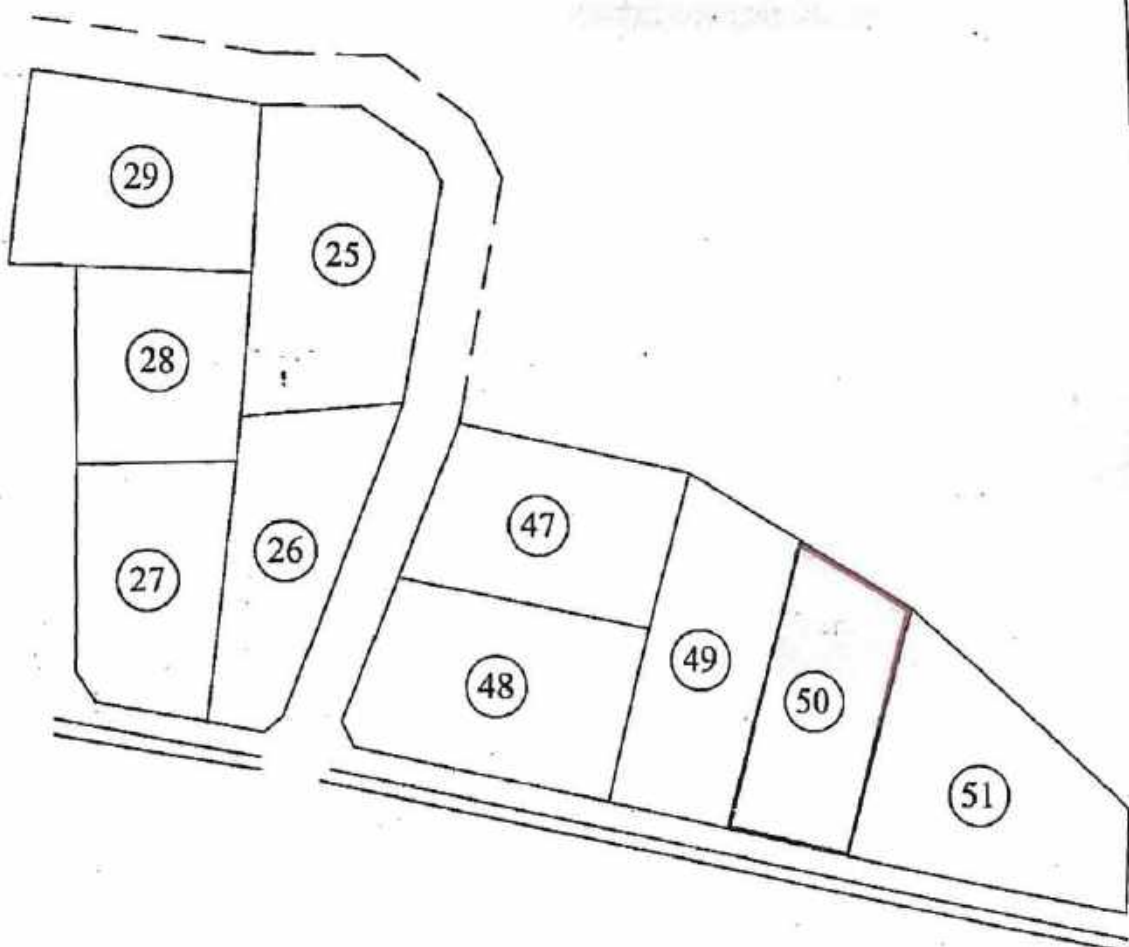
THIS IS TO CERTIFY that **RICHARD EMMANUEL KILEWO P.O. Box 1249, DODOMA** (hereinafter called "the Occupiers") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **Ninety Nine** years 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 **Seventy four thousand nine hundred seventy (Tshs 74970/=)** 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 **Residential** purposes only. Use Group 'A' 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.



LOCATION	NALA
PLOT No	49
BLOCK	J
L.O No	1036103
AREA	2499 SQM



This plan prepared in accordance with the Registered plan No 46838, is approved for the purpose of Land Registration Act cap 334.

Director of Surveys and Mapping ..... *Ataus*

Date..... *2018/2019*

Ministry of Lands and Human Settlement Development Dodoma.

