

TANGANYIKA

*The Land Registration Ordinance (Cap. 334 of the Laws)*



**CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY**

SEPARATE TITLE

This is to certify that the annexed Certificate of Occupancy dated

the 20<sup>th</sup> day of June 20<sup>24</sup>

is registered in the Land Registry under Title No.

Copies of the subsisting entries in the register are within

Dated the 29<sup>th</sup> day of July, 20<sup>24</sup>

Ivan Amulika

Asst. Registrar of Title

Title No. 113315/1 LB Wanza

Description of registered land

All that land known as Plot No. 215 Block 'A' situated at Ikerela Municipality containing five thousand four hundred twenty (5420) square metres shown for identification only edged red on the plan attached Certificate and defined on the registered Survey plan numbered 19922 deposited at the office of the Director for Surveys and Mapping

ENTRIES IN THE REGISTER

TITLE NO. 113315A

No. 67343 Registered 26.7.2024 at 01:00 P.m.  
To THE HIC BEST COMPANY LIMITED OF P.O BOX  
6252, NAIROBI.

Asst. Registrar of Titles

No. Registered at  
To

Asst. Registrar of T

RECTIFICATION S. 99.

No. 7158 Registered 27.6.2024 at 01:00 P.m.  
To THE LANDS REGISTER RECTIFIED  
BY CANCELLING THE PLAN MARKED  
A FOR PLAN MARKED B

Asst. Registrar of Titles

No. Registered at  
To

Asst. Registrar of

No. Registered at m  
To

Asst. Registrar of Titles

No. Registered at  
To

Asst. Registrar of

No. Registered at m  
To

Asst. Registrar of Titles

No. Registered at  
To

Asst. Registrar

IN THE MATTER OF THE LAND REGISTRATION ACT R.E 2002  
(CAP.334)

AND

IN THE MATTER OF THE POWERS OF REGISTERS TO RECTIFY  
THE LAND REGISTER UNDER SECTION 99 (1) (d) & (2)

C.T No. 113315 LR Mwanza  
L.O.No. 930001

I, WILSON PAUL LUGE, Assistant Commissioner for Lands, Mwanza Regional, of P.O.Box 668, Mwanza. Do hereby take oath and declare as follows:-

That, a Right of Occupancy registered under the above reference was granted to TANZANIA INVESTMENT CENTRE of P.O.Box 938 DAR ES SALAAM, (hereinafter referred as "the occupier") and registered under the above reference.

That, the said Occupier was granted Plot No. 215 Block "A" KABANGAJA in Ilemela Municipality for 99 years with the effect from 1<sup>st</sup> day of July, two thousand and twenty three via Certificate of Occupancy with L.O.No. 930001.

That, Plot number 215 Block "A" KABANGAJA in Ilemela Municipality is owned by TANZANIA INVESTMENT CENTRE of P.O.Box 938 DAR ES SALAAM as registered under the above reference.

ACCORDINGLY, THEREFORE, I, WILSON PAUL LUGE Assistant Commissioner for Lands, Mwanza Regional, of P.O.Box 668, Mwanza. hereby apply for the Land Register to be rectified as follows:-

1) The Plot name reading "215" on the Certificate of Occupancy be deleted and replaced by the Plot name reading "216".

2) The Plot area reading "Five <sup>thousand</sup> ~~thousand~~ and four hundred twenty (5,420)" on the Certificate of Occupancy be deleted and replaced by the area reading "Ten <sup>thousand</sup> ~~thousand~~ and ninety nine (10,098)".

- 3) The Registered plan No. reading 188222 on the Certificate of Occupancy be deleted and replaced by the area reading 208158.
- 4) Words and figure on Land rent "Two hundred twenty seven thousand six hundred forty shillings (227,640/=) as appearing in condition (1), be deleted and replaced by words and figure "Four hundred twenty four thousand one hundred sixteen shillings (424,116)"

AND I, **WILSON PAUL LUGE**, Assistant Commissioner for Lands, Mwanza Regional, hereby make this solemn declaration in accordance with the provisions of the Oaths (Judicial Proceedings and Statutory Declaration) Act, 1996.

