

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)



Date of Issue:

Title Number: 49458-MBYLR

Land Office Number: 536916

Land: PLOT NO. 279 & 280 BLOCK "MM" (HD)

MALANGALI AREA GUNDAWANGA MUNICIPALITY

49458-MBYLR

27-06-2019

11:17 AM

[Signature]

4900/=

99018681340

Land Form No. 22

14-06-2019

[Signature]

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 49458-MBYLR
L.O. No. 536916.
L.D. No. SMC/L.499

The 21st day of June Two thousand and nineteen.

THIS IS TO CERTIFY that SUBIRA ABDEREHMAN SADIKI of P.O. Box 93, SUMBAWANGA (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 **ninety nine** years from the first day of **April, 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 therefor 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 **Forty Five Thousand Shillings (45,000/=)** 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.

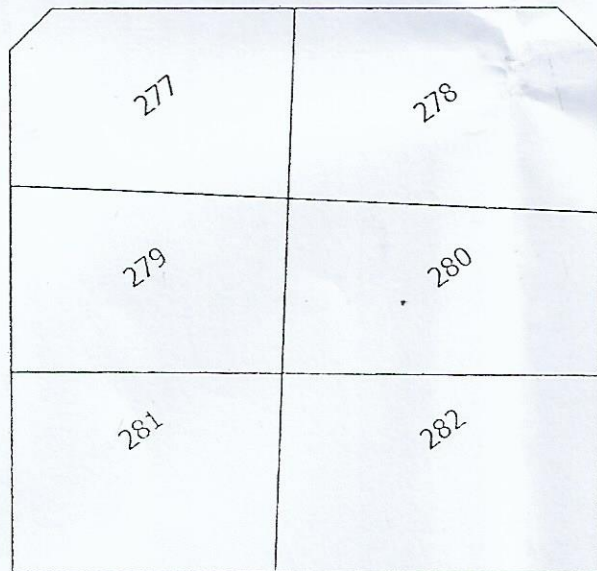
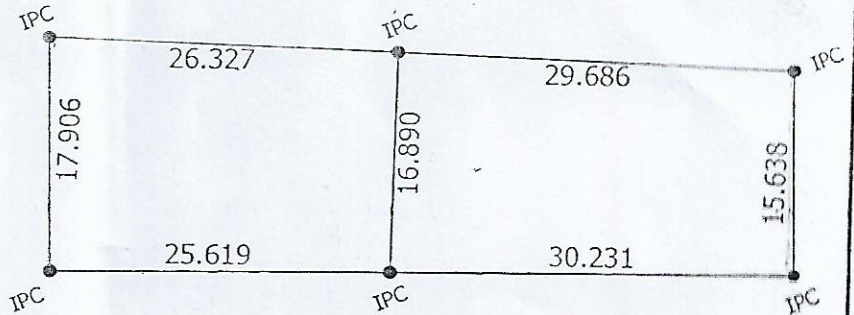
Certified True Copy

- (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) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the Sumbawanga Municipal Council (hereinafter called "the Authority").
 - (iv) At all times during the term of the Right have on the land buildings 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").
 - (v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved by the Authority.
3. **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for Service Trade purposes only. Use Group 'M' use classes (a) as defined in the Urban Planning (Use Group 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.



SUMBAWANGA MUNICIPALITY

LOCATION: MALANGALI AREA
BLOCK: "MM" HIGH DENSITY
PLOT No: 279 & 280
L.O. No: 536916
AREA: 937 SQ.M



SQUATTERED
AREA

Certified True Copy
[Signature]
Senior Asst. Registrar of Titles
Date: 29/11/2022

This plan prepared in accordance with Registered Plan No 99290 is approved for the purpose of the land Registration Ordinance.

Director of survey and mapping..... *[Signature]*

Date: *[Signature]* Survey and mapping Division,
Ministry of Lands Housing and Human Settlements Development

... implies no
... of title by

SCHEDULE

ALL that land known as Plot No. 279&280 Block 'MM' (IID) situated at MALANGALI AREA in Sumbawanga Municipal Council containing Nine Hundred Thirty Seven (937) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 99290 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.

[Handwritten Signature]

ASSISTANT COMMISSIONER FOR LANDS

I, the within named SUBIRA ABDEREHMAN SADIKI hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
SUBIRA ABDEREHMAN SADIKI)
who is known to me personally/)
Identified to me by.....)

the latter being known to me personally in my)
presence this ...14...day of...June.....2019.)

Witness's Name:.....)
Signature:.....)

Postal Address:.....)

Qualification:.....)

[Handwritten Signature]

Certified True Copy
Senior Asst. Registrar of Titles
Date: 29/11/2019

TITLE NO.

