

TITLE No. 8411-NJO
 REGISTERED ON: 21-06-2024
11:00 AM
 Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 500/= Paid
 On Original Receipt No. 924081239819750
 of: 21-03-2024
 Land Form No. 22
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/= Paid
 Receipt No: 924081239819750
 of: 21-03-2024
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

**CERTIFICATE OF OCCUPANCY
 (Under Section 29)**

Title No. 8411-NJO
L.O.No.1452951
MKM/AR/10158

The 13th day of June, Two Thousand **Twenty Four**

THIS IS TO CERTIFY that **AM JOLDAN LIMITED, a limited liability Company incorporated in Tanzania under the Companies Act [CAP 212 R.E 2002]** of **P.O. Box 79 MAKAMBAKO, PHONE NO. 0756700021** (hereinafter called "the Occupiers") are 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 (33) years** from the first day of **January, Two Thousand Twenty Four** according to the true intent and meaning of the land Act and subject to the provisions thereof and to regulations made thereunder and to any enactment in substitution therefore or amendment thereof and to the following conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, **2024** shall thereafter pay rent of Shilling **Ten Thousand Twenty One (Tshs.10,021/=) 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. Erect on the land 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 **MAKAMBAKO TOWN COUNCIL**, (hereinafter called "the Authority").
- iv. Submit to the Authority building plans within Six months from the date of commencement of the Right.
- v. Begin building construction within six months after the approval of the building plans by the Authority.
- vi. Complete the building construction within Thirty Six (36) Months from the date of commencement of the Right.
- vii. Not erect or commence to erect on the land buildings, or structure of any kind whatsoever except in accordance with building plans and specifications which shall have been first approved by the Authority
- viii. Plant several trees to preserve the environment.

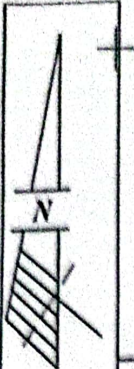
USER: The land shall be used for **Residential Purposes, Use Group 'A' Use Class (a) and (c)** as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.

The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.

