

URAMBO

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 08.11.2024

Title Number: 21420 TR

Land Office Number: 1266119

Land: PLOT NO. 151 BLOCK 'P' AT MAJENGO YA TABORA IN URU
DISTRICT COUNCI

Term: NINETY NINE (99) YEARS

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 21420

LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 08 Nov, 2024

AZAN SAID SALUM
P.O Box 450, KAHAMA
TABORA
Sir/Gentlemen/Madam,

RE: TITLE NO: 21420 LAND OFFICE NO: 1266119
PLOT NO. 151 BLOCK PAT MAJENGO YA TABORA
I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above
please.

Copy to: Commissioner for Lands
Your LD File No: LD/URO/202 refers


REGISTRAR OF TITLES

TITLE No. 21420 TBR
 REGISTERED ON: 08.11.2024
 AT: 10:00 A.M.
 Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT
 Land Group No. 22
 Stamp Duty Shs. 90990/= Paid
 On Original Receipt No. 92431028
 84768 of 05.11.2024
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 100/= Paid
 Receipt No. 9243102884768
 of 05.11.2024
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 21420 TBR
 L. O. No. 1266119
 L.D. No. URO/202

The 8th day of November Two thousand and Twenty Four

THIS IS TO CERTIFY that AZAN SAID SALUM of P. O. Box 450, KAHAMA (+225754402525) (hereinafter called the "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 October, 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:-

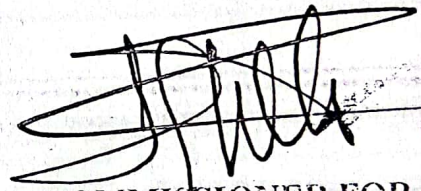
1. The occupier having paid rent up to the thirtieth day of June 2025 shall thereafter pay rent of shillings Two Million Seven Hundred Sixty Seven Thousand One Hundred Forty Nine (Tshs 2,767,149.00) only a year in advance on the first day of July in every year of the term without deduction PROVIDED that 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 Surveyors 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 occupiers may plant fruits or wood trees depending on the climatic condition or 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) Erect the building(s) (hereinafter called "the buildings") in permanent material designed for use in accordance with the condition of the Right and which conform to the building lines (if any) decided by the Urambo District Council (hereinafter called "the Authority").
 - (v) Submit to the Authority building plans within Six months from the date of commencement of the Right.
 - (vi) Begin building construction within six months after the approval of the building plans by the Authority.
 - (vii) Complete the building construction within Thirty-Six months from the date of commencement of the Right.
3. **USER:** The land and the buildings erected thereon shall be maintained in good order and repair to the satisfaction of the Commissioner for Lands and the same shall be used for **WHOLESALE AND STORAGE WAREHOUSE Purposes Only; USE GROUP "L"** as defined in the Town and Country Planning (use classes) Regulations, 2018.
 4. The Occupier shall not assign the right within three years of the date hereof without the prior approval of Commissioner.
 5. 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 premier, taxes and dues prescribed in connection with that disposition.
 6. The President may revoke the right for good cause or in public interest.

SCHEDULE

All that Land known as Plot No.151 Block "P" AT MAJENGO YA TABORA Urambo District-Tabora Region an area of Forty Three Thousand Nine Hundred Twenty Three (43923) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 202160 deposited at the office of the Director for Survey and mapping at Dodoma.

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




ASSISTANT COMMISSIONER FOR LANDS

I, the within-named AZAN SAID SALUM hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said AZAN SAID SALUM who is known to me personally/~~identified to~~ me by The later being known to me personally in my presence this...07... day of ..November..... 2024

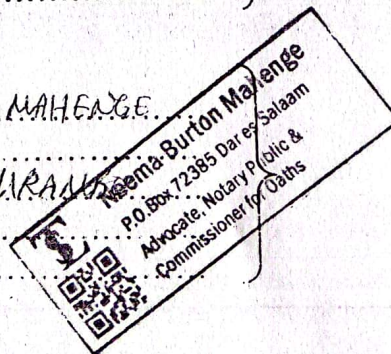
Witness's:

Name: NEEMA BURTON MAHEGE

Signature: 