49457-MBYLR

REGISTERED

27-06-2019

AT

11:17 AM

M. Mungu
Asst. Registrar

100/=
99018681760
14-06-2019 Land Form No. 22
M. Mungu
Stamp Duty Officer

TANGANYIKA STAMP
Stamp Duty Sis: 5400/=
on original Receipt No. 99018681760
of 14-06-2019
M. Mungu
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 49457-MBYLR
L.O. No. 536917.
L.D. No.SMC/L.498

The **21st** day of **June** Two thousand and nineteen.

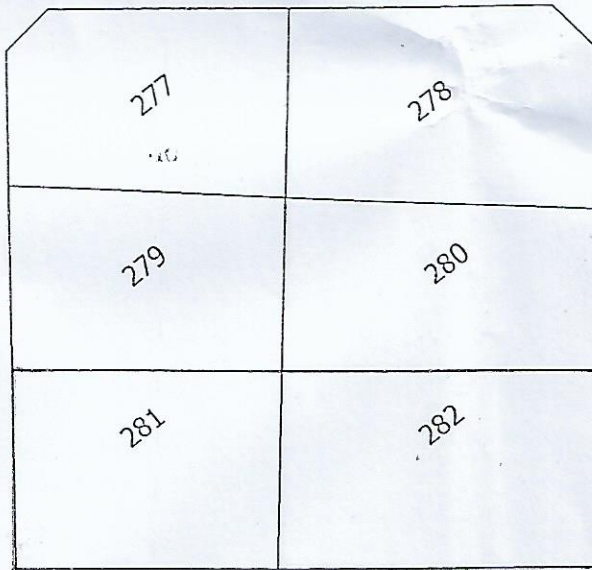
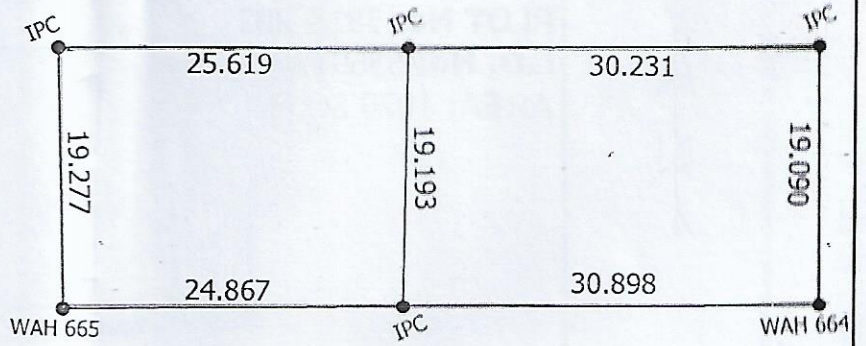
THIS IS TO CERTIFY that HANZURUNI CHAYE LULAYI of P.O. Box 93, SUMBAWANGA (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **ninety nine** years from the first day of April, **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 therefor 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 **Eighty Five Thousand Shillings (85,000/=)** 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) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the **Sumbawanga Municipal Council** (hereinafter called "the Authority").
 - (iv) At all times during the term of the Right have on the land buildings 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").
 - (v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved by the Authority.
3. **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for **Service Trade** purposes only. Use Group 'M' use classes (a) as defined in the Urban Planning (Use Group 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.

SUMBAWANGA MUNICIPALITY

LOCATION: MALANGALI AREA
BLOCK: "MM" HIGH DENSITY
PLOT No: 281 & 282
L.O. No: 536917
AREA: 1070 SQ.M



SQUATTERED
AREA

This plan prepared in accordance with Registered Plan No 99290 is approved for the purpose of the land Registration Ordinance.