This Declaration is made and signed by the \_\_\_\_\_ )  
 said **WILSON PAUL LUGE** who is known to me )  
 personally in my presence ) this 26th )  
 day of June ) 2025 )


*Wilson Paul Luge*

**BEFORE ME:**

Name Paul P. Mwezi )  
 Signature [Signature] )  
 Postal Address P.O. Box 668 )  
Mwanza )  
 Qualifications Land Officer )

Approved/Refused for rectification this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Assistant Commissioner for Lands

FILED DOCUMENT No: 70158  
 REGISTERED ON: 27.6.2025  
 AT: 9:00 P M  


TANZANIA

THE LAND ACT 1999  
(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY  
(Under section 29)

Certified True Copy  
*[Signature]*  
Senior Asst. Registrar of Titles  
Date: 29th July 2024

Date of Issue: 28.06.2024

Title Number: 113315 - B. ~~IVVADIZIA~~

Land Office Number: 930031

Land: PLOT NO. <sup>216</sup> ~~215~~ BLOCK 'A' KARANGAJA - ILELELA MUNICIPALITY

B. FOLSE  
Rsk/once

Term: NINETY NINE YEARS

TITLE No. 113315  
28-06-2024  
 1:000  
 Senior Asst. Registrar of Titles

Land Form No. 22  
 TANGANYIKA STAMP DUTY A  
 Stamp Duty No. 5001-  
9233452197438  
 Date: 11.12.2023

THE UNITED REPUBLIC OF TANZANIA

Certified True Copy  
 Senior Asst. Registrar of Titles  
 Date: 29th July, 2024

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 113315  
 L.O. No. 930001  
 L. D. No. LD/LZ/93136


The 20<sup>th</sup> day of June Two thousand and Twenty Four

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTRE of P.O. Box 938, DAR ES SALAAM. (hereinafter called "the Occupiers") are 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 years from the first day of July, two thousand and twenty three 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2024 shall thereafter pay (424,116/-) of shillings four two hundred twenty one thousand six hundred forty (Tshs 227,640/-) 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. E.B. 70158
2. The Occupiers 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.

TANGANYIKA STAMP DUTY  
 Stamp Duty No. 222641  
9233452197438  
 Date: 11.12.2023

- (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 Ntemela 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 any building except in accordance with building plans and specifications, which shall have been first approved by the Authority;
  - (vi) 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. **USER:** The land and the buildings erected thereon shall be maintained and the same shall be used for Plant and Animal husbandry Purposes only. Use Group 'R' Use Classes (I) as defined in the as the Urban Planning (Use Groups and Use Classes) Regulations, 2018.
  4. The Occupiers shall not assign the right within three years of the date hereof without the prior approval of Commissioner.
  5. The Occupiers 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.

