

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 1148 MNY

Land Office Number: 1129870

Land: PLOT No. 1 BLOCK 'Y' KOMOTO IN BABATI TOWN

Term: THIRTY THREE (33) YEARS

TITLE No: 1148 MNY
 REGISTERED ON: 22.06.2021
 AT: 2:49 PM
 Senior Asst. Registrar of Titles



Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 70,421/- Paid
 On Original Receipt Shs: 92118044872106
 of: 19.05.2021
 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: 92118044872106
 of: 19.05.2021
 Stamp Duty Officer

Title No: 1148 MNY
 L.O. No. 1129870
 L.D. No. BTC/LD/107112

The 18th day of June

Two Thousand and Twenty One

THIS IS TO CERTIFY that DEOGRATIUS LIBERATUS SHAYO of P.O. Box 1173 ARUSHA, (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 **Thirty Three (33)** years from the first day of **April, Two Thousand and Twenty One** 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 there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2021 shall thereafter pay rent of shillings **Seven Hundred and Three Thousand Four Hundred and Sixteen (703,416/=)** 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) Erect on land 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 **Babati Town Council** (hereinafter called "**the Authority**").
- (iv) Submit to the Authority building plans within Six months from the date of commencement of the **Right**.
- (v) Begin building construction within thirty six months after the approval of the building plans by the Authority.
- (vi) Complete the building construction within Thirty Six months from the date of commencement of the **Right**.
- (vii) Plant several trees to preserve environment.
3. **USER:** The land shall be used for **Light Industry Purposes, Use Group 'M' Use Class (a) - (e)** 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**.

BABATI TOWN

INSERT SHOWING DETAILS OF PLOT



LOCALITY..... KOMOTO.....
 BLOCK "Y".....
 PLOT No..... 1.....
 L.O. No..... 1129870.....
 AREA..... 4452 Sq.m.....



This plan prepared in accordance with Registered plan No. 113011 is approved for the purpose of the Land Registration Ordinance.
 Director for Survey & Mapping *[Signature]*
 Date... 15/6/2024 ... Ministry of Lands, Housing and Human Settlements Development
 Dar es salaam.

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

SCHEDULE

ALL that Land known as Plot No. 1 Block 'Y' situated at Komoto Area in Babati Town containing Four Thousand Four Hundred Fifty Two (4452) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 113011 deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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

[Handwritten Signature]

ASST. COMMISSIONER FOR LANDS

I, the within named DEOGRATIUS LIBERATUS SHAYO, hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said DEOGRATIUS LIBERATUS SHAYO, who is known to me personally/identified to me by;

[Handwritten Signature]

..... the latter being known to me personally in my presence this 19 day of 05 2021.

Witness's Name..... GODESTEN PAULO NYO

Signature..... *[Handwritten Signature]*

Postal Address..... W/O APM/HA

Qualification..... ADVOCATE



**LAND REGISTRY MANYARA
MORTGAGE**

Discharged 255MNY
 Filed Document No. 595 MNY
 under FD No. 12.11.2021 Time 14:10 P.M.
 Date of Registration
 Mwangi Hakika Microfinance Bank Limited
 of P.O. Box 11733 DAR-ES-SALAAM
 (To secure an unspecified amount)
 Assst. Registrar of Titles Senior Asst. Registrar of Titles

**LAND REGISTRY MANYARA
TRANSMISSION BY
OPERATION OF LAW**

Discharged Under FD No. 595 MNY 594 MNY
 Filed Document No. 595 MNY
 Date of Registration 19.5.2023 Time 2:00 P.M.
 To: MUANGA HAKIKA BANK LIMITED
 P.O. Box 11735 of 2:00 pm
 DAR-ES-SALAAM
 Assst. Registrar of Titles Senior Asst. Registrar of Titles

**LAND REGISTRY MANYARA
TRANSFER**

Filed Document No. 600 MNY
 Date of Registration 1.6.2023 Time 2:30 P.M.
 To: Denels Plastics and Packing Industries
 Limited, Box 1173 ARUSHA (To Cons.
 of Tshs. 1.00)
 Assst. Registrar of Titles Senior Asst. Registrar of Titles



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

Telephone: +255 272510117
Email:
In reply please quote:



REGISTRAR OF TITLES
P. O. Box 621,
BABATI.

Ref.No.LR/MNY/T/1148MNY/35

Date:19.5.2023

*Transmission by operation
of law & Discharge Mof 1929.*
RE: THE LAND REGISTRATION ACT (CAP.334)
TRANSFER OF R/O OVER CT No.1148 MNY

I have the honour to refer to your submission of document dated **19.5.2023** at **02:00 Pm.** and enclosures thereto.