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



REGISTRY DODOMA  
TRANSFER

Filed Document No: 3005 - DLR  
Date of Registration: 25-8-2021 Time: 1:00 P.M  
of: BLANCA ADOLFU OISSO of P.O. Box  
39, SINGIDA  
(In Cons. of Tshs 10,000,000/=)  
Asst. Registrar of Titles



THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO. 4 OF 1999)  
CERTIFICATE OF APPROVAL OF A DISPOSITION  
[Under Section 39]

L.O. NO: 1036103  
L.D. NO:72000  
C.T.NO.53295-DLR

I, LEONCE MUTALEMWA - ~~COMMISSIONER FOR LANDS~~/AUTHORISED OFFICER,  
P.O BOX 1249 DODOMA hereby approve the disposition of the right of occupancy under the above  
reference subject to the following:

• Parties Involved:

From: RICHARD EMMANUEL KILEWO of P.O BOX 1249- DODOMA.

To: BLANCA ADOLFU OISSO of P.O BOX 39-IRAMBA-SINGIDA.

• Dues paid illustrated as follows:

*Stamp Duty on Original and duplicate paid*

*Vide Receipt No. 921229063520610*

*of 17/8/2021*

*Tshs. 125,000/-*

*Consent Fees paid*

*Vide Receipt No. 921229063520610*

*of 17/8/2021*

*Tshs. 120,000/-*

- I, hereby Approve this Disposition with the same terms and conditions as contained  
in the ~~Certificate of Title~~/Letter of Offer of the Right of Occupancy with above  
mentioned reference.

COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date: 20/8/2021

To: Name BLANCA ADOLFU OISSO,  
Address: P.O BOX 39-IRAMBA-SINGIDA.

Copy: The Registrar.

AUTHORISED OFFICER  
DODOMA CITY COUNCIL  
P. O. BOX 1249  
DODOMA

TITLE NO. 53295 DLR L.O NO 1036103  
PLOT NO.49, BLOCK "J",  
NALA

**DODOMA CITY COUNCIL**

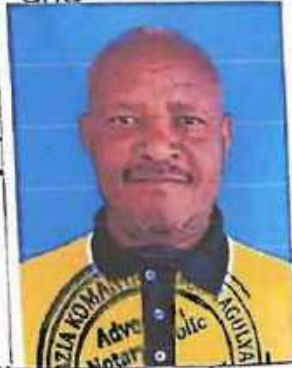
I, **RICHARD EMMANUEL KILEWO** of P. O. Box 1249-Dodoma, Tanzania (hereinafter referred to as "the Applicant") **HEREBY APPLY** for **APPROVAL** of Disposition of a Certificate of Right of Occupancy under the above reference on the 09<sup>th</sup> day of July, 2021.

1. Nature of disposition: Sale
2. Particulars of purchasers: **BLANCA ADOLFU OISSO** and of P. o. Box 39, Iramba Singida, Tanzania.
3. I, the Applicant supply the following information and or documentation: Offer letter, Transfer Deed, Application for Approval of Disposition and Notification of Disposition.

Date: 09<sup>th</sup> July, 2021



APPLICANT



**For Official Use Only**

- a) Approved/Refused
- b) Remark



**COMMISSIONER FOR LANDS/  
AUTHORIZED OFFICER**  
**REGORISED LAND OFFICE  
DODOMA CITY COUNCIL  
P. O. BOX 1249  
DODOMA**



Date: 20/07/2021

**SERVED UPON ME/US:**

.....  
..... Signature of  
Applications Date:  
.....  
Fee:  
.....

THE LAND ACT, CAP.113 R. E. 2019  
NOTIFICATION OF A DISPOSITION

TITLE NO. 53295 DLR L.O NO 1036103  
PLOT NO.49, BLOCK "J",  
NALA  
DODOMA CITY COUNCIL

I, **RICHARD EMMANUEL KILEWO** of P.O. Box 1249, Dodoma, Tanzania  
**HEREBY NOTIFY** you of the disposition which is intended to be made in  
favour of **BLANCA ADOLFU OISSO** of P.O. Box 39, Iramba Singida,  
Tanzania in respect of a Certificate of Right of Occupancy registered  
under the above reference.

**WEHEREBY** present the following particulars:

1. Nature of disposition: Sale
2. Particulars of purchasers: **BLANCA ADOLFU OISSO** and of P. o. Box 39,  
Iramba Singida, Tanzania.
3. The following documents are enclosed: Offer letter, Transfer Deed,  
Application for Approval of Disposition and Notification of Disposition.
4. Other particulars: .....

