

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

Telephone: 0262322185

Fax: 026 2320029

Email:

In reply please quote:

Ref. No. LR/DOM/T/



REGISTRAR OF TITLES

P. O. Box 1062,

DODOMA.

15-05-2018

TO: ANAN EZEKIA CHILUKA  
Box 1249  
DODOMA

TITLE No. 36294-DIR L.O No. 356929  
PLOT No. 66/2 BLOCK No. DODOMA MUNICIPALITY LOCATION W.I.A


I have the honor to enclose herewith duplicate of the certificate of Title Numbered as above please.

cc. LAND DIVISION

G.W. MAUYA  
ASST. REGISTRAR OF TITLES

at 8:00 Am

Asst. Registrar of Titles



Stamp Duty Shs. 100 Paid and  
Revenue Receipt No. 991170607071  
of 13-2-2018 issued.

Stamp Duty Officer

TANGANYIKA  
STAMP DUTY PAID ON  
ORIGINAL Shs. 1900  
Receipt No. 991170607071 of 13-2-18

Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO 4 OF 1999)

## CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 36294-DUR  
L.O. No. 356929  
L.D. No. 20416

The 2<sup>nd</sup> day of May, Two Thousand and Eighteen

THIS IS TO CERTIFY that AIVAN EZEKIA CHILUKA of Post Office Box 1249, DODOMA (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 years (99)** from the first day of **October, Two thousand and Seventeen** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder 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, 2018** shall thereafter pay rent of shillings **Four hundred ninety five thousand (495,000/=) 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 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) Building to be in permanent materials.
  - (iv) Building plans to be submitted to the **Dodoma Municipal Council** within six months from the date of the commencement of the Right.
  - (v) Building construction to begin within six months after approval of the plans.
  - (vi) Building to be completed within thirty six months from the date of the commencement of the Right.
3. **USER:** The land shall be used for **Commercial/Residential/Industrial** purposes only. Use Group 'B' use classes (d) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as **amended in 1993**.
  4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the 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 premia, taxes and dues prescribed in connection with that disposition.
  6. The President may revoke the right for good cause and in public interest.

# DODOMA MUNICIPALITY



25/11/10

Location, WESTERN INDUSTRIAL AREA

Block, 1-1

Plot no. 66/2

L.O.NO. 356929

Area, 4,003 sqm

CDD 782  
82.000  
50.512  
CDD 797  
CDD 796  
83.003  
50.000  
CDD 783

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

This plan prepared in accordance with registered plan no. 22916 is approved for the purposes of the land registration Act cap 334.

For Director of survey and mapping, *[Signature]*

Date: 21/6/2010

Ministry of lands and Human settlements Development  
Dodoma

**SCHEDULE**

All that Land known as **Plot No. 66/2** situated at **Western Industrial Area (W.I.A)** in **Dodoma Municipality** containing **Forty Thousand and Three (4003) Square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered ~~22916~~ <sup>66951</sup> <sub>22916</sub> deposited at the office of Director for Surveys and Mapping at Dar es Salaam.

25/10

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

.....  
**ASSISTANT COMMISSIONER FOR LANDS**

I, the within named **AIVAN EZEKIA CHILUKA** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SIGNED** and **DELIVERED** by the said )  
**AIVAN EZEKIA CHILUKA** who is known )  
to me Personally/identified to me by the latter being )  
known to me personally ..... )  
in our presence this ..... day of **February** **2018**)

**Witness's**

Signature:   
Name: **ALLY MWESA NKHANGA**  
Postal Address: **2121 DODOMA**  
Qualification: **ADVOCATE**



SALE AGREEMENT

THIS AGREEMENT is made on this 5<sup>th</sup> day of July, 2018

BETWEEN

AIVAN EZEKIA CHILUKA of P. O. Box 1249, Dodoma Tanzania (hereinafter to be referred to as the VENDOR) of the one part,

AND

ALKO VINTAGES COMPANY LIMITED all of P. O. Box 154, Dodoma Tanzania (hereinafter to be referred to as the PURCHASER) of the other part, agree as follows,

WHEREAS the VENDOR owns a plot which is identified as Plot No. 66/2 WIA, Dodoma, Municipality (hereinafter is referred to as the PROPERTY),

WHEREAS, the VENDOR is desirous of selling the said property to the PURCHASER at the sum of Seventeen Million only (Tshs. 17,000,000/=).

