

JAMHURI YA MUUNGA. LO WA TANZANIA
WIZARA YA ARDHI, NYUMBA NA MAENDELEO YA MAKAZI
Simu : +255 2221458

Fax number: +255 22 212 4576



Ofisi ya Msajili wa Hati

P.O BOX 1322.
KIGOMA
MNARANI STREET

Unapojibu tafadhali taja:

Kumb. Na: LR/KGRL/4374/16/12

Tarehe: 28-11-2022

Ndugu: WESTERN
TANZANIA
COLLEGE LIMITED

Yah: SHERIA YA USAJILI WA ARDHI (SURA 334)
HATI NA 4374 LR KIGOMA L.O NA 1213299
KIWANJA NA 242 KITALU A. ENEO ICAJIMBU
KIGOMA JIJILI MUNICIPALITY

Hapa nafungasha hati yako ya kumiliki ardhi iliyotajwa hapo juu. Tafadhari saina fomu Na. L.R. 53 iliyoambatanishwa na hati yako, pia unaombwa usiandike, usibadilishe chochote kile au kuifanyia Lamination bila ridhaa ya Ofisi ya Msajili wa Hati. Tafadhari zingatia.

MSAJILI WA HATI MSAIDIZI MKOA
WA KIGOMA.

Certified as True Copy of the Original
Prosper John Maghaibuni
Advocate, Notary Public & Commissioner
for Daily
Sign: Prosper John Maghaibuni
Date: 28/11/2022

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 11.11.2022

Title Number: A 374 KQLR

Land Office Number: 121239


Land: PLOT NO 242 BLOCK A KASIMBU KIGOMA / USUJI MUNICIPALITY

Term:

NINETY NINE YEARS


Certified as True Copy of the Original
Prosper John Maghaibuni
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 2/10/2024

TITLE No: 4374 KAR
 REGISTERED ON: 11-11-2022
 AT: 01:00 P.M



JAG
 Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 390/= Paid
 On Original Receipt No: 92214310785014
 of: 23-05-2022

JAG
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
 (Under section 29)

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 100/= Paid
 Receipt No: 92214310785014
 of: 23-05-2022

JAG
 Stamp Duty Officer

Title No. 4374 KAR
 L.O. No. 1213299
 L.D. No. KUMC/LD/80441

The 8th day of November two thousand and Twenty two

THIS IS TO CERTIFY that WESTERN TANGANYIKA COLLEGE LIMITED a Company Limited by Shares incorporated Under The Companies Act, (Cap.212) of P.O.BOX 74 KIGOMA (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 (99)** years from the first day of first **January, Two Thousand and twenty two** 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:-

- The Occupier having paid rent up to the thirtieth day of June, 2022 shall thereafter pay rent of shillings **eight thousand eight hundred (8,800/=)** 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

The Occupier shall:

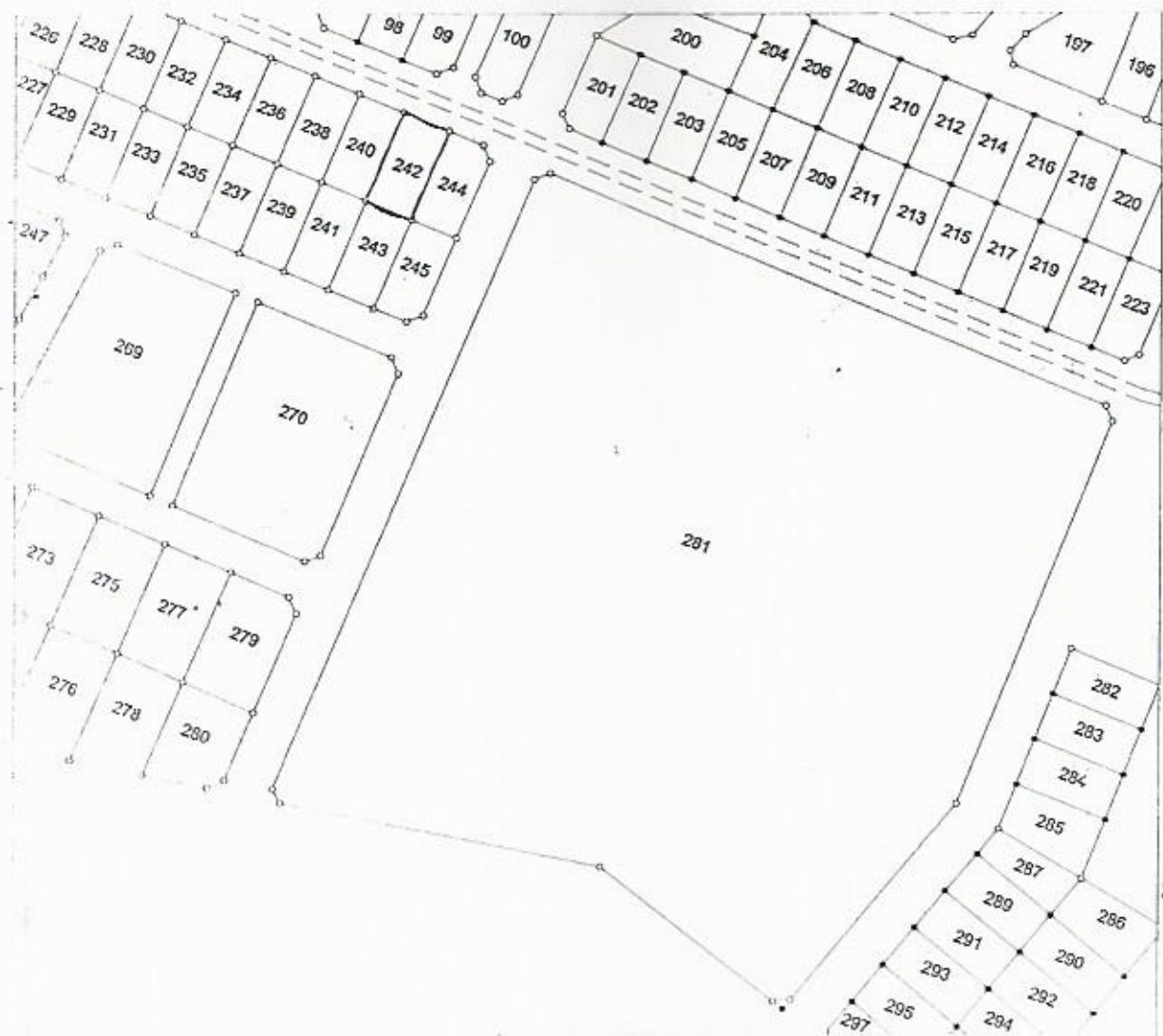

 Certified as True Copy of the Original
Prosper John Maghambuni
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: [Signature]
 Date: 23/10/2024

- (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 **Kigoma/Ujiji 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 the Authority.
 - (vi) Approval of Plans of any buildings erected thereon shall not imply that the construction of such a building will satisfy the occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.
3. **USER:** The land and the buildings to be erected thereon shall be used for Dwelling Houses purposes only. Use Group "A" as defined in the Urban Planning (Use Groups and 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 or in public interest.

KIGOMA/UJIJI MUNICIPALITY

INSET SHOWING DETAIL OF PLOT

Location. KASIMBU
 Block. 'A'
 Plot No. 242
 L.O No. 1213299
 Area. 806 Sqm



This plan prepared in accordance with Registered Plan no. 76353
 is approved for the purpose of Land Registration Ordinance.
 For Director of Surveys and Mapping: *[Signature]*
 Date: *24/10/2022*
 Ministry of Lands, Housing and Human Settlements Development Kigoma

This plan implies no guarantee or
 protection of the title by the government

Certified as True Copy of the Original
Prosper John Maghambuni
 Advocate, Notary Public & Commissioner
 for Oaths

Sign: *[Signature]*
 Date: *24/10/2022*

SCHEDULE

ALL that land known as Plot No.242 Block 'A' situated at Kasimbu in Kigoma/Ujiji Municipality containing Eight Hundred ^{Six} (806) Square Metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 76353 deposited at the Office of the Director for Surveys and mapping at Kigoma.

JAN

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

Ammita
ASSISTANT COMMISSIONER FOR LANDS

We, the within named WESTERN TANGANYIKA COLLEGE LIMITED HEREBY accept the terms and conditions contained in the foregoing Certificate of Right of Occupancy.

SEALED with a COMMON SEAL of the said)
WESTERN TANGANYIKA COLLEGE LIMITED)
In presence of us)

This... 10 ... day of... JUNE ... 2022)

Witnesses's *JOAN LAURENT NAOWA*)
Signature *[Signature]*)
Postal Address *ZP KIGOMA*)
Qualification *DIRECTOR*)

Witnesses's *JOANNA MOKES MUKHELA*)
Signature *[Signature]*)
Postal Address *ZP KIGOMA*)
Qualification *DIRECTOR*)


Certified as True Copy of the Original
Prosper John Maghambuni
Advocate, Notary Public & Commissioner
for Oaths
Sign: *[Signature]*
Date: *31/06/2020*