Date 08<sup>th</sup> July 2021

  
.....  
**APPLICANT**



Fee: 80,000/=



**SEAL/OFFICIAL STAMP**



**COMMISSIONER FOR LANDS/AUTHORISED OFFICER** Office  
DATE 20/8/2021 PLACE DODOMA **COUNCIL**  
P.O. Box 1249  
DODOMA

Copy: The Registrar

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

Telephone: 026 2322185  
Fax: 026 2320029  
Email:  
In reply please quote:  
Ref. No. LR/DOM/T/



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

29-11-2019

TO: RICHARD EMMANUEL KILEWO  
P.O. BOX 1249  
DODOMA

TITLE No. 50396-DLE LO No. 1036101  
PLOT No. 50 BLOCK No. J LOCATION NALA  
DODOMA 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

(Under Section 29)

Date of Issue:

Title Number: 50396-DLE

Land Office Number: 1036101

Land: PLOT NO 50 BLOCK 'J' NALA DODOMA MUNICIPALITY

Term: NINETY NINE (99) YEARS

REGISTERED ON  
2-10-19  
at 9:20 A.M.



Asst. Registrar of Titles

Land Form No. 22

Stamp Duty Shs. 100 Paid  
and Revenue Receipt No. 99017406401  
of 24-5-2019 issued.

Asst. Registrar of Titles

TANGANYIKA  
STAMP DUTY PAID ON  
ORIGINAL Shs. 3467  
99017406401  
Receipt No. of 24-5-19  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 50396-DLR  
L.O. No. 1036101  
L.D. No. 72001

The 7th day of October, Two thousand and Nineteen.

THIS IS TO CERTIFY that RICHARD EMMANUEL KILEWO P.O. Box 1249, DODOMA (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:-

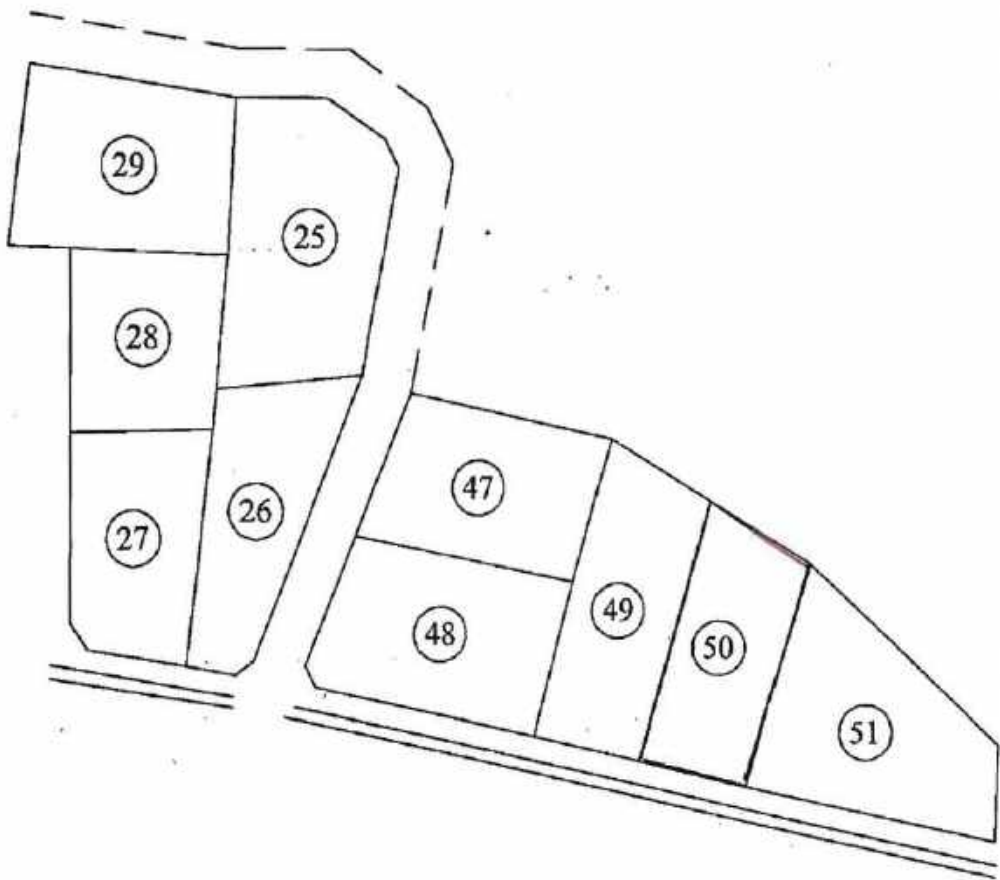
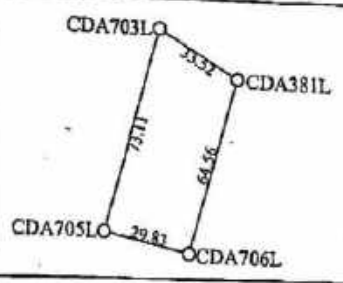
1. The Occupier having paid rent up to the thirtieth day of June, 2019: shall hereafter: pay rent of shillings sixteen thousand fifty (Tshs 16050/=) only a year in advance on the first day of July in each of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
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 **Residential** purposes only. Use **Group 'A' 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 ..... NALA  
 PLOT No ..... 50  
 BLOCK ..... J  
 L.O No ..... 1036101  
 AREA ..... 2173 ..... SQM