Certified True Copy  
  
Senior Asst. Registrar of Titles  
Date: 29th July, 2024



ILEMELA MUNICIPALITY

N



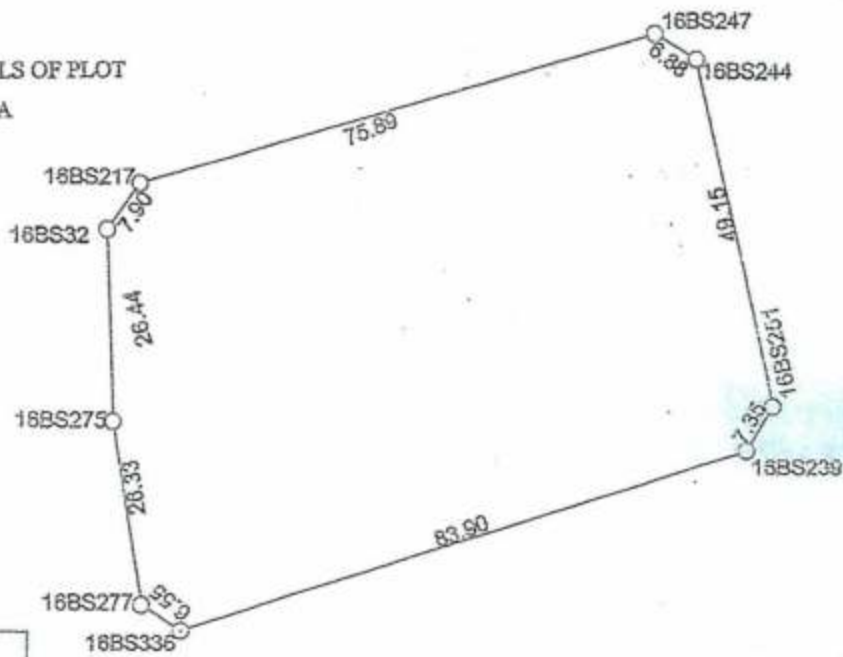
INSET SHOWING DETAILS OF PLOT  
LOCATION KABANGAJA

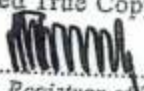
BLOCK A

PLOT No 215


L.O.No 930001

AREA 5420 SQM



Certified True Copy  
  
 Senior Asst. Registrar of Titles  
 Date: 29th July, 2024

This plan, prepared in accordance with Registered plan No 188222 is approved for the purpose of Land Registration ordinance.

  
 For Director of Surveys and Mapping

Date: 20/05/2024

Ministry of Lands and Human Settlement Development  
 Dodoma.

The Issue of The plan Implies no guarantee or admission of title of Government.

# ILEMELA MUNICIPALITY

B



## INSET SHOWING DETAIL OF THE PLOT

LOCATION... KABANGAJA .....

BLOCK NO:..... A .....

PLOT NO:..... 216 .....

L.O.NO:..... 930001 .....

AREA..... 10.098 .....SQ.M

This plan No. 208158  
registered in accordance with the  
Land Registration Ordinance  
of 1936 No. 70158 of 27.6.2025  
  
Senior Ass. Registrar of Deeds



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

This plan prepared in accordance with Registered Plan No. 208158.....is approved for the purpose of the Land Registration Ordinance.

  
.....  
For Director of Surveys and Mapping.

Date 19/6/2025

Ministry of Lands and Human Settlements  
Development Dar es Salaam.

SCHEDULE

RSC/AD2  
F. 70158

ALL that Land known as Plot No. <sup>216</sup>~~215~~ Block "A" situated at Kabangaja in Ilemela Municipality containing <sup>Ten</sup> ~~Five~~ thousand <sup>Ninety eight</sup> ~~four hundred twenty~~ (1098) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 188222 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

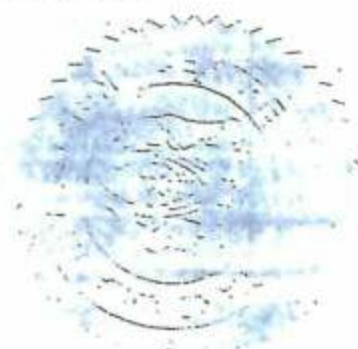
Given under my hand and my official seal the day and year first above written.

*[Handwritten Signature]*

ASST. COMMISSIONER FOR LANDS

We, the within named TANZANIA INVESTMENT CENTRE hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said TANZANIA INVESTMENT CENTRE and DELIVERED in the presence of us this <sup>25<sup>th</sup></sup> day of <sup>July</sup> ~~April~~ 2024.



Signature.....  
Name.....  
Qualification.....

Signature... *Francis Mwanuzi*  
Name... *Francis Mwanuzi*  
Qualification... *Senior legal officer*

Certified True Copy  
*[Signature]*  
Senior Asst. Registrar of Titles  
Date: *29th July, 2024*

LEASE

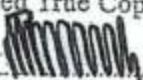
67343

26.7.2024 a:af


THE BIG BEST COMPANY LIMITED OF  
P.O. Box 6252, MWANZA for the term of Ninety  
Eight (98) yrs. from the 1<sup>st</sup> day of July 2023 and  
Expiring on 30<sup>th</sup> day of June 2121. Shall there  
after pay rent of Tshs. 227,640/- per  
Annua.



