

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

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 9453



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 20 Feb, 2024

C.F.NG'UMBI INVESTMENT COMPANY LIMITED
P.O Box 82
MAFINGA
Sir/Gentlemen/Madam,

RE: TITLE NO: 9453 LAND OFFICE NO: 1394377
PLOT NO. 373 BLOCK T AT KINYANAMBO C

I have the honour to ~~enclose herewith duplicate~~ of the Certificate of Title Numbered as above
please.

D. S. P. REGISTRAR OF TITLES

Copy to: Commisioner for Lands
Your LD File No: MTC/18499 refers

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date Issue:

Title Number: 9453 - 1RLR

Land Office Number: 1394377

Land: PLOT NO. 373 BLOCK 'T' KINYANAMBO 'C' IN MAFINGA URBAN AREA

Term: Ninety nine (99) Years

TITLE No: 9453-1RLR
 REGISTERED ON: 20-02-2024
 AT: 12:00 P.
 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 100/- Paid
 Receipt No: 924016226813316
 Land Form No. 22024
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 122,000/- Paid
 On Original Receipt No: 924016226813316
 16-1-2024
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No: 9453-1RLR
 L.O.No. 1394377
 LD NO. MTC/18499

The 19th day of February Two thousand and twenty four

THIS IS TO CERTIFY that **C.F. NG'UMBI INVESTMENT COMPANY LIMITED**, a limited company incorporated under the provisions of the Companies Act, (cap 212 R.E 2002) of P.O Box 82, MAFINGA. Mobile No. 0754-650381 (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 **January** two thousand and **twenty four** 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 therefore 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 rent of shillings **eight hundred thirteen thousand eight hundred twenty four (Tsh. 813,824/=) 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 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
 - (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 **Mafinga Town 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 Commission for Lands.
3. The Occupiers shall further: -
- (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
 - (ii) make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose;
 - (iii) Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
 - (iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority;
 - (v) Loading and unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land and the existing buildings erected thereon shall be maintained and the same be used for **Industrial – Service Trades, Use Group "M" use classes (a), (b), (c), (d)** and **Special Industry** purposes only, Use Group **"N" use class (e)** as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.
5. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. 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 all premia, taxes and dues prescribed in connection with the disposition.
7. The President may revoke the right for good cause or in public interest.

