

UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS HUMAN SETTLEMENTS DEVELOPMENT



OFFICE OF THE REGISTRA OF TITLES,
MBEYA REGION,
P.O. BOX 2984,
MBEYA.

7th August 2024

Telephone: 2502318

In reply, please quote

Ref.No. LR/MBY/T/

To

9026-MBYLR/26.
GEORGE UWAKALINGA AMBWENE
OF P.O BOX 146 - KYELA

RE; THE LAND REGISTRATION ACT (CAP.334)

ISSUED UNDER

TITLE NO;

9026-MBYLR

L.O.NO

174478

PLOT NO.

1298/30

BLOCK

FF

LOCATION

KYELA URBAN AREA

I have the honor to enclosed herewith duplicate of the Certificate of Title Numbered as above please.

1. I have the honor to refer to letter referenced LR.66. from the Assistant
Commissioner for Lands dated 07-05-2024. and enclosures thereto.

2. Having been registered, enclosed herewith find the counter part of Certificate of Title Number as above for your safe custody.

I have the honor to be Sir/Gentleman/Madam
Your Obedient Servant

ASST. REGISTRAR OF TITLES

TANGANYIKA

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



CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY

ISSUED UNDER SECTION 38

This is to certify that the annexed / copy of Certificate of Occupancy dated the 24th day of May 2004...

is registered in the Land Registry under Title No. 9026-MB YIA

Copies of the subsisting entries in the register are within

Dated the 7th day of August 2004.

MPO K I MWALUFUNDA
Assistant Registrar of Title

Title No. 9026-MB YIA Description of registered land
ALL Land measuring known as Plot No. 129 and 130, Block "FF", Situated at
Kyela Urban Area in Kyela District containing One Thousand Seven Hundred
Thirty Two (1,732) Square Metres shown for identification only edged on
the plan attached to this Certificate and defined on the registered
survey plan numbered 32412 deposited at the office of the Director for
Survey and Mapping at Dar es Salaam.

ENTRIES IN THE REGISTER

TITLE NO. 9026-MB TIR

No. Registered 24.05.2004 at 01:00PM
To. GEORGE MWK ALINGA AMBWE
P.O. BOX 146,
K YLIA.

Asst. Registrar of Titles

No. Registered atm
To.....

Asst. Registrar of Titles

No. Registered atm
To.....

Asst. Registrar of Titles

No. Registered atm
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Asst. Registrar of Titles

No. Registered atm
To.....

Asst. Registrar of Titles

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

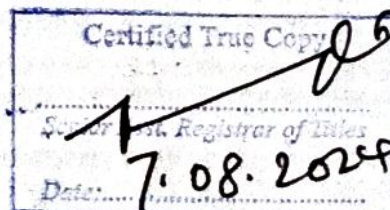
Date of Issue:

Title Number: 9026-MBYLR

Land Office Number: 174478.

Land: PLOTS NO. 129 AND 130, BLOCK "FF", KYELA URBAN AREA,
KYELA DISTRICT.

Term: THIRTY THREE YEARS.



TITLE NO: 9026-MBYLR
REGISTERED 24-5-2004
Land Form 22
AT 1.00 Pm

L.O. No. 174478
L.D. No. KY/2099



[Signature]
Asst. Registrar of Titles

TANGANYIKA STAMP DUTY AG
Stamp Duty Shs: 1400/=
and Revenue Receipt No. 1565946
of 1-8-2003 Issued *[Signature]*
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT 1999
(NO. 4 OF 1999)
CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)
The 06th day of April Two
~~One thousand~~ and four.

TITLE No. 9026-MBYLR

THIS IS TO CERTIFY that GEORGE MWAKALINGA AMBWENE of P.O.Box 146,
KYELA

(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") ~~as joint tenants/as tenants in common in equal shares~~ for a term of thirty three years from the first

day of July ~~Two~~ Two thousand nine hundred and three 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 therefor or amendment thereof and to the following special conditions:—

1. The Occupier having paid rent up to the thirtieth day of June, 2004, shall thereafter pay rent of shillings eight thousand five hundred (Tshs.8,500/=) 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 Lands (hereinafter called "the Minister") on the first day of July in each of the years or within three years thereafter in each case. Commissioner for Lands.

2. The Occupier shall:—

- (i) 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 Kyela District Council (hereinafter called "the Authority");
- (ii) 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");
- (iii) 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;

[Signature]
Asst. Registrar of Titles
Date: 7.08.2004

(iv) 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 expenses as assessed by the Commissioner for Surveys and Mapping.

Director

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 of 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 the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

~~to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.~~

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the 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.

5. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:—

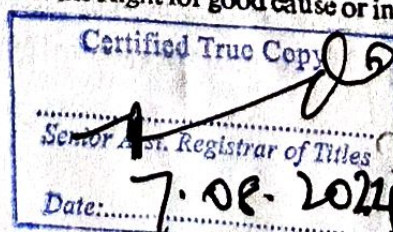
(i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;

(ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;

(iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

6. USER: The land and the building erected thereon shall be used and maintain^{ed} for Boarding Houses and Residential Accommodation over or attached to shops and offices purposes only. Use Group "B" use classes (a) and (d) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