ASST. REG. OF TITLES.

Certified True Copy  
  
Senior Asst. Registrar of Titles  
Date:.....

TANZANIA STAMP DUTY ACT  
Stamp Duty Shs 500/-  
and Revenue Receipt No. 924206265227840  
of 26.7.2024 Issued  
  
Stamp Duty Officer

TANGANYIKA  
STAMP DUTY PAID OF  
ORIGINAL Shs 1000/-  
Receipt No. 924206265227840  
of 26.7.2024  
  
Asst. Registrar of Titles

**MKATABA WA MAUZIANO YA KIWANJA**

**KATI YA**

**RENATUS BAHEBE MULUNGA**

**NA**

**THE BIG BEST COMPANY LIMITED.**

**MAUZIANO YA KIWANJA AMBACHO HAKIJAPIMWA KIKO MAENEO YA MTAU WA  
LWASHI, KATA YA SANGAMBUYE WILAYA YA ILEMELA- MWANZA.**

*For un surveyed  
Land :-*

**MKATABA HUU UMEANDALIWA NA PANDE ZOTE MBILI, MUUZAJI NA MNUNUZI.**

*Rufu*

Makubaliano haya yamefanyika hapa Mwanza leo tarehe 05 Mwezi wa 06, mwaka 2025.

#### KATI YA

RENATUS BAHEBE MULUNGA ambaye ni mkazi wa Mtaa wa Lwashi, Kata ya Sangabuye, Wilaya ya Ilemela, Mkoa wa Mwanza, katika mkataba huu atajulikana kama muuzaji ( mauziano haya yanajumuisha wawakilishi wao kisheria na wale waliowachagua.

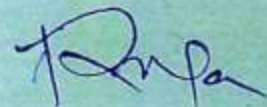
#### NA

**THE BIG BEST CO, LIMITED**, ambalo ni kampuni lililosajiliwa kwa kufuata sheria za usajili wa makampuni za Jamhuri ya muungano wa Tanzania na ofisi zake zipo hapa Mwanza. Ambaye katika mkataba huu anajulikana kama mnunuzi kwa upande mwingine ( makubaliano haya yatajumuisha wawakilishi wake kisheria na wale walioteuliwa).

**AMBAPO**, Muuzaji ni mmiliki halali wa eneo hili, ambapo RENATUS BAHEBE MULUNGA alinunua sehemu ya eneo hilo lenye hatua 29 kwa 25 tarehe 15/11/2022 kutoka kwa SILASI LUTAMBI MAZUMILA mkazi wa mtaa wa LWASHI. Muuzaji ameamua kuuza eneo lake alilonunua kwa muuzaji ikiwa ni pamoja na vitu vyote vya kudumu na visivyovyakudumu ndani ya eneo hilo kwa kuzingatia taratibu na viini vya makubaliano kama vinavyoonekana hapa chini na mnunuzi ananunua eneo hilo kwa shughuli za uwekezaji tu.

