

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

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Email:
In reply please quote:
Ref. No. LR/DOM/T/



REGISTRAR OF TITLES
P. O. Box 1062,
DODOMA.

11-12-2019

TO: STAINLEY FREDRICK URASCA
P.O. BOX 10092
DAR ES SALAAM

TITLE No. 51050 -DLR L.O No. 990631
PLOT No. 20/3 BLOCK No. A LOCATION MEDELI EAST
DODOMA MUNICIPALITY

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

cc LAND DIVISION

G.W. MAUYA
ASST. REGISTRAR OF TITLES

(Under Section 29)

Date of Issue:

Title Number: 51050-DLR

Land Office Number: 947466-990631

Land: PLOT NO 20/3 BLOCK (A) MEDELI EAST DODOMA MUNICIPALITY

Term: NINETY NINE (99) YEARS

REGISTRATION No. 51050-BLR
REGISTERED ON
4-11-2019
at 1:00 pm
Asst. Registrar of Titles



TANGANYIKA
STAMP DUTY PAID ON
ORIGINAL Shs. 950
Receipt No. 56055 of 10-12-19
Asst. Registrar of Titles

Land Form No.22

Stamp Duty Shs. 100 Paid
and Revenue Receipt No. 56055
10-12-2019 issued.
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. 51050-BLR
L.O. No. 947466 99063
DMC/L.D. No. 52580
nineteen

The 23rd day of August Two thousand and Eighteen.

THIS IS TO CERTIFY that STANLEY FREDRICK URASSA of P.O. Box 10092, DAR ES SALAAM (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 (99) years from the first day of July, two thousand and seven 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 thereof or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2018; shall hereafter pay rent of twenty eight thousand seven hundred sixty eight (28,768/=) shillings 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 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) 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 Municipal 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 **Residential** purposes only. Use **Group 'A'** Use classes (-) 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 premier, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause and in public interest.

DODOMA MUNICIPAL COUNCIL

LOCATION: **MEDELI**

BLOCK. **A**

PLOT NO. **20/3**

L.O.NO. **947466**

AREA. **899sqm**

990531

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

This plan No. _____ Land reg. _____
For Direc. _____
Date: _____
Ministry of _____

DODOMA MUNICIPALITY



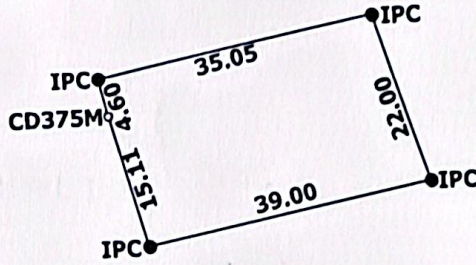
LOCATION: MEDELI EAST

BLOCK. A

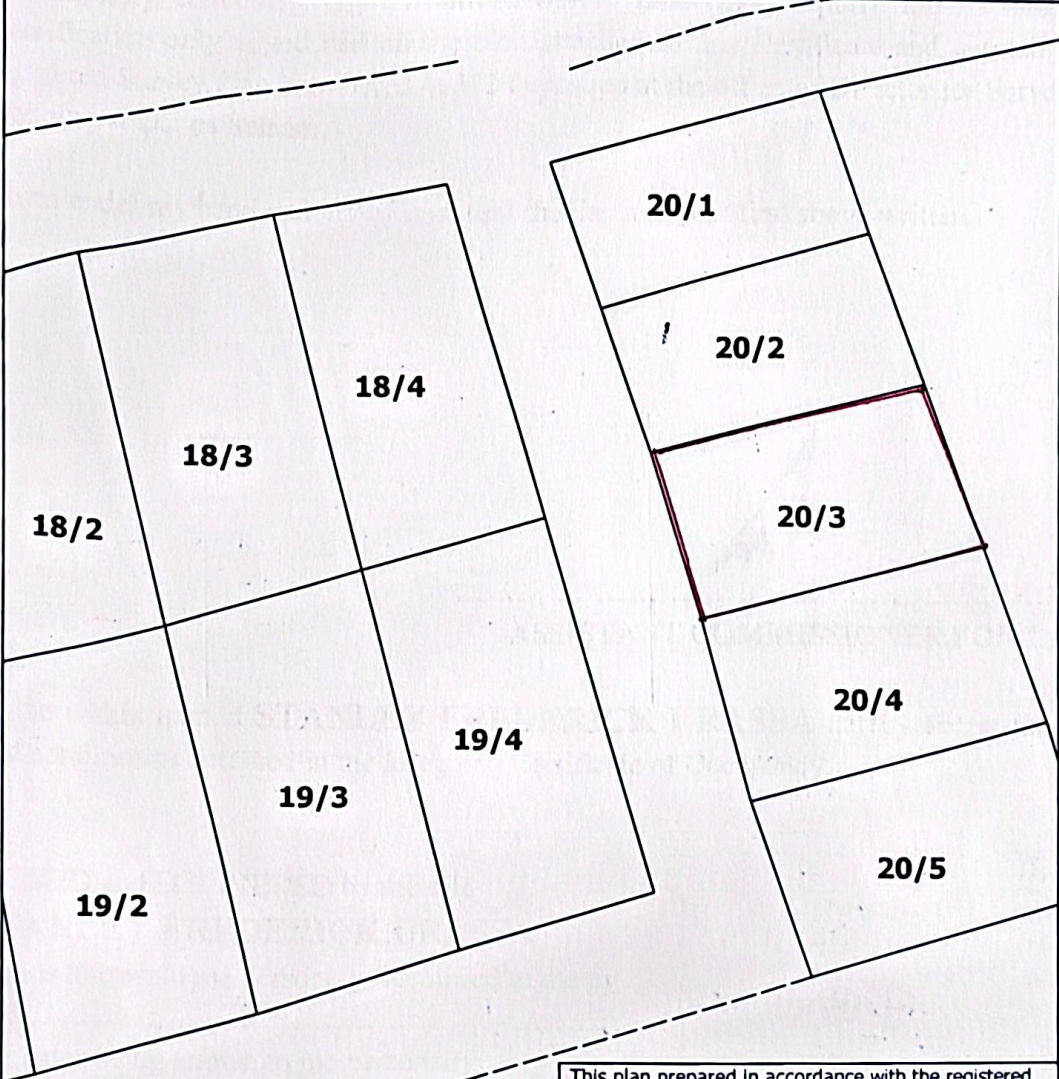
PLOT NO. 20/3

L.O.NO. ~~947466~~ 990631

AREA. 899sqm



Rom/td



This plan prepared in accordance with the registered plan No. 46512 is approved for the purposes of the Land registration Act cap 334.

For Director of survey and mapping .. *Atau*

Date: 10/04/2019

Ministry of Lands and Human Settlements Development
Dodoma

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

SCHEDULE

All that Land known as **Plot No. 20/3 Block "A"** situated at **Medeli east** in **Dodoma Municipality** containing **eight hundred ninety nine (899) Square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **46512** deposited at the office of 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 **STANLEY FREDERICK URASSA** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said
STANLEY FREDERICK URASSA
who is known to me personally/identified to me by
.....
the latter being known to me personally
in our presence this20 day of02.....2018

} *

Witness's

Signature:
Name: STANLEY JHO
Postal Address: 3550 DODOMA
Qualification: DD VOLATE