MAFINGA URBAN AREA

N



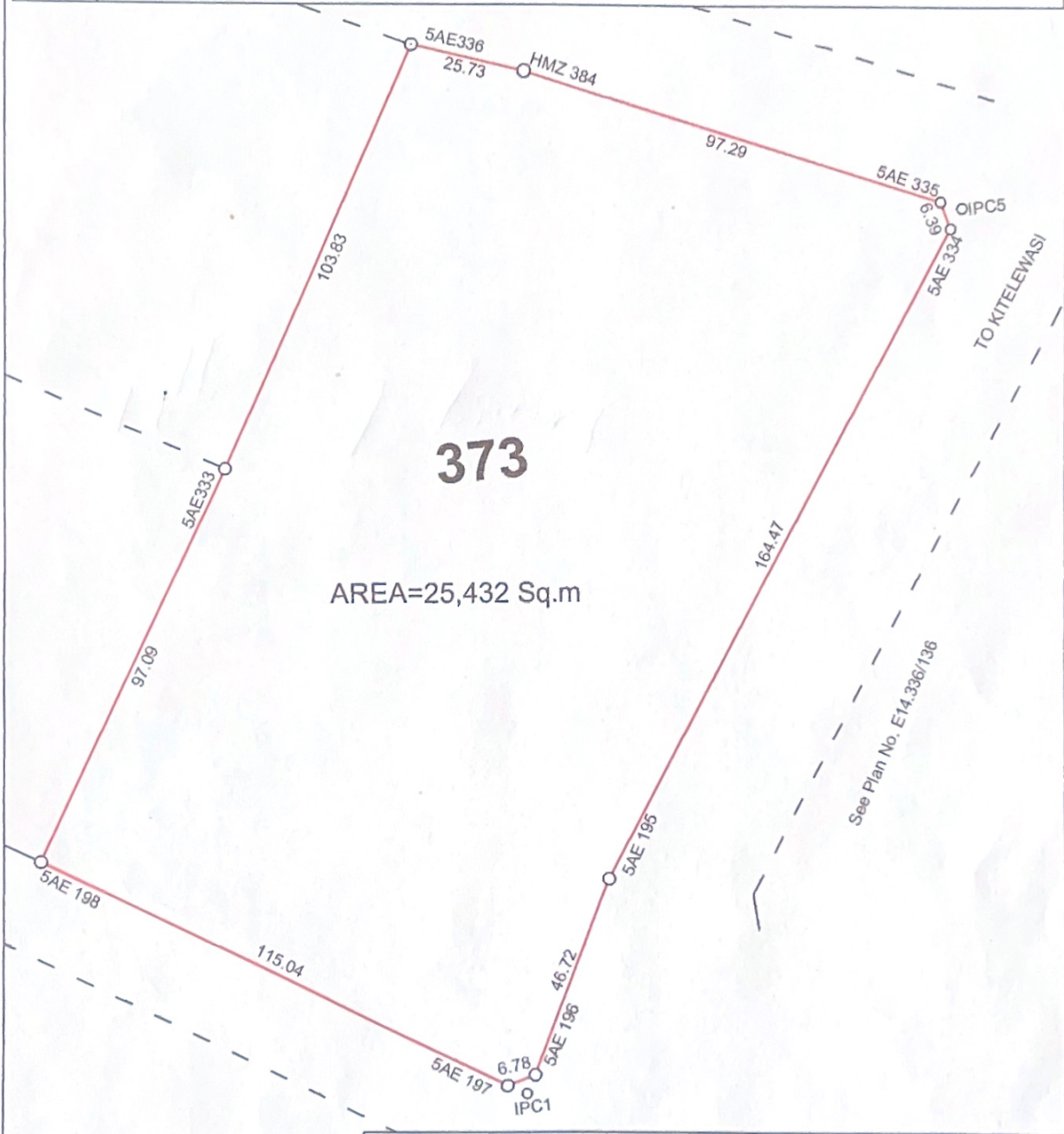
LOCATION: KINYANAMBO C


BLOCK: "T"

PLOT No: 373

L.O No: 1 3 9 4 3 7 7

AREA: 25,432 SQM



This plan prepared in accordance with Registered Plan No. 188667.....is approved for the purposes of Land Registration Ordinance.
Director of Surveys and Mapping. 
Date. 16/2/2024 Ministry of Lands, Housing and Human Settlements Development, Dodoma

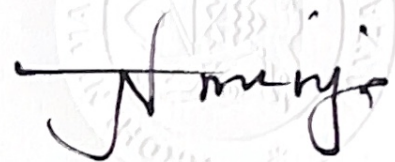
The issue of this plan implies no guarantee or admission of title by the Government



SCHEDULE

ALL that land known as **Plot No. 373 Block 'T'** Situated at **Kinyanambo 'C'** in **Mafinga Urban Area** containing **twenty five thousand four hundred thirty two (25,432) square metres** as shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **188667** 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.



ASSISTANT COMMISSIONER FOR LANDS

We, the within named **C.F. NG'UMBI INVESTMENT COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said **C.F. NG'UMBI INVESTMENT COMPANY LIMITED** and **DELIVERED** in the presence of us this.....^{16th}.....day of.....⁰².....2024.

Name: CHESCO F. NGUMBI
Signature: [Signature]
Postal Address: 82 MAFINGA
Qualification: DIRECTOR

Name: MOHAMMED K. CHIWANGU
Signature: [Signature]
Postal Address: 82 MAFINGA
Qualification: DIRECTOR

