

MINISTRY OF LANDS HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telephone No. 2502318

OFFICE OF REGISTRAR OF TITLES,
ZONAL LAND REGISTRY,
P.O. BOX 2984,
MBEYA.

Ref. No. LR/..... MBYIT/12070-MBYLR Jam, 2017.

REGISTERED POST:

RE: THE LAND REGISTRATION ORDINANCE (CAP. 334)
WITHDRAWN NOTICE OF DEPOSIT
OF NO. 12070-MBYLR

I have the honour to refer to your letter No. L.R 66 dated
30-1-2017 with enclosures herein.

I forward herewith Title No. 12070-MBYLR to above mentioned
DEED having been registered on
30-1-2017 under FD No. 25573-MBYLR

Please acknowledge receipt of the enclosures hereto of the enclosures
hereto.

I have the honour to be Sir,
Your Obedient Servant,

PRINCIPAL ASSISTANT REGISTRAR OF TITLES.

Enclosures: ① OF NO 12070-MBYLR

To: QW HAYA GENERAL ENTERPRISES
P. O. BOX 164
MAYINCA

C.C:

Land Form 23A

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 12070-MBYLR

Land Office Number: 270406

Land: PLOT NO 75 BLOCK 'H' KINYANAMBO MAFINGA URBAN ARBA

Term: THIRTY THREE YEARS.

TITLE NO: 12070-MBYLR
REGISTERED: 21-7-2008
AT: 8-00 AM
[Signature]
Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 100/= Paid
and Revenue Receipt No. 30363462
of 25-1-2008 Issued.
[Signature]
Land Form No.22

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 2340/= Paid
original Receipt No. 30363462
of 25-1-2008
[Signature]
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. 12070-MBYLR

L.O.No 270406
MFD No 650

The 6th day of June, Two Thousand and Eight

THIS IS TO CERTIFY that **DAVID FRANCI'S NG'UMBI P.O.BOX 344 MAFINGA** (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 Thirty three years from the first day of January Two thousand and Eight 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 therefor or amendment thereof and to the following special conditions:-

1. The occupier having paid land rent up to the thirtieth day of June, 2008 and should thereafter pay rent of Tanzanian shillings forty six thousands two hundred and fifty (46,250=) 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 Comissioner for Lands.
2. The Occupier shall:-
 - (i) Be responsible for the protection of all beacons on the Land through 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.

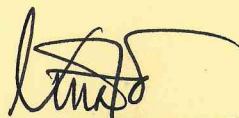
3. USER:

The land shall be used for Service Trade Industry Use Group 'M' Use class (b) 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 or in public interest.

SCHEDULE

All land known as **Plot No 75** Block '**H**' situated at **KINYANAMBO MAFINGA URBAN AREA** containing four thousands six hundred and twenty five (4,625) square meters shown for identification only edged **red** on the plan attached to this certificate and defined in a registered survey plan **Number 37873 deposited** at the office of the Director for Surveys and Mapping at Dar Es Salaam.