This plan prepared in accordance with the Registered plan No 46838, is approved for the purpose of Land Registration Act cap 334.

Director of Surveys and Mapping ..... *Ataur*

Date..... 2018/2019

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. 50 Block 'J' situated at Nala in Dodoma Municipality containing Two thousand one hundred seventy three (2173) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 46838 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 names **RICHARD EMMANUEL KILEWO** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SIGNED** and **DELIVERED** by the said  
**RICHARD EMMANUEL KILEWO**  
who is known to me personally/identified to me  
by .....  
the latter being known to me personally in my  
presence this...<sup>4<sup>th</sup></sup>...day of ...September.....**2019**.

Witness's

Name: MARIA NTU

Signature:

Postal Address: 780, DODOMA

Qualification: ADVOCATE



THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, CAP.113 R. E. 2019  
TRANSFER OF A RIGHT OF OCCUPANCY  
(Under Section No. 62)

TITLE NO. 50396 DLR L.O NO 1036101  
PLOT NO.50, BLOCK "J",  
NALA  
DODOMA CITY COUNCIL

FROM

RICHARD EMMANUEL KILEWO

AND

BLANCA ADOLFU OISSO

**DRAWN BY:**

ANASTAZIA KOMANYA JULIUS MAGULYA (ADVOCATE)  
CAELUM LAW ASSOCIATES  
PLOT NO.22 BLOCK "L" HOUSE NO.5  
6<sup>TH</sup> ROAD, MJI MPYA STREET-OPPOSITE MAMBO POA  
COMMUNITY CENTRE.  
P. O. BOX 2621,  
DODOMA.



*Anastazia*

THE LAND ACT NO. 4 OF 2019  
TRANSFER OF A RIGHT OF OCCUPANCY  
(Under Section No. 62)

TITLE NO. 50396 DLR L.O NO 1036101  
PLOT NO.50, BLOCK "J",  
NALA  
DODOMA CITY COUNCIL

IN CONSIDERATION OF THE SUM OF Tanzania Shillings Ten Million Only.  
(Tshs.10,000,000/=) I, RICHARD EMMANUEL KILEWO, of P.O. Box 1249 Dodoma,  
Tanzania HEREBY TRANSFER to BLANCA ADOLFU OISSO of P.O. Box 39, Iramba  
Singida, Tanzania the Right of Occupancy registered under the above reference.

SIGNED and DELIVERED by the said  
RICHARD EMMANUEL KILEWO

Who is known to me personally/Identified to me  
by RICHARD EMMANUEL KILEWO  
This 08<sup>th</sup> day of July 2021



TRANSFEROR



(WITNESS)

NAME ANASTAZIA KOMANYA JULIUS MACHUTIA  
SIGNATURE Komanya  
QUALIFICATION ADVOCATE  
POSTAL ADDRESS 2621 - DODOMA



SIGNED and DELIVERED by the said  
BLANCA ADOLFU OISSO

Who is known to me personally/Identified to me  
by BLANCA ADOLFU OISSO  
This 08<sup>th</sup> day of July 2021



TRANSFEE



(WITNESS)

NAME ANASTAZIA KOMANYA JULIUS MACHUTIA  
SIGNATURE Komanya  
QUALIFICATION ADVOCATE  
POSTAL ADDRESS 2621 - DODOMA



TANZANIA  
THE LAND ACT, CAP.113 R. E. 2019  
NOTIFICATION OF A DISPOSITION

TITLE NO. 50396 DLR L.O NO 1036101  
PLOT NO.50, BLOCK "J",  
NALA  
**DODOMA CITY COUNCIL**

I, **RICHARD EMMANUEL KILEWO** of P.O. Box 1249, Dodoma, Tanzania  
**HEREBY NOTIFY** you of the disposition which is intended to be made in  
favour of **BLANCA ADOLFU OISSO** of P.O. Box 39, Iramba Singida,  
Tanzania in respect of a Certificate of Right of Occupancy registered  
under the above reference.