#### PANDE ZOTE MBILI ZIMEKUBALIANA KATIKA MKATABA HUU KWAMBA.

1. **Kwamba**, muuzaji anauza eneo lake pamoja na nyumba moja ya matofali ya simenti yenye vyumba 3 vya kulala, jiko, stoo pamoja na sebule moja, na mnunuzi ameamua kununua eneo hilo pamoja na vitu vyote vya kudumu na visivyovya kudumu pasipo shaka wala kushurutishwa na mtu yeyote yule kwa jumla ya shilingi za Kitanzania milioni kumi na tano tu. (TSHS 15,000,000/= ) kama gharama za manunuzi.
2. **Kwamba**, leo tarehe 05 mwezi wa 06 mwaka 2025 mnunuzi amelipa kiasi chote cha manunuzi cha shilingi milioni kumi na tano tu. (TSHS 15,000,000/=) kama sehemu ya manunuzi. Malipo haya yamefanyika kwa awamu mbili, ambapo malipo ya kwanza ya TSHS 4,000,000/= (MILIONI NNE) yamelipwa leo kwa njia ya mkono na kiasi cha TSHS 11,000,000/= (MILIONI KUMI NA MOJA) zimelipwa kupitia ACCOUNT NO.31110037700 NMB BANK yenye jina la RENATUS B.MULUNGA.
3. **Kwamba**, muuzaji ameuza eneo lake pamoja na vitu vyote vilivyomo kwenye eneo ikiwa ni pamoja na nyumba moja (1) ya matofali ya simenti yenye vyumba 3 vya kulala, stoo, jiko, choo na sebule moja.
4. **Kwamba eneo la wauzaji:**
  - i. Katika upande wa mashariki linapatikana na eneo la MASUMBUKO CHETI na lina hatua za miguu 29.
  - ii. Katika upande wa magharibi linapakana na eneo la PAUL SHADRACK na lina hatua za miguu 29.
  - iii. Katika upande wa kusini eneo hili linapakana na eneo la GERALD KULWA na lina hatua za miguu 25.
  - iv. Katika upande wa kaskazini eneo hili linapakana na eneo la PAUL SHADRACK na lina hatua za miguu 25.
5. **Kwamba**, leo tarehe 05/06/2025 muuzaji amemthibitishia mnunuzi kuwa eneo hilo ni la kwakwe kwa ajili ya makazi na halina mgogoro wowote kutoka kwa mtu yeyote na mnunuzi naye ameridhia kwa hiari yake mwenyewe kununua na kumiliki eneo hilo kuanzia leo siku ya mauziano na mnunuzi amemkabidhi mnunuzi hati zote za manunuzi.



6. Kwamba ,muuzaji amemthibitishia mnunuzi kuwa mali zote zilizomo ndani ya eneo ni mali yake na kama mnunuzi atakuja kukosa haki ya kumiliki eneo hilo kwa hiyo ijulikane wazi kwamba muuzaji atarudisha pesa zote za mauziano kwa mnunuzi.
7. Kwamba, gharama zote za kuandaa mkataba huu zitalipwa na muuzaji na mnunuzi, stamp duty na kodi zote zinazohusu umiliki wa ardhi zitalipwa na mnunuzi.
8. Kwamba, makubaliano haya yatategemea, uthibitisho kutoka mamlaka ya ardhi hasa kwenye jambo linalohusu umiliki wa ardhi kwa upande wa mnunuzi.
9. Kwamba, kama utatokea mgogoro wowote ule kati ya pande zote mbili, kuhusiana na eneo katika mkataba huu, sheria za Tanzania zitatumika kutatua mgogoro huo.

**MKATABA HUU UMESAINIWA NA KUSHUHUDIWA NA:-**

Umesainiwa hapa Mwanza na RENATUS BAHEBE MULUNGA

Ambaye namfahamu/ Ametambulishwa kwangu

Na..... Simon John Nzumbe

Ambaye namfahamu leo hii tarehe 05 mwezi 06 2025



[Signature]  
MUUZAJI



MBELA YANGU .....

Jina..... Edward Y. John

Sifa..... Waziri

Anwani..... S.P. 112 - Mwanza

Sahihi..... [Signature]

**MKATABA HUU UMESAINIWA NA KUSHUHUDIWA NA:-**

Umesainiwa hapa Mwanza na THE BIG BEST COMPANY LIMITED

leo hii tarehe 05 mwezi 06 2025



JINA..... Edward Mulumba

SIFA..... Mkurugenzi Mkuu

ANWANI..... S.P. 112 - Mwanza

SAHIHI..... [Signature]



JINA..... Simon John Nzumbe

SIFA..... LEGAL OFFICER

ANWANI..... S.P. 112 - Mwanza

SAHIHI..... [Signature]

KIONGOZI WA SERIKALI

JINA..... Leno X. MAYAKA

SIFA..... WEO

ANWANI..... 735 ILANDA

SAHIHI..... [Signature]