.....
~~COMMISSIONER FOR LANDS~~

MAFINGA URBAN AREA



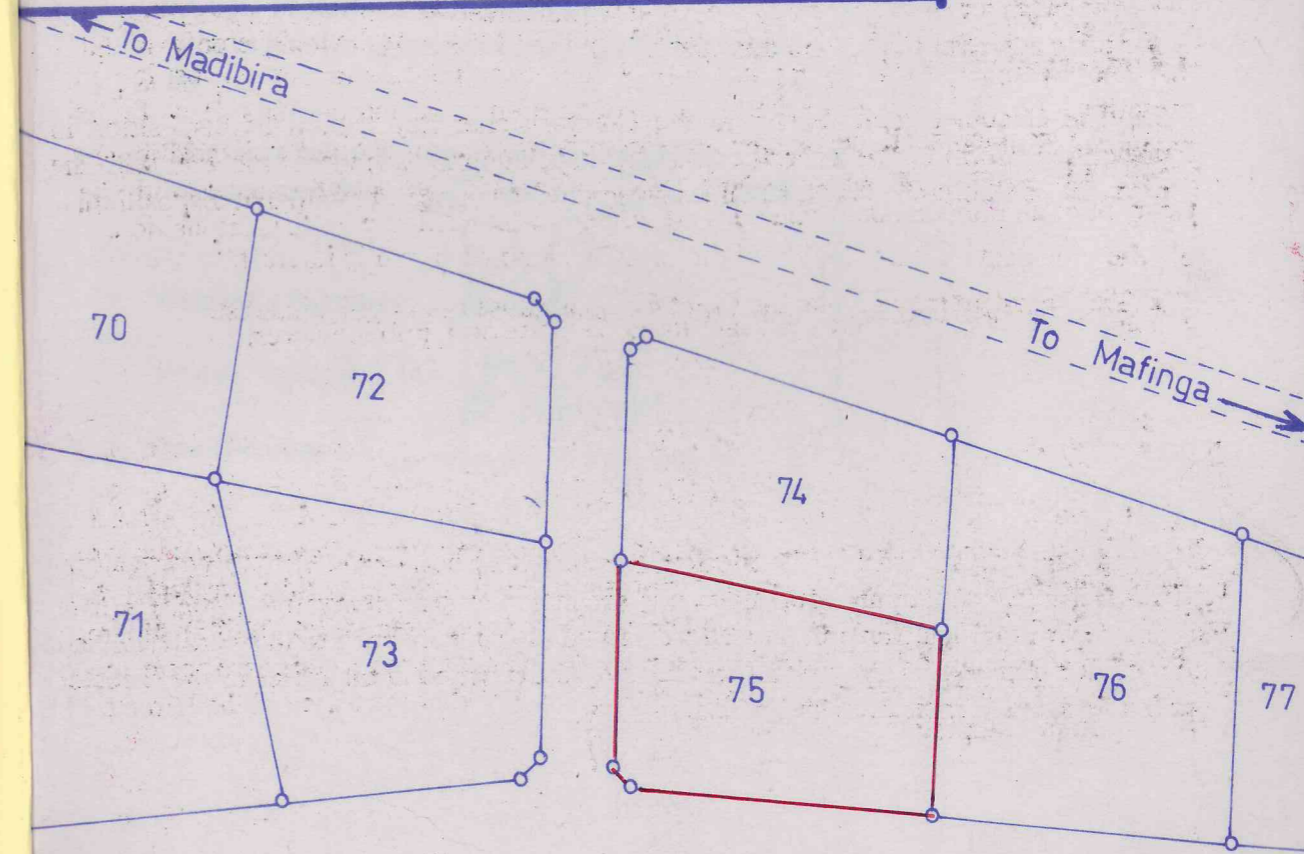
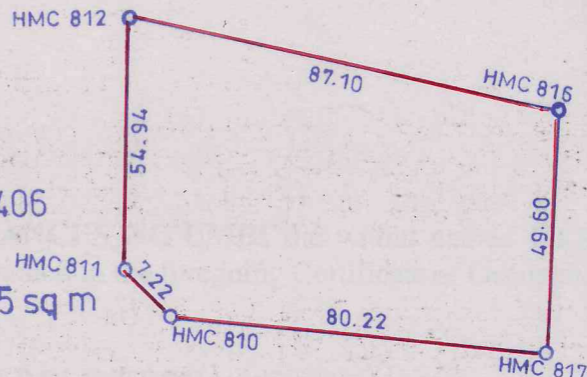
LOCALITY ___ KINYANAMBO

BLOCK ___ H

PLOT No. ___ 75

LO. No. ___ 270406

AREA ___ 4625 sq m



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

THIS PLAN PREPARED IN ACCORDANCE WITH THE REGISTERED PLAN NO. 37873 IS APPROVED FOR THE PURPOSES OF THE LAND REGISTRATION ORDINANCE. DIRECTOR OF SURVEYS AND MAPPING *[Signature]* DATE 26.01.2008 MINISTRY OF LANDS AND HUMAN SETTLEMENT DEVELOPMENT DAR. ES. SALAAM DISTRICT LAND SURVEYOR MUFINDI

I, **DAVID FRANCI'S NG'UMBI** the within named **HEREBY** accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)



DAVID F5RANCI'S NG'UMBI)


Who is Known to me personally/identified to me)

By)

The latter being known to me personally in)

my presence this 25 day of Jan 2008)

Witness's Signature)



Postal Address)

po. Box 223
Mafinga

Qualification)

Land Officer

LAND REGISTRY, MBEYA

TRANSFER

Filed Document No. 13006-MBYLR

Date of Registration 16-09-2010 time 9:00 Am m

To QWIHAYA GENERAL ENTERPRISES CO. LTD OF P.O BOX 164 MAFINGA. (CONS. 1shr. 1800,000/=)

[Signature]
Senior Asst. Registrar of Titles

LAND REGISTRY, MBEYA

NOTICE OF DEPOSIT

Filed Document No. 13195-MBYLR
~~WITHDRAWN FD NO. 25573-MBYLR~~

Date of Registration 12-11-2010 time 1:00 Pm m
ON 30-1-2017 AT 12:40 Pm.

To NATIONAL BANK OF COMMERCE LIMITED.

[Signature]
PRINC. ASST. REGISTRAR OF TITLES

LAND REGISTRY, MBEYA

MORTGAGE

Filed Document No. 28819-MBYLR

Date of Registration 7-6-2018 1:00pm

To STANBIC BANK TANZANIA LIMITED
(TO SECURE TSHS 512,000,000/=)

[Signature]
Senior Asst. Registrar of Titles

LAND REGISTRY IRINGA
VARIATION OF MORTGAGE

Filed Document No. 1985-IRLR

Date of Registration 15-03-2023 Time 11:00 A.M

To STANBIC BANK TANZANIA LIMITED OF P.O BOX 72647 DAR ES SALAAM
[TO SECURE TSHS. 512,000,000/=]

[Signature]
Senior Asst. Registrar of Titles