**WEHEREBY** present the following particulars:

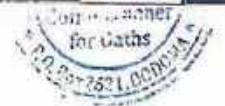
1. Nature of disposition: Sale
2. Particulars of purchasers: **BLANCA ADOLFU OISSO** and of P. o. Box 39,  
Iramba Singida, Tanzania.
3. The following documents are enclosed: Offer letter, Transfer Deed,  
Application for Approval of Disposition and Notification of Disposition.
4. Other particulars: .....

Date 09<sup>th</sup> July, 2021



APPLICANT

Fee: 80,000/=



SEAL/OFFICIAL STAMP

  
AUTHORISED LAND OFFICER  
DODOMA CITY COUNCIL  
P.O. Box 1249  
DODOMA

COMMISSIONER FOR LANDS/AUTHORISED OFFICER  
DATE 20/8/2021 PLACE Dodoma

Copy: The Registrar

APPLICATION FOR APPROVAL OF DISPOSITION

TITLE NO. 50396 DLR L.O NO 1036101  
PLOT NO.50, BLOCK "J",  
NALA  
DODOMA CITY COUNCIL

I, **RICHARD EMMANUEL KILEWO** of P. O. Box 1249-Dodoma, Tanzania (hereinafter referred to as "the Applicant") **HEREBY APPLY** for **APPROVAL** of Disposition of a Certificate of Right of Occupancy under the above reference on the 08<sup>th</sup> day of July **2021**.

1. Nature of disposition: Sale
2. Particulars of purchasers: **BLANCA ADOLFU OISSO** and of P. o. Box 39, Iramba Singida, Tanzania.
3. I, the Applicant supply the following information and or documentation: Offer letter, Transfer Deed, Application for Approval of Disposition and Notification of Disposition.

Date: 08<sup>th</sup> July, 2021

APPLICANT



**For Official Use Only**

- a) Approved/Refused
- b) Remark

**COMMISSIONER FOR LANDS/ CITY COUNCIL**  
**AUTHORIZED OFFICER P. BOX 1249**

Date: 20/8/2021

**SERVED UPON ME/US:**

Signature of Applications  
Date: 13/8/2021  
Fee: 20,000/=

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO. 4 OF 1999)  
CERTIFICATE OF APPROVAL OF A DISPOSITION  
[Under Section 39]

L.O. NO: 1036101  
L.D. NO:72001  
C.T.NO.50396-DLR

I, LEONCE MUTALEMWA - ~~COMMISSIONER FOR LANDS~~/AUTHORISED OFFICER,  
P.O BOX 1249 DODOMA hereby approve the disposition of the right of occupancy under the above  
reference subject to the following:

• Parties Involved:

From: RICHARD EMMANUEL KILEWO of P.O BOX 1249- DODOMA.

To: BLANCA ADOLFU OISSO of P.O BOX 39-IRAMBA-SINGIDA.

• Dues paid illustrated as follows:

*Stamp Duty on Original and duplicate paid*

*Vide Receipt No. 921229063521089*

*of 17/8/2021*

*Tshs.110,000/-*

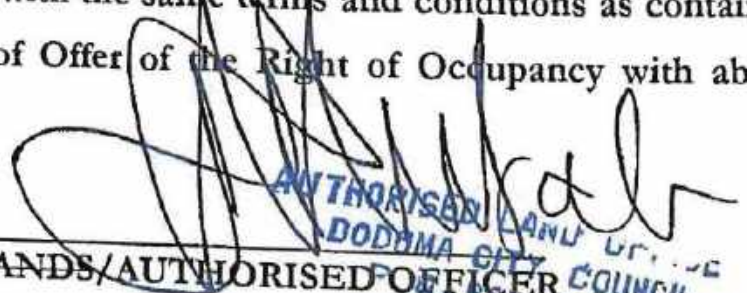
*Consent Fees paid*

*Vide Receipt No. 921229063521089*

*of 17/8/2021*

*Tshs. 120,000/-*

- I, hereby Approve this Disposition with the same terms and conditions as contained  
in the ~~Certificate of Title~~/Letter of Offer of the Right of Occupancy with above  
mentioned reference.



AUTHORISED LAND OFFICER  
DODOMA CITY COUNCIL  
P.O. BOX 1249  
DODOMA

~~COMMISSIONER FOR LANDS/AUTHORISED OFFICER~~

Date: 20/8/2021

To: Name BLANCA ADOLFU OISSO,  
Address: P.O BOX 39-IRAMBA-SINGIDA.

Copy: The Registrar.