**VFISA MTENDAJI WA KATA  
KATA YA SANGABUYE-  
NAVISPAA YA ILMELA  
MWANZA**

**MKATABA HUU UMEANDALIWA NA PANDE ZOTE MBILI, MUUZAJI NA MNUNUZI**

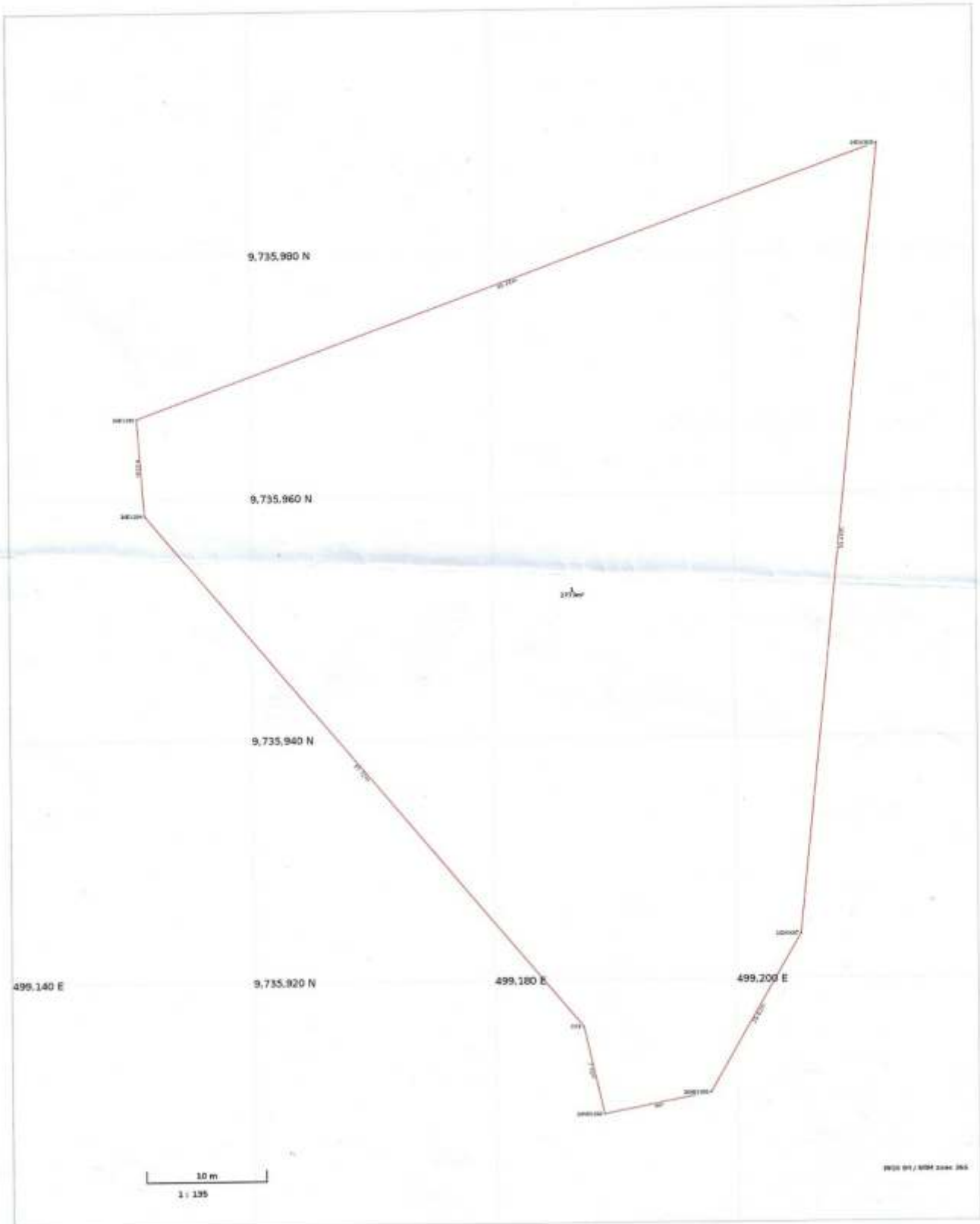


ILEMELA MUNICIPAL COUNCIL LAND OFFICE  
 735 MWANZA, MWANZA  
 TEL: 255 736 200910  
 E-MAIL: md@ilemelanc.go.tz