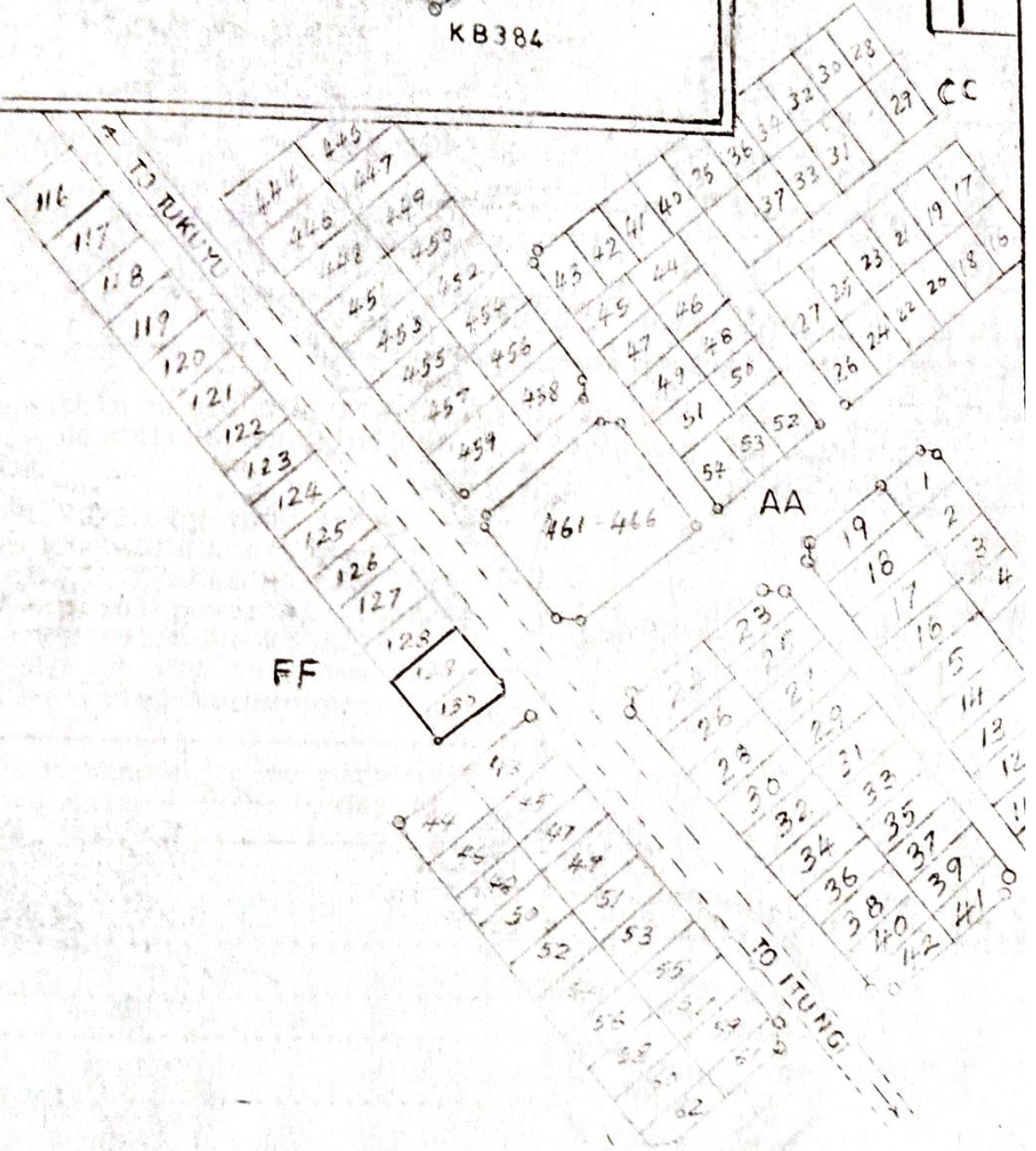
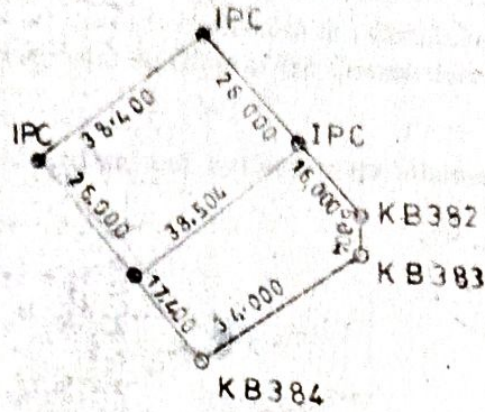
7. The President may revoke the Right for good cause or in Public interest.



KYELA URBAN AREA

INSET SHOWING DETAILS OF PLOT

LOCATION FF
 BLOCK FF
 PLOT No. 129 & 130
 L.O. No. 174478
 AREA 1732 SQUARE METRES



Certified True Copy

 Secy. Asst. Registrar of Titles
 Date: 7.08.2024

This plan prepared in accordance with registered plan No 32412 is approved for the purpose of the Land Registration Ordinance.
 Director of Surveys & Mapping _____ Date 21/10/2024
 Ministry of Lands Housing and Urban Development
 Dar e Salaam

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

SCHEDULE

ALL that land known as Plot No. 129 and 130 Block "FF" Kyela Urban area containing one thousand seven hundred thirty two (1,732) metres square foot shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 32412. deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.

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

THS to Wt m'
COMMISSIONER FOR LANDS

I, the within named GEORGE MWAKALINGA AMBWENE hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said ABBAS AMBWENE MWAKALINGA attorney of the said GEORGE MWAKALINGA AMBWENE by virtue of special power of attorney registered under folio No.V33823 serial No.V142/2004 who is known to me personally/identified to me by

Gakalinga

~~the latter being known to me personally in my presence this~~ *07* day of *February* 2004.

Witness's
Signature: *Abu...*
Postal Address: *D. P. Box 21195 D. SALAAM*
Qualification: *Advocate*



CONFIDENTIAL Copy
Registrar of Titles
Date: 7.08.2024

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 1000/- Paid
Receipt No: 924128248392217
of: 07-05-2024

ISSUED OF STAMP DUTY
Stamp Duty Shs: 80,000/- Paid
Receipt No: 924128248392217
of: 07-05-2024