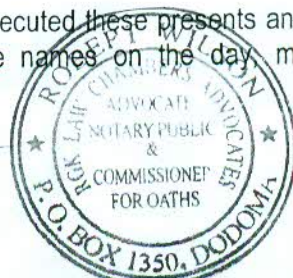
WHEREAS, the PURCHASER is desirous of buying the said property from the VENDOR at the sum of Seventeen Million only (Tshs. 17,000,000/=).

NOW THESE PRESENTS WITNESSETH THE FOLLOWING:-

1. That, the PURCHASER shall pay to the VENDOR the sum of **Seventeen Million only (Tshs. 17,000,000/=)** as a consideration for the said property the whole amount to be paid upon signing this agreement
2. That, immediately upon the execution of these present and payments thereof, the VENDOR shall hand over to the PURCHASER all documents of title such as Title deed, Letter of Offer, documents as current land rent receipts, property tax etc.
3. That, the PURCHASER shall bear stamp duty, registration fee and other disbursements arising out of or in connection with or incidental to the preparation and completion of this agreement and transfer deed.
4. That, the VENDOR covenants to deliver the said property free from any encumbrances
5. That, the Conveyance of the property is subject to the approval of the Commissioner for Lands being granted thereto and the registration of the disposition, and in the event of such approval or registration being withheld, the parties shall revert to their original positions and any monies paid or deposited by the PURCHASER shall be refunded by the VENDOR.

IN WITNESS WHEREOF the parties hereto have duly executed these presents and signified their acceptance of these terms by signing their respective names on the day, month and year hereinafter appearing.

~~PA 29654 P~~



UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO. 4 OF 1999)  
DEED OF TRANSFER OF RIGHT OF OCCUPANCY  
(Under section 62)  
TRANSFER OF A GROUND LEASE

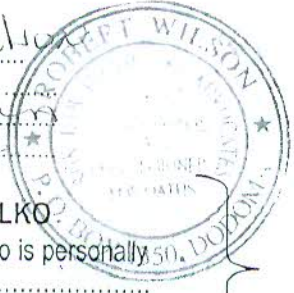
TITLE NO. 36294 - DLR  
CDA/LO NO. 96253/356929  
PLOT 66/2  
WIA  
DODOMA MUNICIPALITY.

IN CONSIDERATION of the sum Tshs. 17,000,000/= (Seventeen Million Only), I, AIVAN EZEKIA CHILUKA of P. O. Box 1249, Dodoma Tanzania DO HEREBY transfers to ALKO VINTAGES COMPANY LIMITED all of P. O. Box 154, Dodoma Tanzania the Right of Occupancy registered under the above reference.

SIGNED and DELIVERED by the said AIVAN EZEKIA CHILUKA who is personally known to me / identified to me ABEL MIKA the later being known to me personally in my presence on this 5<sup>th</sup> day of July, 2018 at Dodoma

  
.....  
TRANSFeree

WITNESS:  
Name: Robert Wilson  
Signature: [Signature]  
Address: 1300 Dodoma  
Qualification: ADVOCATE



SIGNED and DELIVERED by the said ALKO VINTAGES COMPANY LIMITED who is personally known to me / identified to me the later being known to me personally in my presence on this 5<sup>th</sup> day of July, 2018 at Dodoma

SEAL



SIGNATURE: [Signature]  
NAME: ARCHARD LWAHOLA KATO  
POSTAL ADDRESS: Box 154 DODOMA  
QUALIFICATION: DIRECTOR

SIGNATURE: [Signature]  
NAME: ALFRED ALOYIE MUSHAKI  
POSTAL ADDRESS: P. O. Box 154 Dodoma  
QUALIFICATION: DIRECTOR.

\*Where applicable  
IN EXERCISE THE POWERS VESTED IN ME I UNDER SECTION 37 OF THE LAND ACT 1999  
..... COMMISSIONER FOR LANDS/AUTHORISED OFFICER  
HEREBY APPROVE THIS DISPOSITION

Commissioner for lands/authorized officer  
Date: .....

UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO. 4 OF 1999)  
DEED OF TRANSFER OF RIGHT OF OCCUPANCY  
(Under section 62)  
TRANSFER OF A GROUND LEASE

TITLE NO. 36294 - DLR  
CDA/LO NO. 96253/356929  
PLOT 66/2  
WIA  
DODOMA MUNICIPALITY.