Postal Address: 170, URAMBO

Qualification: ASSOCIATE



URAMBO DISTRICT



INSET SHOWING DETAILS OF PLOT

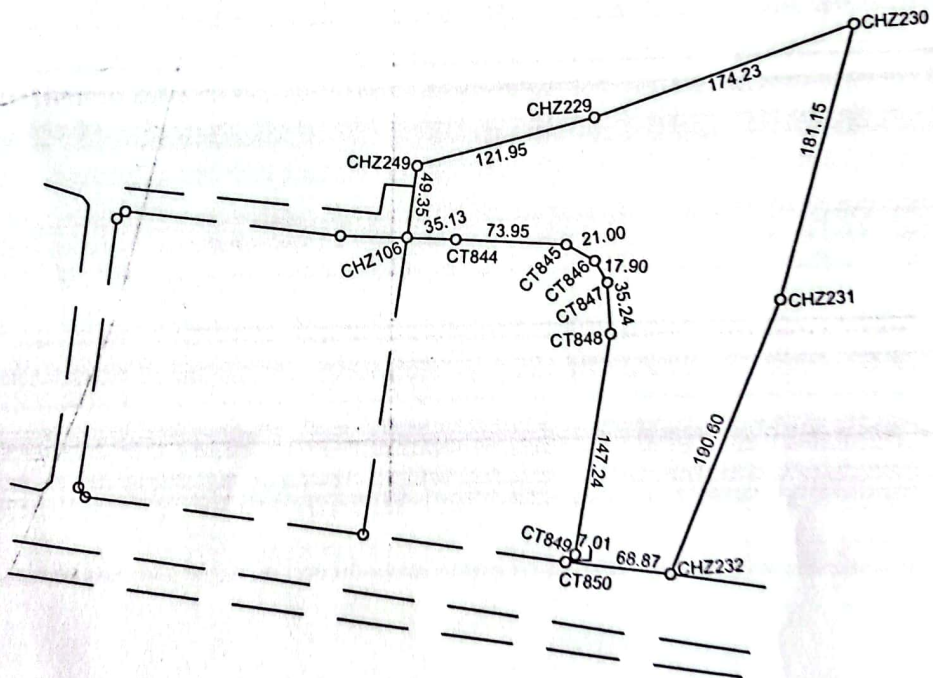
LOCATION: MAJENGO YA
TABORA

BLOCK: P

PLOT No. 151

L.O No. 1266119

AREA: 43923 SQM



This plan, prepared in accordance with Registered plan No. 202160, is approved for the purpose of Land Registration Act cap 334.

A. H. Zema

For Director of Surveys and Mapping

Date: *07/11/2024* Surveys and Mapping Division
Ministry of Lands, Housing and Human Settlement Development.

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

Tabora (B) New

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date Issue: 08. 11. 2024

Title Number: 21419 TBR

Land Office Number: 1625736

Land: PLOT NO. 484 BLOCK 'M' INALA AREA - TABORA MUNICIPALITY

Term: NINETY NINE YEARS

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



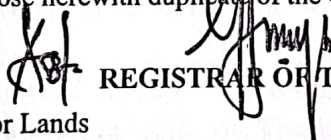
Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 21419

LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 08 Nov, 2024

AZAN SAID SALUM
P.O Box 950
KAHAMA
Sir/Gentlemen/Madam,

RE: TITLE NO: 21419 LAND OFFICE NO: 1625736
PLOT NO. 484 BLOCK M AT INALA

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


REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: TMC/35936 refers

TITLE No. 21419 TBR
 REGISTERED ON: 08.11.2024
 AT: 10:00 AM
 Senior Asst. Registrar of Titles

Land Form No. 22
 TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 119990/= Paid
 On Original Receipt Shs. 9243092
 88089403 of 04.11.2024
 Stamp Duty Officer

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

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 100/= Paid
 Receipt No. 924309288089
 403 of 04.11.2024
 Stamp Duty Officer

Title No. 21419 TBR
 L.O. No. 1625736
 L.D. No. TMC/3596

The 8th day of November Two Thousand and Twenty Four

THIS IS TO CERTIFY that AZAN SAID SALUM of P.O. Box 950,(0754-402525) KAHAMA (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 October, 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 there for or amendment thereof and to the following special conditions:-

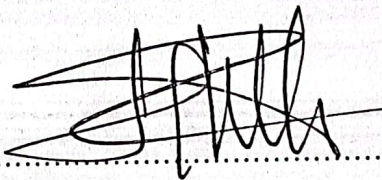
1. The Occupier having paid rent up to the thirtieth day of June, 2025 shall thereafter pay rent of shillings One Million Eighteen Thousand Two Hundred (1,018,200/=) Only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the 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 occupiers may plant fruits or wood trees depending on the climatic conditions or such land or as it can directed by the planning Authority and shall insure such trees are kept, maintained or replaced throughout the term of such right of occupancy
 - (iv) Erect on 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 **Tabora Municipal Council** (hereinafter called "**the Authority**")
 - (v) Submit to the Authority building plans within Six months from the date of commencement of the **Right**
 - (vi) Begin building construction within six months after the approval of the building plans by the Authority.
 - (vii) Complete the building construction within Thirty Six months from the date of commencement of the **Right**.
3. **USER:** The land shall be used for **Service Industry** purposes only, Use group '**M**' Use classes (a-e) as defined in Urban Planning Act No.8 of 2007(Use Groups and classes) Regulations, 2018.
 4. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the 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**.

