

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

Barua pepe: acf@lands.go.tz

Simu : (028) 252 0240

Nukushi : (028) 252 0240



Ofisi ya Msajili wa Hati Msaidizi

Mkoa wa Geita,

S.L.P. 484,

GEITA.

Simu 028 252 0240 (Geita)

Unapojibu tafadhali taja :

Kumb. Na. LR/GTR/ 03/3492 GUR

Tarehe : 12.04.2023

Ndugu : BERNABO MASHAKA WANBETA
P.O. Box 311
GEITA

Yah : SHERIA YA USAJILI WA ARDHI (SURA 334)
HATI NA. 3492 LR GEITA L.O. NA. 661236
KIWANJA NA. 882 KITALU E
KANYALA

Hapa nafungasha hati yako ya kumiliki Ardhi iliyotajwa hapo juu. Tafadhali sairi somu Na. L.R. 53 iliyoambatanishwa na hati yako, pia unaombwa usibadilishe chochote kile au kuifanyia lamination bila ridhaa ya ofisi ya Msajili wa Hati.

Wako ndugu, Mtumishi mtiifu,


Kny. MSAJILI WA HATI MSAIDIZI
MKOA WA GEITA.

ASSISTANT REGISTRAR OF TITLES
MINISTRY OF LANDS, HOUSING AND
HUMAN SETTLEMENTS DEVELOPMENT
P.O BOX: 484
GEITA

TITLE No: **3492 GLR**
 REGISTERED ON: **12.04.2023**
 AT: **11:00 A**
Ashelangwa

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty: **387492/=**
 On: **923020154**
362101 of 20.01.2023
Ashelangwa

TANGANYIKA STAMP DUTY ACT
 Stamp Duty: **100/=**
923020154362101
 of: **20.01.2023**
Ashelangwa

THE UNITED REPUBLIC OF TANZANIA
 THE LAND ACT, 1999
 (NO. 4 OF 1999)
 CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. **3492 GLR**
 L. O. No. **661236**
LD/GTC/14725

The **11th** day of **April**

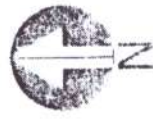
Two thousand and twenty three.

THIS IS TO CERTIFY that **BERNADO MASHAKA WANDELA** of P.O. Box 311, Geita. (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 **January, 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 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 **2023** shall there after pay rent of **shillings three million eight hundred seventy four thousand nine hundred twenty (3,874,920/=) 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) Plant, maintain, protect and preserve or conserve not less than five trees on the land within thirty six months from the day of commencement of the right. The Occupier may plant fruits or wood trees depending on the climatic conditions of such land or as it can be directed by the Planning Authority and shall insure such trees are kept, maintained or replaced throughout the term of such right of occupancy.
 - (iv) Buildings to be in permanent materials
 - (v) Building plans to be submitted to **Geita Town Council** within six months from commencement of the Right.
 - (vi) Building Construction to begin within **six months** after the approval of the plans.
 - (vii) Building to be completed within **thirty six** months from the commencement of the Right.
3. The occupier shall further;-
- (a) 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.
 - (b) 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 the purpose
 - (c) 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.
 - (d) Erect and maintain along boundaries of the said land a suitable fence or wall to the satisfaction of the Authority.
4. **USER:** The land and the buildings to be erected thereon shall be used for **Service Industry** purposes, **Use Group "M" use classes (a) and (d)** as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.
5. The Occupier shall not assign the right within three years of the date thereof without the prior approval of the Commissioner.
6. 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.
7. The President may revoke the right for good cause and or in public interest.

SURVEY OF PLOT No. BLOCK'..... KANYALA. GETTA TOWN COUNCIL - GETTA REGION



10m

15m

045340

58.16

045341

045342

43.94

45.46

110.92

SERVICE INDUSTRY

A= 18,452.9qm

045339

RM3

045338

LOCATION KANYALA
PLOT No 882
BLOCK No 4
L.O No 661226
AREA 18,452 SGM.

