


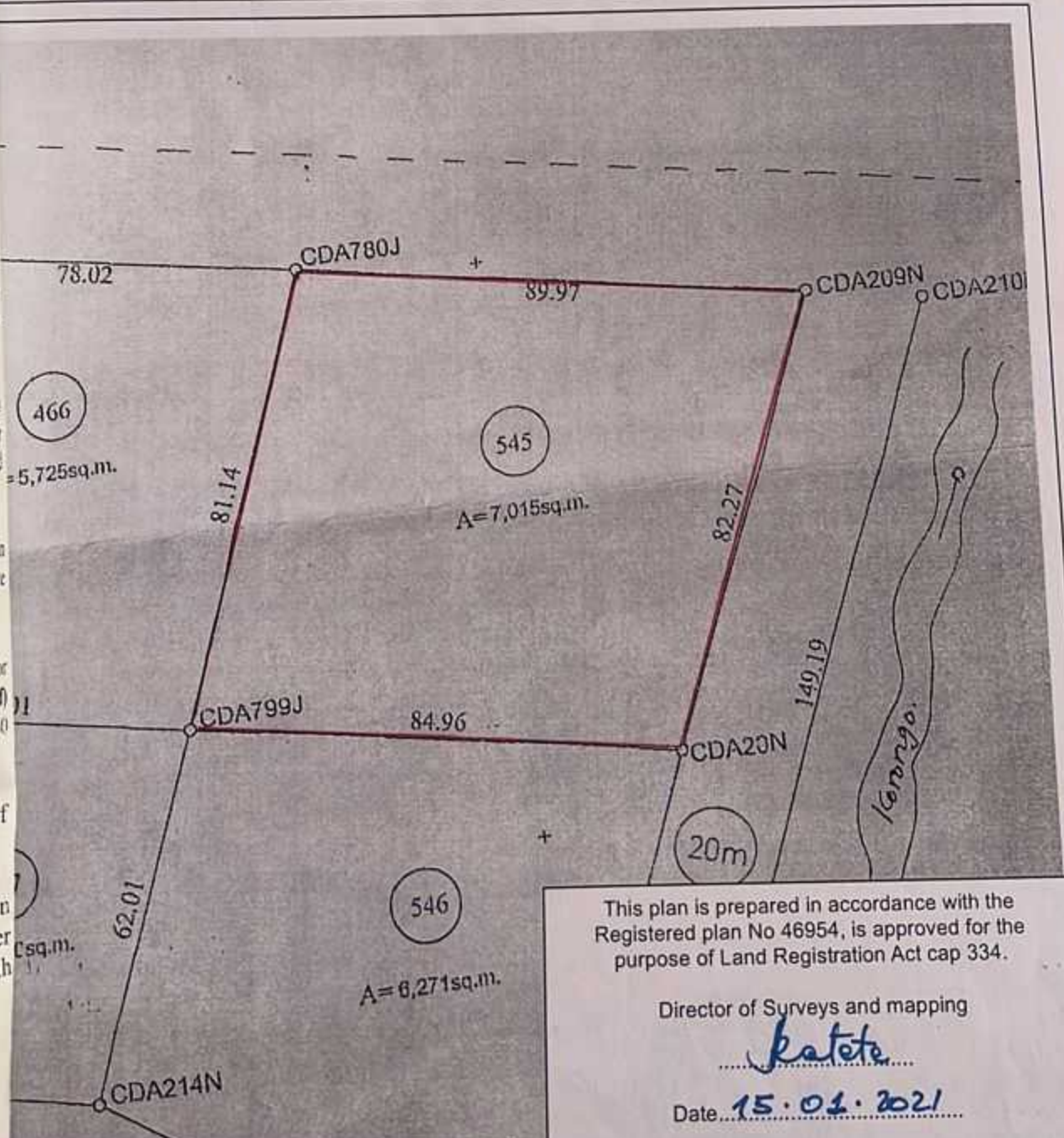
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- (iii) Erect on the Land Buildings (hereinafter called 'the building') in permanent materials designed for use in accordance with the condition of the Right and which conform to the building line (if any) decided by **Dodoma City Council** (hereinafter 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 **Special Residential Buildings** purposes only. **Use Group 'C' Use classes (f)** as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as **amended in 2018**.
 4. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
 5. 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 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

N



LOCATION: MLIMANI
 PLOT No. 545
 BLOCK: --
 L.O. No.: 1169158
 AREA: 7,015 Sq m



This plan is prepared in accordance with the Registered plan No 46954, is approved for the purpose of Land Registration Act cap 334.

Director of Surveys and mapping

Katete

Date: 15.01.2021

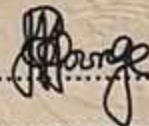
Ministry of Lands and Human Settlement Development
 Dodoma

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

SCHEDULE

ALL that Land known as Plot No. **545 Block '-'** situated at **Mlimani in Dodoma Municipality** containing **seven thousand and fifteen (7015m²) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **46954** 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

We, the within named **CHARLES FERDINANDI MLAWA and ALOYCE ISSAK NGOWI** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
CHARLES FERDINANDI MLAWA)
who is known to me personally/identified to me)
by)
the latter being known to me personally in my)
presence this ^{19th} day of 1 2020)



Witness's)
Name: ERNEST IMMANUEL NYANSAMBO)
Signature: )
Postal Address: 1806, ARUSHA)
Qualification: ADVOCATE)




SIGNED and DELIVERED by the said
ALOYCE ISSAK NGOWI
who is known to me personally/identified to me
by
the latter being known to me personally in my
presence this 19th day of - 1 - 2020



Witness's

Name: ERNEST EMMANUEL NYAKSAMBO

Signature: 

Postal Address: 1806, ARUSHA

Qualification: ADVOCATE



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

03-02-2021

TO: CHARLES FERDINANDI MWAHA
AND ALOYCE ISAAC NGOWI
P.O. BOX 105199 DAR-SS-SALAM

TITLE No. 66866-ALP LO No. 1169158
PLOT No. 545 BLOCK No. - LOCATION MLIMANI
DODOMA MUNICIPALITY

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

CC LADA DIVISION

G.W. MAUYA
ASST. REGISTRAR OF TITLES

Date of Issue:

Title Number: 66866-ALP

Land Office Number: 1169158

Land: PLOT NO 545 BLOCK - MLIMANI DODOMA MUNICIPALITY

Term: NINETY NINE (99) YEARS

TITLE No. 66866-D1R
 REGISTERED ON 03-02-21
 AT 10:30 A.M.



Senior Asst. Registrar of Titles

Land Form No. 22

Stamp Duty Shs. 100/- Paid
4210127646649
 and Revenue Receipt No.
 of 01-12-20 issued.

Asst. Registrar of Titles

TANGANYIKA
 STAMP DUTY PAID ON
 ORIGINAL Shs. 26900/-
 Receipt No. 01-12-20

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. 66866-D1R
 L.O.No. 1169158
 LD/ No. 71673

The 02nd day of February Two thousand and Twenty one

THIS IS TO CERTIFY that CHARLES FERDINANDI MLAWA and ALOYCE ISAAC NGOWI of P.O. Box 105199 DAR ES SALAAM. (hereinafter called "the Occupiers") are entitled to the Right of Occupancy (hereinafter called "the Right") as tenants in common with equal share 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 Fifteen** 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 Occupiers having paid rent up to the thirtieth day of June, 2021; shall hereafter pay rent of shillings **One million one hundred eight thousand three hundred seventy (Tshs.1,108,370/=)** 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 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 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.