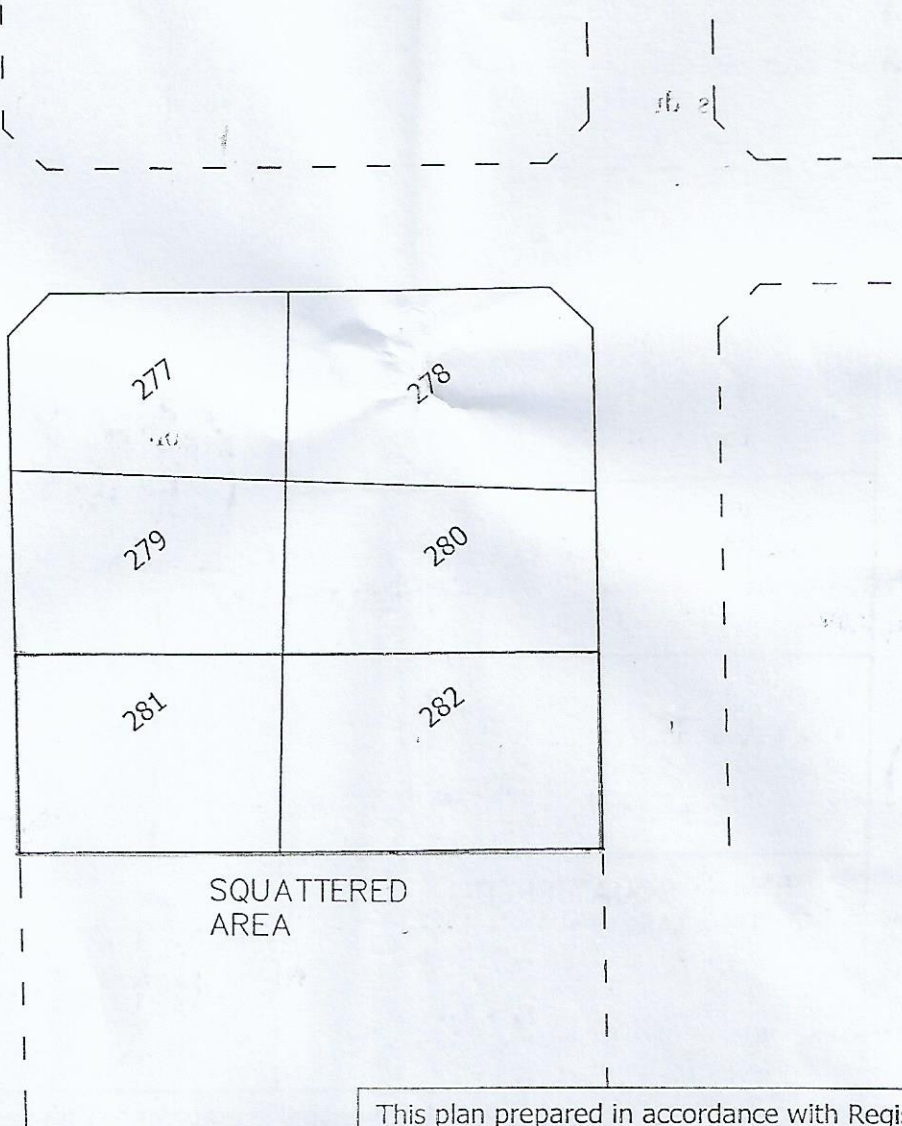
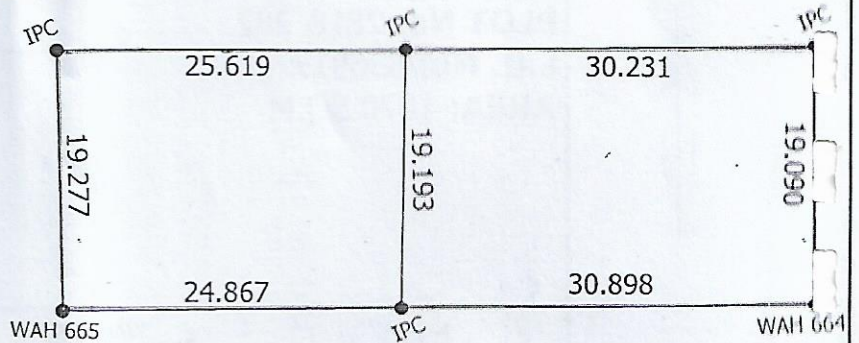
Director of survey and mapping.....

Date..... 17/06/2019 Survey and mapping Division,
 Ministry of Lands, Housing and Human Settlements Development,
 Dar es Salaam

Use of this plan implies no
 guarantee or admission of title by
 Government

SUMBAWANGA MUNICIPALITY

LOCATION: MALANGALI AREA
BLOCK: "MM" HIGH DENSITY
PLOT No: 281 & 282
L.O. No: 536917
AREA: 1070 SQ.M



This plan prepared in accordance with Registered Plan No 99290 is approved for the purpose of the land Registration Ordinance.

Director of survey and mapping.....*[Signature]*.....

Date.....*17/06/2019*.....Survey and mapping Division,
 Ministry of Lands, Housing and Human Settlements Development,

Use of this plan implies no
 recognition or admission of title by


SCHEDULE

ALL that land known as Plot No. 281&232 Block 'MM' (HD) situated at MALANGALI AREA in Sumbawanga Municipal Council containing One Thousand Seventy (1070) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 99290 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 HANZURUNI CHAYE LULAYI hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
HANZURUNI CHAYE LULAYI)
who is known to me personally/)
identified to me by..... EDWARD KARAGE)
)
the latter being known to me personally in my)
presence this 14 ... day of June 2019.)
)
Witness's Name: MATHEW MADAMA)
Signature: )
)
Postal Address: P.O. Box 107)
Sumbawanga)
)
Qualification: ADVOCATE)