I return herewith registered deeds the abovementioned document having been effected under **FD. No.584 MNY & 585 MNY** on **19.5.2023.**
Please acknowledge receipt of the enclosure hereto.

Enclosures: - CT No.1148 MNY
-Registered deeds -2 copies

I have the honour to be,
Sir/Gentlemen,
Your Obedient Servant,

KIDORI F. MMBAGA
ASST. REGISTRAR OF TITLES.
MANYARA.

TO: DEOGRATIUS LIBERATUS SHAYO
P.O.BOX 1173,
ARUSHA.

Copy: AUTHORIZED LAND OFFICER
P.O.BOX 383
BABATI TOWN.

THE LAND REGISTRATION ACT (CAP. 334)

APPLICATION FOR REGISTRATION OF A TRANSMISSION BY OPERATION OF LAW (Section 71)

C. T No. C.T No. 1148 MNY Plot No. 1, Block Y, Komoto Babati Town.

We, MWANGA HAKIKA BANK LIMITED of P.O Box 11735 Dar Es Salaam, the bank established under the Bank of Tanzania Act, HEREBY APPLY to have the name of MWANGA HAKIKA BANK LIMITED (as Mortgagee), in application to Discharge the mortgaged property with above C.T number issued by MWANGA HAKIKA BANK MICROFINANCE BANK LIMITED [former bank name] to DEOGRATIUS LIBERATUS SHAYO (as Mortgagor) of P.O Box 1173, Arusha.

We solemnly and sincerely DECLARE that by virtue of Section 95 of the said Act, changes the name of MWANGA HAKIKA BANK MICROFINANCE BANK LIMITED (the former bank name) to MWANGA HAKIKA BANK LIMITED [Current bank name].

And we, the said MWANGA HAKIKA BANK LIMITED make this declaration conscientiously believing the same to be true and in accordance with the provisions of the Oaths Declaration Act, 1966.

SEALED with the COMMON SEAL of the
Said MWANGA HAKIKA BANK LIMITED and delivered
In Dar Es Salaam

this 10th Day of DECEMBER, 2022

SIGNATURE: [Handwritten Signature]

NAME: RHELIUS MGHAMBO

P.O Box 11735 Dar Es Salaam
QUALIFICATION: BRANCH MANAGER

SIGNATURE: [Handwritten Signature]

NAME: CAROLINE SANKU

P.O Box 11735 Dar Es Salaam
QUALIFICATION: BRANCH SUPERVISOR

DRAWN BY:

Legal Department-Mwanga Hakika Bank Limited-MHB Bank

16th Floor, Mwanga Tower, Plot No. 1 & 50, Block 45A

Kijitonyama, New Bagamoyo Road

P.O. Box 11735, Dar Es Salaam

Call: +255 766 352 682

Tell: +255 22 2760211/12

Web: www.mhbbank.co.tz



THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT. 1999

(As amended time to time)

DISCHARGE OF MORTGAGE

(Under Section 120)

C.T.NO 32768

FD: 255 MNY

C.T.NO 1148 MNY

PLOT 1

BLOCK Y,

Komoto Area

Babati Town.

We, MWANGA HAKIKA BANK LTD of P.O.Box 11735 DAR ES SALAAM, being mortgagee respectively, We HEREBY APPLY FOR DISCHARGE of the mortgage by the name of DEOGRATIUS LIBERATUS SHAYO dated 12/11/2021 in favor of mortgage under MWANGA HAKIKA BANK LTD

Dated this 13th day of October 2022

SEALED with the COMMON SEAL of the

Said MWANGA HAKIKA BANK LTD

And DELIVERED in the presence of us

This day of 08th December 2022.

Name: REHEHA MGHAMBA

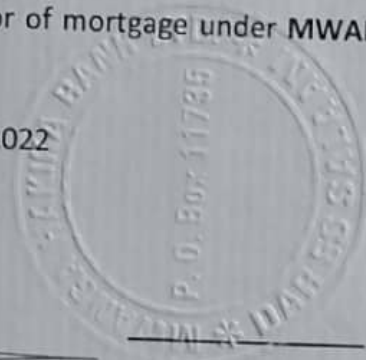
Qualification: BRANCH MANAGER

Signature: [Handwritten Signature]

Name: CARDLINE SAWE

Qualification: BRANCH SUPERVISOR

Signature: [Handwritten Signature]



SEAL