

Stamp Duty Shs. 54/= Paid
 and Revenue Receipt No. 04580858
 of 2-4-97 issued.
M. M. Mwanza
 Asst. Registrar of Titles

Land Form 32

L.O. No. 183167
 L.D. No. MCC/L/33290

TITLE No. 21190
 REG. STORED ON
11-6-08
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M. M. Mwanza
 Asst. Registrar of Titles



THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY
 (Section 9 of the Land Ordinance)

The 16th day of May, Two thousand
 and Eight

TITLE No. 21190

LR Mwanza

THIS IS TO CERTIFY that WILLIAM MUNYAGA MUTAKI of P.O. Box 2371, MWANZA

(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 **thirty three** years from the first day of **April**. One thousand nine hundred ninety six according to the true intent and meaning of the Land Ordinance 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 Occupier having paid rent up to the thirtieth day of June, 1996 shall thereafter pay rent of shillings **one thousand one hundred eighty five (Tshs. 1,185/=)** only, a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for (hereinafter called "the Minister") on the first day of July in each of the years **2006, 2016 and 2026** or within three years thereafter in each case.
2. The Occupier shall:-
 - (i) Erect 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 **Mwanza City Council** (hereinafter called "the Authority");
 - (ii) By the **thirtieth day of September, 1996**, Submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;
 - (iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above, begin building on the land in accordance with such plans and specifications;
 - (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the **thirty first day of March, 1999**.

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- (v) At all time during the term after the thirty first day of March 1999, have on the land buildings approved by Authority and maintain them in good order and repair to the satisfaction of Commissioner for Lands (hereinafter called "the Commissioner");
- (vi) Not to erect or commence to erect on the land any building except in accordance with building plans and specifications which will have been first approved by the Authority as hereinbefore provided;
- (vii) 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 Commissioner for Surveys and Mapping.

Approval of plans of any building by the Authority 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.(i) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or any building on it without the previous written consent of the Commissioner provided that the consent of the Commissioner shall not be necessary; to a single sub-letting of the whole of land or any part of any building on it where the sublease contains conditions sufficient to ensure compliance with the conditions of the Right.
- (ii) Occupation or use of whole or any part of the land or building on it by any person other than Occupier or his employees, or agents or contractors or members of the household shall be deemed a dealing with the land or buildings

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3 (i). any dealing or agreement (other than a mortgage or charge entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the commissioner shall be sole judge.

- 5. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:-
 - (i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
 - (ii) an amount equal to any contribution in lieu of rates which may be payable by the Government for the land during the term of the Right.
 - (iii) such some as the commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of the same upon which the land fronts abut or adjoins, whether such demand is made before during or after such making or improvement there of. This condition does not oblige the Government to make or improve roads.

6. Only one main building together with the usual and necessary outbuilding shall be built on the land and the same shall be used for Residential purposes only; Use Group 'A' Use Classes (a) and (c) as defined in the Town and Country Planning (Use Classes) Regulation, 1960 as amended in 1993

- 7. The president may revoke the Right for good cause or in Public interest.



Issue of this
Minister of L

(C)

MWANZA MUNICIPALITY

LOCATION NYAKATO

PLOT NO 89

BLOCK "F"

L.O. NO 183167

AREA 2,003 SQM.



The issue of this plan is subject to the approval of the Commission of Enquiry by the Government.

ISSUED BY
DATE NO 28
of the Land
by Director
Mwanza

Quantification of LAND

SCHEDULE

All that land known as Plot No. 89 Block 'F' Nyakato in Mwanza City containing two thousand and three (2003) square metres shown for identification only edged red on the plan attached to this certificate and defined in registered survey plan number 28407 deposited at the office of the Director for Survey and Mapping in Dar es Salaam.

GIVEN under my hand and seal and by Order of the Minister the day and year first above written.