SCHEDULE

ALL that Land known as Plot No. 484 Block 'M' situated at Inala Area in Tabora Municipality containing an area of Nineteen Thousand Three Hundred Ninety Five (19395) Square Meter shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 201868 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

I, the within named **AZAN SAID SALUM** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
AZAN SAID SALUM)

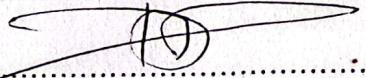
who is known to me personally/identified to me by;)

.....)

the latter being known to me personally in my)

presence this... 8... day of... NOV... 2024.)

Name... DANIEL PHOKE)

Signature... )

Postal Address... 342 TABORA)

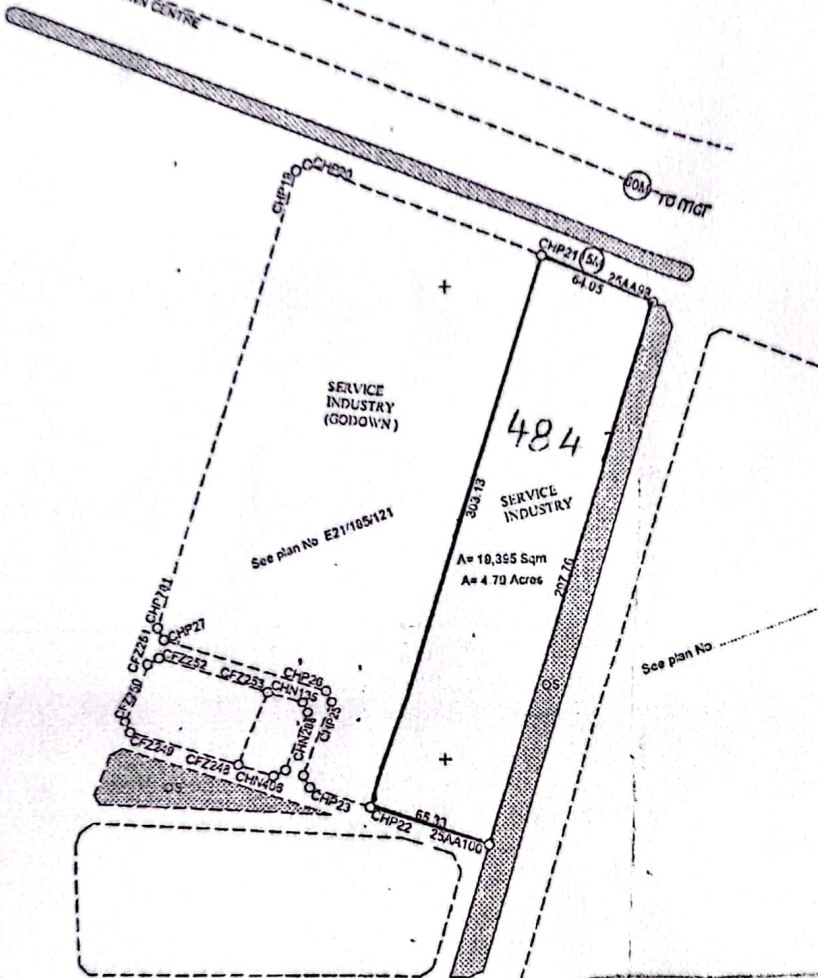
Qualification... LAND OFFICER)

SURVEY OF PLOTS No 484 BLOCK M AT INALA
 TABORA MUNICIPALITY - TABORA REGION

LOCATION INALA
 BLOCK M
 PLOT 484
 L.O. No. 2573

TO TABORA TOWN CENTRE

TO MGT



SURVEY APPROVED
ABH zema
 REGIONAL LAND SURVEYOR
 TABORA
 29/10/2024

1 PLOT
 TAREF 11/01/065
 P.D.S. No 11/TER/21/0107E

SCALE 1: 2500

COMPS No E 21 185 D
 M.P. No 118/11/10
 S.T.D SHEET No 118/11
 ACTION DC
 PLAN No E 21 185 / 186

AMENDMENTS MADE BY:
 1. Bakan Zema - Plot
No - 27/10/24
 2. _____
 3. _____
 PHOTOSTAT COPIES SENT TO:
 1. _____
 2. _____
 3. _____

Plan drawn by FABIANUS ENGORO
 I hereby certify that the survey represented by this plan
 was carried out in accordance with the survey regulations.
 Date 29/10/2024
 Dickson J. Washokera
 GOVERNMENT LAND SURVEYOR
 TABORA
 Registered Plan No. 201869