165.01

113627

SEE PLAN No. E8.25/53

EFJ628

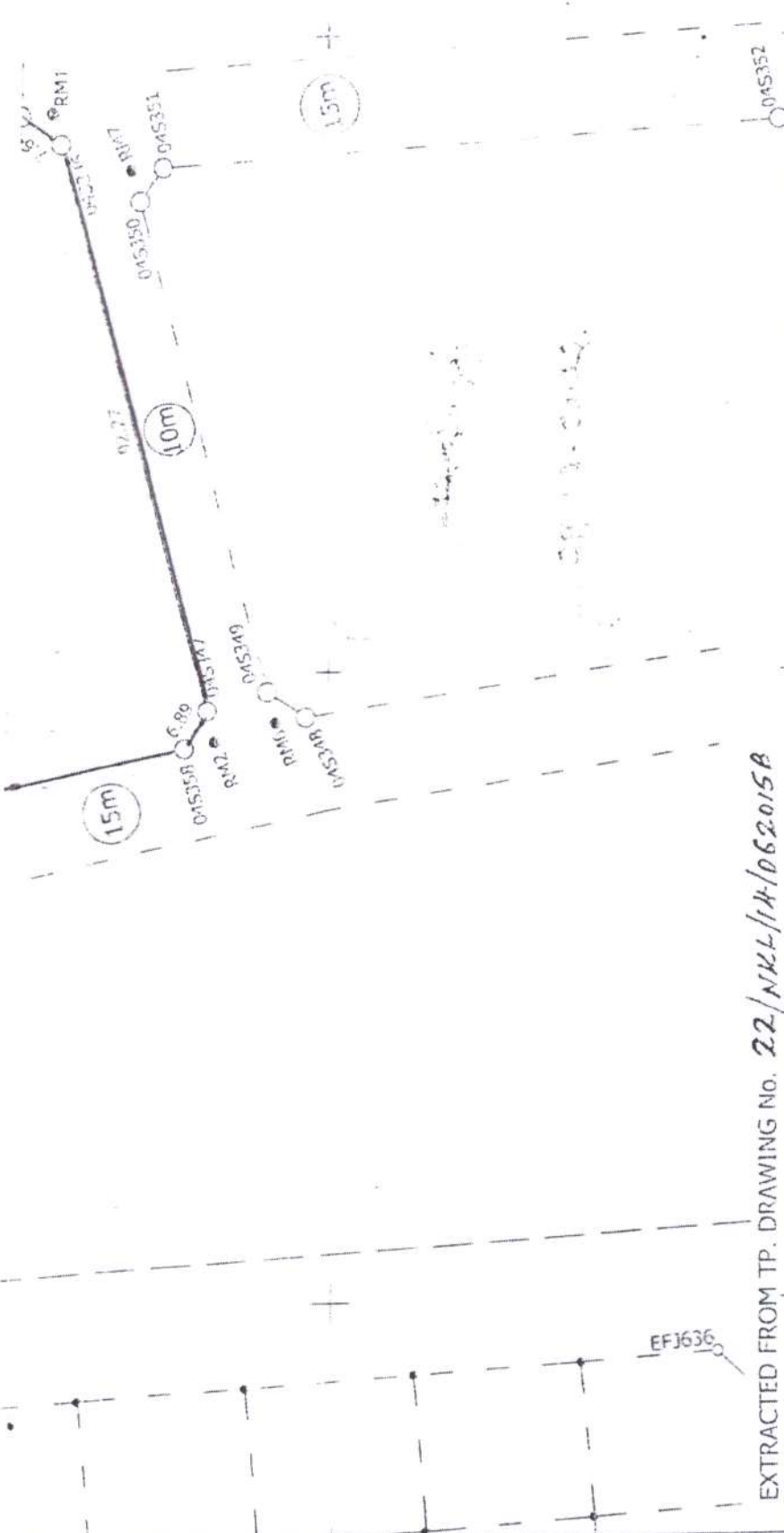
RM6

PM17

EFJ634

629133

900300



EXTRACTED FROM TP. DRAWING NO. 22/NKL/14/062015B

Comps No. E18479B

M. P. No. 32/IV/4

Std Sheet 32/IV

Action CC

PLAN No. E18479/87

SCALE 1:1,000

Amendments made by:

1.....

2.....

3.....

Photostat copies sent to:

1.....

2.....

3.....

Plan drawn by GEORGE .G. JOSEPH(Tech L/Surveyor)
 I hereby certify that the survey represented by
 this plan was carried out in accordance with the
 survey regulations.

DATE 27/12/2022

N. D. MBOMA
 N. D. MBOMA
 TOWN LAND SURVEYOR
 GEITA TOWN COUNCIL

REGISTERED PLAN No 170252

SCHEDULE

ALL that Land known as Plot No. 882 Block 'E' situated at Kanyala in Geita Town Council containing eighteen thousand four hundred fifty two (18,452) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan numbered 170252 deposited at the Office of the Director for Survey and Mapping at Dodoma

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

ASST. COMMISSIONER FOR LANDS

I, the within named BERNADO MASHAKA WANDELA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said BERNADO MASHAKA WANDELA who is known to me personally/identified to me bythe latter being known to me personally in my presence this 22 day of 03 2023

Witness's Name.....

Signature.....

Postal Address.....

Qualification: Land Officer