COMMISSIONER FOR LANDS

I, the within named WILLIAM MUNYAGA MUTAKI hereby accept the terms and conditions contains in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
WILLIAM MUNYAGA MUTAKI who)
is known to me personally/identified to me)
by...himself...the)
latter being known to me personally in my)
presence this 17th day of)
December 2007.)
GLORIA APPOHORI MACIA)
Witness's)
Signature)
Postal Address... P.O. BOX 1333)
Mwanza)
Qualification... LAND OFFICER)

Munyaga

(a) and
in 1993

LAND REGISTRY MWANZA
TRANSFER

Filed Document No: 64547
Date of Registration: 10.8.2022 Time: 12:30 PM

To: SINORAY INVESTMENT COMPANY
LIMITED OF P.O. BOX 105033, DAR ES SAALAM.
KIN CONS. LIT. 330,000,000/= Y.

Senior Asst. Registrar of Titles



JAMHURI YA MUUNGANO WA TANZANIA
WIZARA YA ARDHI, NYUMBA NA MAENDELEO YA MAKAZI

Nukushi: 028 250 1200
Barua pepe:
acl.mwanza@ardhi.go.tz



Maendeleo ya Makazi,
Mkoa wa Mwanza,

S.L.P. 668,
Mwanza.

Tafadhali unajibu taja:

Kumb. Na. LD/LZ/CU/01/VOL.V/35

03/06/2023

Mkurugenzi wa Jiji,
Halmashauri ya Jiji la Mwanza
20 BR. ya Mchemba,
33182 Isamilo,
NYAMAGANA, MWANZA.

**YAH: OMBI LA KUBADILI MATUMIZI YA ARDHI YA KIWANJA NA 89
KITALU 'F' NYAKATO**

Tafadhali husika na somo tajwa hapo juu pamoja na barua yako yenye Kumb. Na. MCC/L/33290/28 ya tarehe 25/07/2023 Pia, rejea muhtasari wa kikao cha kamati ya Mipangomiji Ujenzi na Mazingira cha Tarehe 18/05/2023 kilichojadili na kuridhia ombi hilo.

2. Kwa mujibu wa Sheria ya Mipangomiji Na. 8 ya mwaka 2007 kifungu cha 6(3) (k), Mkurugenzi wa Maendeleo ya Makazi **ameidhinisha** ombi la mabadiliko ya matumizi ya ardhi ya kiwanja namba 89 Kitalu 'F' Nyakato kutoka **Makazi Pekee** kuwa **Makazi na biashara (maduka)**.
3. Masharti ya uendelezaji yatazingatia **Kifungu 'C' kijifungu (e)** kulingana na Kanuni za Sheria ya Mipango Miji Na.8, 2007 Kanuni za Matumizi ya Ardhi GN.91, 2018. Masharti maalum yatakayopaswa kuzingatiwa kwenye mabadiliko hayo ya matumizi ya ardhi ni yafuatayo:-
 - i. Kupata kibali cha ujenzi kutoka Halmashauri ya Jiji la Mwanza,
 - ii. Kuimarisha mfumo wa maji safi na maji taka katika kiwanja,
 - iii. Kuimarisha mfumo thabiti wa kudhibiti moto,

- iv. Ujenzi na matumizi ya kiwanja usiathiri mazingira na matumizi ya ardhi ya viwanja vya jirani.
- v. Ujenzi uzingatie ujazo (*plot coverage*) usiozidi asilimia 45, uwiano (*plot ratio*) usiozidi 0.7 na kuacha nafasi (*set backs*) mbele mita 12, nyuma mita 5.5 na upande mita 3.
- vi. Uwekaji wa Bustani nzuri kwa ajili ya kuongeza mvuto wa eneo na taswira ya Mji kwa ujumla.

4. Wako katika ujenzi wa taifa.


Christina C. Maragera
Kny; KATIBU MKUU

Nakala: Kamishna Msaidizi wa Ardhi,
Mkoa wa Mwanza,
S.L.P. 668,

MWANZA.

(Kwa taarifa na utekelezaji)

Msajili wa Hati Msaidizi,
Mkoa wa Mwanza,
S.L.P. 1101,

MWANZA.

(Kwa taarifa na utekelezaji)

Ofisi ya Mkuu wa Mkoa,
Mwanza,
2 Br. ya Regional Drive,
33180 MWANZA.

(Kwa taarifa)

William M. Mutaki,
S.L.P 2371,
MWANZA.

(Kwa taarifa)

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