

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 74182



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 26 Apr, 2019

PAUL EMMANUEL MBASSA
P.O Box 472, KAHAMA
SHINYANGA
Sir/Gentlemen/Madam,

RE: TITLE NO: 74182 LAND OFFICE NO: 1000869
PLOT NO. 167 BLOCK A AT MWENDAKULIMA

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

[Handwritten Signature]
REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: LD/KTC/13354 refers

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT
SIMIYU ZONE
KARIAKI - SIMIYU

Date of Issue:
Title Number: 74182 LR Simiyu
Land Office Number: 1000869
Land: PLOT NO. 167 BLOCK "A" MWENDAKULIMA KAHAMA TOWNSHIP

Term: SIXTY SIX ~~THIRTY THREE~~ YEARS KFM/LO

FILE NO. _____
REGISTERED 16/04/2019
AT 09:00 AM



Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 100/= Paid
Receipt No: 99012909508
of: 20-02-2019

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 26,324 Paid
On Original Receipt Shs: 99012909508
of: 20-02-2019

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. 74182 LR Simiyu
L.O. No. 1000869
L.D./KTC/13354

The 8th day of April two thousand and Nineteen.....

THIS IS TO CERTIFY that PAUL EMMANUEL MBASSA of Post Office Box Number 472, Kahama, (Hereinafter called the Occupier) is entitled to a 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 Sixty six (66) 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 there under and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2019 shall thereafter pay rent of Shillings Five hundred twenty six thousand six hundred eighty (526,680/=) 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 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) 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 **Kahama Town 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 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 existing buildings erected thereon shall be maintained and the same shall be used for **Industrial Service Trade** purposes only. Use Group 'M', use classes (b) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
 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 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 or in public interest.

KAHAMA TOWNSHIP

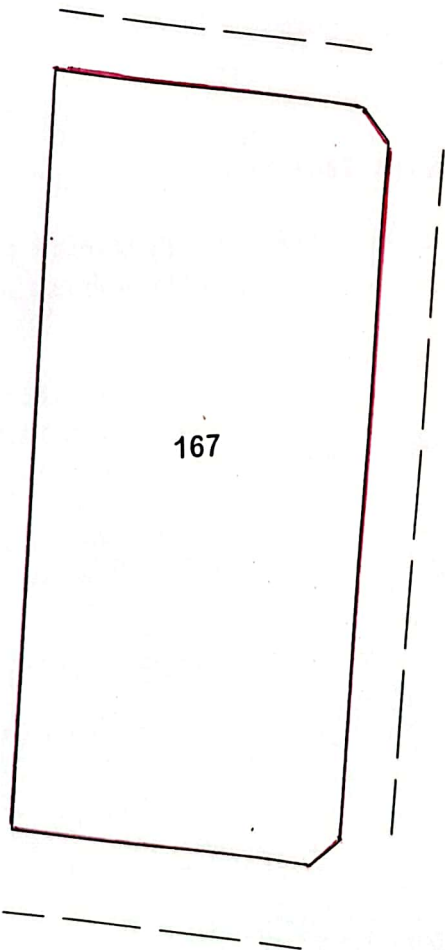
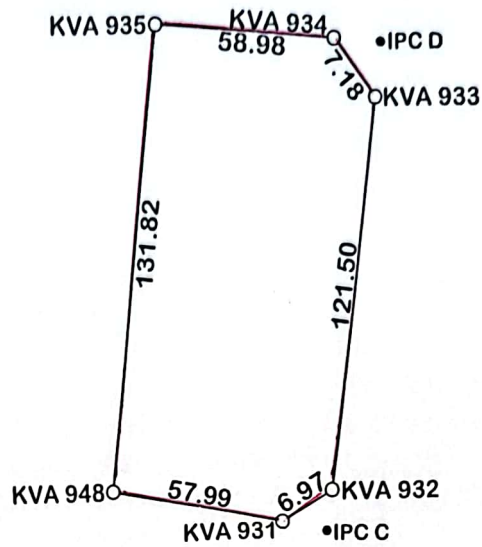
locality MWENDAKULIMA

Block "A"

Plot No. 167

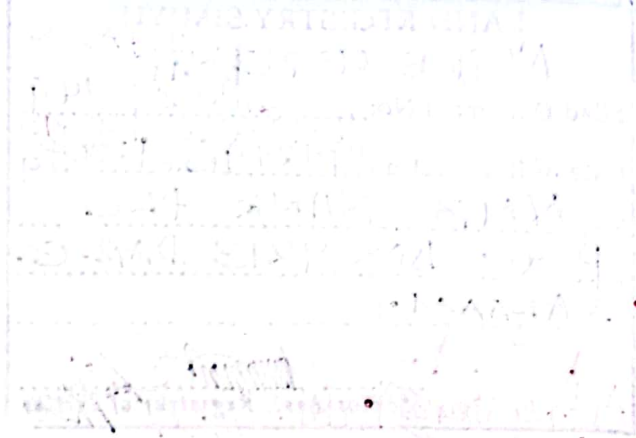
L.O No. 1000869

Area 8360 SQM.



This Plan Prepared In accordance with Registered Plan No. 103425 is approved for the purpose of Land Registration Act.
Director of surveys and Mapping [Signature] Date 18.02.2019
Surveys and Mapping Division, Ministry of Lands, Housing and Human Settlement Development,
Dar es Salaam.

This issue implies no guarantee or admission of title by the government.



SCHEDULE

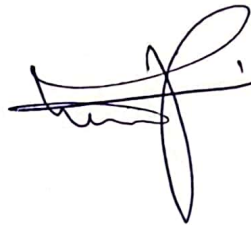
ALL that Land known as Plot No. 167 Block 'A' situated at **Mwendakulima** in **Kahama Township** containing **Eight thousand three hundred sixty (8360)** square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **103425** 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.


ASST. COMMISSIONER FOR LANDS

I, the within named **PAUL EMMANUEL MBASSA** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
PAUL EMMANUEL MBASSA who is)
known to me personally/identified)
to me by.....)
the latter being known to me personally)
in my presence this ..15.. day of ..02.. 2019)



Witness')
Name... KUSILA MTAIFIKOLO)

Signature: .. Neta P.)

Postal Address: .. 472, KAHAMA)

Qualification; .. LAND OFFICER)

LAND REGISTRY SIMIYU

NOTICE OF DEPOSIT

WITHDRAWN

Filed Document No: 2133 SHY 949

Date of Registration: 16-10-2023 Time: 1:00 PM

To: NMB BANK PLC

P.O. BOX 9213 DAR-ES-SALAAM.

SALAAM.

Asst. Registrar of Titles

LAND REGISTRY SHINYANGA
TRANSFER

Filed Document No: 2905 SHY

Date of Registration: 03-10-2024 Time: 1:00 PM

To: NAPOL GROUP OF COMPANIES

LIMITED OF P.O. BOX 391 KAHAMA

(CONS OF TSHS. 20,000,000/=)

Senior Asst. Registrar of Titles