IN CONSIDERATION of the sum Tshs. 17,000,000/= (Seventeen Million Only), I, AIVAN EZEKIA CHILUKA of P. O. Box 1249, Dodoma Tanzania DO HEREBY transfers to ALKO VINTAGES COMPANY LIMITED all of P. O. Box 154, Dodoma Tanzania the Right of Occupancy registered under the above reference.

SIGNED and DELIVERED by the said AIVAN EZEKIA CHILUKA who is personally known to me / identified to me ABEL MIKA the later being known to me personally in my presence on this 5<sup>th</sup> day of July, 2018 at Dodoma

  
.....  
TRANSFeree

WITNESS:

Name: Robert Wilson  
Signature: [Signature]  
Address: P.O. Box 1350 Dodoma  
Qualification: A DUCATE



SEAL



SIGNED and DELIVERED by the said ALKO VINTAGES COMPANY LIMITED who is personally known to me / identified to me the later being known to me personally in my presence on this 5<sup>th</sup> day of July, 2018 at Dodoma

SIGNATURE: [Signature]  
NAME: ARCHARD LWAHOLA KATO  
POSTAL ADDRESS: BOX 154 DODOMA  
QUALIFICATION: DIRECTOR

SIGNATURE: [Signature]  
NAME: ALFRED MOYIE MUSHAKI  
POSTAL ADDRESS: P.O. BOX 154 DODOMA  
QUALIFICATION: DIRECTOR.

\*Where applicable

IN EXERCISE THE POWERS VESTED IN ME I UNDER SECTION 37 OF THE LAND ACT 1999  
..... COMMISSIONER FOR LANDS/AUTHORISED OFFICER  
HEREBY APPROVE THIS DISPOSITION

THE UNITED REPUBLIC OF TANZANIA

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

NOTIFICATION OF DISPOSITION  
(Under Section 36)

TITLE NO. 36294 - DLR  
CDA/LO NO. 96253/356929  
PLOT 66/2  
WIA  
DODOMA MUNICIPALITY.

TO : COMMISSIONER OF LANDS/AUTHORISED OFFICER

I, AIVAN EZEKIA CHILUKA of P. O. Box 1249, Dodoma Tanzania HEREBY NOTIFY you of the disposition which is intended to be made in favour of ALKO VINTAGES COMPANY LIMITED all of P. O. Box 154, Dodoma Tanzania in respect of a right of occupancy registered under the above reference.

I, HEREBY present the following particulars:-

1. Nature of disposition - Transfer
2. Particulars of Purchaser

ALKO VINTAGES COMPANY LIMITED all of P. O. Box 154, Dodoma Tanzania

3. The following documents are enclosed;
  - (a) Original Certificate of Title
  - (b) Original Land rent Receipts
  - (c) Original Deed of Transfer (in Triplicate)
  - (d) Sale Agreement

Date 5/7/2018

.....  
APPLICANT

Date.....

Fee: .....

SEAL/OFFICIAL STAMP

\_\_\_\_\_  
COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date.....PLACE.....

Copy: The Registrar

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO. 4 OF 1999)  
APPLICATION FOR APPROVAL OF DISPOSITION  
(Under Section 39)

TITLE NO. 36294 - DLR  
CDA/LO NO. 96253/356929  
PLOT 66/2  
WIA  
DODOMA MUNICIPALITY.

I, AIVAN EZEKIA CHILUKA of P. O. Box 1249, Dodoma Tanzania (hereinafter referred to as "the Applicants") HEREBY APPLY for APPROVAL of disposition of a right of occupancy registered under the above reference.

- 1. Nature of disposition - TRANSFER
- 2. Particulars of PURCHASER -

ALKO VINTAGES COMPANY LIMITED all of P. O. Box 154, Dodoma Tanzania

I, the APPLICANT supply the following information and/or documentation;

- (a) Original Certificate of Title
- (b) Original Land rent Receipts
- (c) Original Deed of Transfer (in triplicate)
- (d) Sale Agreement
- (e) Notice of Disposition

Date 5/7/2018

  
.....  
APPLICANT (S)

For Official Use Only

- a) Approved/Refused
- b) Remarks.....

.....  
COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date: .....

Served upon me/us

  
.....  
SIGNATURE FOR THE APPLICANT

Date:.....

Fees:.....