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


**SURVEY PLAN**  
**SURVEY OF PLOTS NO 1 BLOCK " 16BC " AT KABANGAJA, ILEMELA MUNICIPAL COUNCIL, MWANZA**



Reg. Plan No: MWZSP00000020  
 Survey Inst. No: ILES100000003  
 TP No: 14/MZA/292/012012



Plan generated from parcels approved on the 10 day of July 2025 by Fikiri Jacob Mwasenga , Regional Land Surveyor. I hereby certify that the survey represented by this plan was carried out in accordance with the survey regulations.

  
 Fikiri Jacob Mwasenga  
 Regional Land Surveyor

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

Tel: 255 262 963309/13/14  
Fax: 255 262 963316  
Email: [cl@lands.go.tz](mailto:cl@lands.go.tz)  
Website: [www.lands.go.tz](http://www.lands.go.tz)  
In reply please quote:



Government City Mtumba,  
Ardhi Street,  
P.O. Box 2908,  
**40477 DODOMA**

Ref. No: LD/MDC/0315

Date: 24.06.2025

To: THE BIG BEST COMPANY LIMITED  
P.O. BOX 112,  
MWANZA

RE: RECEIPT OF PAYMENTS ON FARM NO. 2 SURVEY REG. PLAN No. 210825 MEASURING 30.10 Acres Located at MMAHARE MUSOMA DISTRICT COUNCIL Term 99 Years From 1<sup>st</sup> April 2025 Land Rent Tshs.150,500/= per year which is Revisable. User: FISHING PONDS: Use Group 'R' Use Class (f)

This is to notify you of the receipt of various fees you effected pertaining to the land parcel bearing details described above, that is;

S/N	Item Description	Shillings	ERV No's	Date
i	Costs of acquiring, planning and surveying:	-	-	-
ii	Premium:	225,750.00		
iii	Certificate preparation fee:	25,000.00		
iv	Registration fee:	15,050.00		
v	Survey fee: (Cost Paid)	-	-	-
vi	Application fee:	5,000.00		
vii	Stamp Duty	15,050.00		
viii	Land Rent from 01.04.2025 to 30.06.2025	150,500.00		
	<b>TOTAL</b>	<b>436,350.00</b>		

By virtue of these payments, the Commissioner for Lands or his Authorised Officer shall prepare and issue you a Certificate of Occupancy according to Section 29 of the Land Act, Cap 113 (R.E. 2002) as amended. The Term and conditions of the Right of Occupancy will run with effect from the date of completion of your payment bills.

Furthermore, the issuance of this document implies no guarantee or admission of title by the government until the Certificate of Title of Right of Occupancy for this plot/farm has been issued and **in no circumstances this document shall be used as legal document for any transaction on land such as transfer, mortgage, assignment etc**