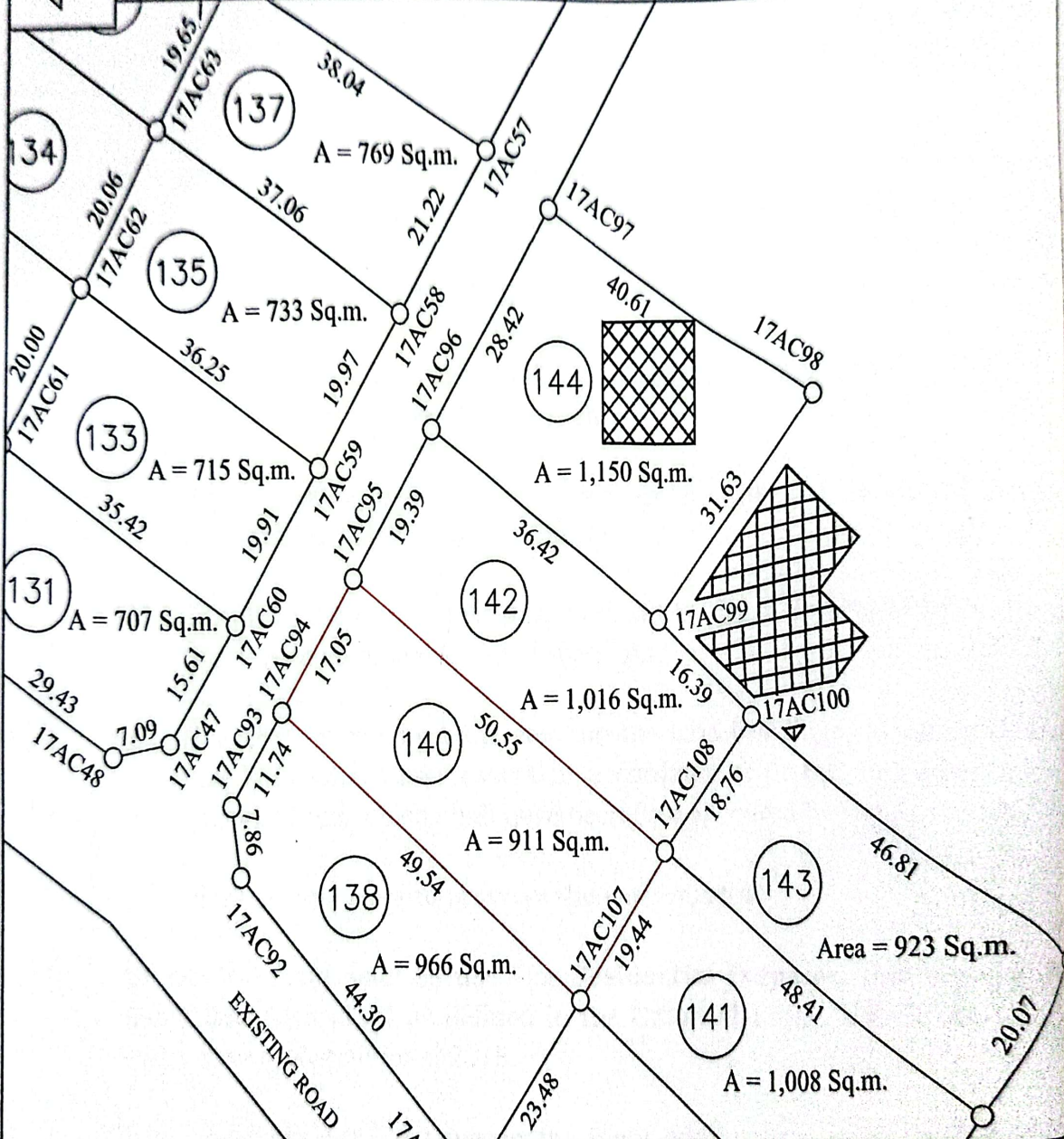
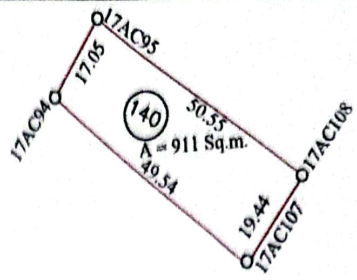
The Occupiers shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.

The **President** may revoke the right for **good cause** and in **public interest**.

MAKAMBAKO URBAN



LOCALITY ... KIUMBA
 BLOCK B
 PLOT No 140
 L.O No 1452951
 AREA 911 SQM



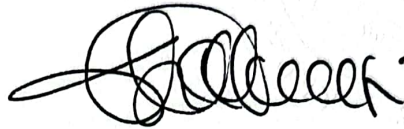
THE ISSUE OF THIS PLAN IMPLIES NO
 GUARANTEE OR ADMISSION OF TITLE BY
 THE GOVERNMENT

THIS PLAN PREPARED IN ACCORDANCE WITH THE REGISTERED PLAN No18959
 IS APPROVED FOR PURPOSES OF LAND REGISTRATION ORDINANCE
 DIRECTOR OF SURVEYS AND MAPPING.....
 DATE..... 21/5/2024
 SURVEY AND MAPPING DIVISION MINISTRY OF LANDS HOUSING AND HUMAN
 SETTLEMENT DEVELOPMENT DAR ES SALAAM

SCHEDULE

ALL that land known as **Plot No 140 Block "B"** situated at **KIUMBA Area** in **Makambako Town** containing **Nine Hundred Eleven (911) square metres** shown for identification only edged **Red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **189599** deposited at the Office of the Director for Surveys and Mapping in Dodoma.

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



ASSISTANT COMMISSIONER FOR LANDS

We, the within named **AM JOLDAN LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of
AM JOLDAN LIMITED and
DELIVERED in the presence of us
this^{09th} day of^{MAY}.....**2024**.

Witness's

Name:^{ANTON MUSA MBARE}.....
Signature:.....^A.....
Postal Address:.....^{79 MAKAMBAKO}.....
Qualifications:.....^{DIRECTOR}.....

Name:^{FERICK LUNANLO MBARE}.....
Signature:.....^{Fikane}.....
Postal Address:.....^{79 MAKAMBAKO}.....
Qualifications:.....^{DIRECTOR}.....

