

ROSE
Chole Rd.



TRANSACTION RECEIPT

Government Payment

Txn Status: SUCCESS
Date and Time: 2024-01-17 16:30:43
Txn ID: AU17054962439033537112
Control No: 991178620196
Payer Name: Rose Uforosa Kibya
Receipt No: 92401/22/176101
Desc: Rent Fee

AMOUNT (1zs): 519,667.00
CHARGE (1zs)VAI exclusive: 0.00
TOTAL AMOUNT (1zs): 519,667.00

Business Name: HAWA AHAMAD KYAMA
POS MBE953044717529861353044717537
Agent Branch: MSASANI

Thank you for using CRDB Wakala Service.
For enquiry contact: 0755197700

Certified as True Copy of the Original
Darius Mwa...
Advocate, Nairobi Public & Commissioner
for Oaths
Sign: [Signature]
Date: 13/06/2024



MINI M...
 M...
 M...



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

THE BEST AVAILABLE COPY

Date of Issue: Wed, 17 Jan 2024
 Due date: Jan 31, 2024
 Occupier(s): Rose Uforostia Kitilya
 P.O. BOX 10019, Kinondoni, Dar es Salaam



PROPERTY

Title No: 78613
 Region: Dar es Salaam
 Location: Misasani
 Parcel Type: Plot
 Land Use: Residential
 Last Pay Date: Mar 24, 2022
 District: Kinondoni
 Block:
 Number: 2021/5/1
 Total Area: 2,304.00 Square Metres

LAND RENT ASSESSMENT

Bill DSM00501220

Control Number: 991178620196

Title No 78613

Year	Area (sqm)	Rate (TZS)	Total (TZS)
2022/2023	241,920	33,408	275,328
2023/2024	241,920	2,419	244,339
Total	483,840	35,827	519,667

- Settle your bill immediately in order to avoid further interest. Please refer to the due date.
- Payments should be addressed to The Permanent Secretary Ministry of Lands.
- Unaweza kulipia kwenye tawi lolote la NMB/CRDB/NBC nchini, namba ya malipo (Reference) 991178620196.
- Unaweza kulipia kwa mitandao AirtelMoney / EzyPesa / HaloPesa / MPESA / TigoPesa / T-Pesa. Namba ya kampuni 001001, namba ya malipo (Reference) 991178620196.
- Payments can be made through Bank (CRDB,NMB,NBC) or Mobile (AirtelMoney / EzyPesa / HaloPesa / MPESA / TigoPesa / T-Pesa with business no. 001001)
- Use provided Payment Control Number as your payment reference. For more information please contact your service provider.

Certified as True Copy of the Original
 Datusi Mitalimwa Novath
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: [Signature]
 Date: 18/06/2025

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

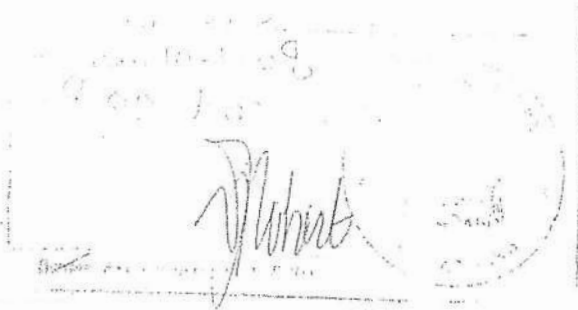
Title Number: 78613

Land Office Number: 271942.

Land: PLOT NO. 2021/5/1 MBASANI FENIBUSILAU IN DAI KE SALAM CITY.

Term: NINETY NINE YEARS.

 Certified as True Copy of the Original
Darius Muta Mwa Novath
Advocate, Notary Public & Commissioner
for Dar es Salaam
Sign: 
Date: 12/06/2025



Land Form No. 22

REGISTRY OF LANDS

100
25917-07

15-7-07
Handwritten signature

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

(NO. 1 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 72613

L.O No. 271942.

L.D. No. 259917.

The 27th day of December, Two thousand and seven

THIS IS TO CERTIFY that ROSE UFOROSIA KITILYA of P.O Box 10019, DAR ES SALAAM (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 from the first day of July, Two thousand and seven 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 there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2008, shall hereafter pay rent of shillings One hundred fifteen thousand Two hundred (Tshs.115,200/=) 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) 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 Kinondoni Municipal Council (hereinafter called "the authority")

I, the within named ROSE UFOROSIA KITHIYA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said ROSE UFOROSIA KITHIYA who is known to me personally/identified to me by _____

R. Kithiya

the latter being known to me personally in my presence this 19th day of December 2017

Witness's Signature

[Handwritten Signature]

Postal Address

[Handwritten Address]

Qualification

[Handwritten Qualification]



Certified as True Copy of the Original
Darius Mutai Mwano Novath
Advocate, Notary Public & Commissioner for Oaths
Signature: *[Handwritten Signature]*
Date: 12/06/2025

The Land Registration Ordinance (Cap. 331)



Certificate of Title

Number **186045/80**

186045
Certified as True Copy of the Original
Deeds of the State of New York
Abstract for any Public or Private Commission
for the State of New York
Signed: *[Signature]*
Dated: **13/06/2021**

This Certificate of Title is a valuable document and should be kept in a safe place. It must not be mutilated or written upon. It must be produced with any application for the registration of any disposition or transmission of the land.

Any person intending to acquire any estate or interest in the land should search the land registry or require an official search to satisfy himself that no caveat, injunction, order or notice affecting the land has been entered in the land register since this Certificate of Title was issued.

The description of the land appearing in this Certificate of Title is not, nor is the index map or any plan filed in the land registry, conclusive as to the boundaries or extent