ASSISTANT COMMISSIONER FOR LANDS/AUTHORISED LAND OFFICER

**AUTHORISED OFFICER**

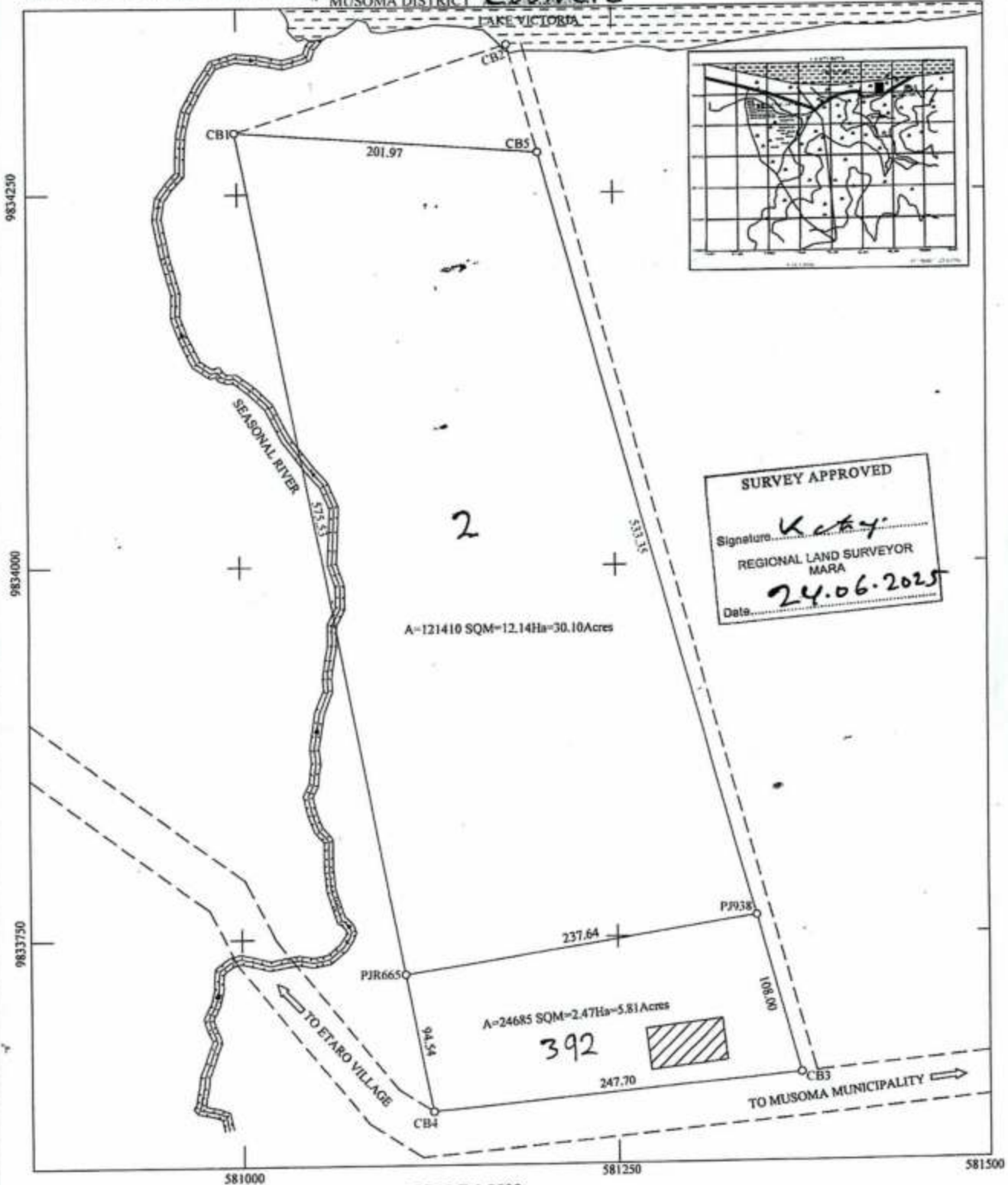
We, THE BIG BEST COMPANY LIMITED hereby certify that, the figures relating to the fore stated payments are correct.

Signature (s)..... ..... Date ..... 24/06/2025 .....

Simon Jaton (HR) ..... Date ..... 24/06/2025 .....



SUBDIVISION AND AMENDMENT OF SURVEY OF FARM No "2" TO FARM No "2" AND FARM No. 392 AT MMAHARE  
MUSOMA DISTRICT **COUNCIL**



COMP. <u>E<sup>18</sup> 266 I</u>	Amendments made by:- 1. <u>Nkagorobe (farm no) 24.06.2025</u>	Plan drawn by: George Kafaransa
M.P. <u>4/111/1</u>	2. _____	I hereby certify that the survey represented
S.T.D SHEET NO. <u>4/111</u>	3. _____	by this plan was carried out in accordance
ACTION CC. _____	Photostart copies sent to:	with survey regulations
PLAN NO. <u>E<sup>18</sup> 266/45</u>	1. _____	Date. <u>24-06-2025</u>
	2. _____	<u>gk</u>
	3. _____	KARANGI J. NYABUKIKA
		MUNICIPAL LAND SURVEYOR (FRS)
		Registered Plan No. <u>210825</u>