

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 9410




LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 24 Apr, 2025

ABDALLAH SALIMU OMARY
P.O Box 472, KAHAMA
KAHAMA
Sir/Gentlemen/Madam,

RE: TITLE NO: 9410 LAND OFFICE NO: 1185719
PLOT NO. 1131 BLOCK A AT KAGONGWA

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: LD/KMC/18878 refers

Date of Issue:

Title Number: 9410 SHY.

Land Office Number: 1185719

Land: PLOT NO. 1131, BLOCK "A" KAGONGWA KAHAMA DISTRICT

TITLE No: 9410SH7
REGISTERED ON: 14-4-2025
AT: 1:00 P.M.
Senior Asst. Registrar of Titles



Land Form No. 22

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 100 Paid
924359299347503
Receipt No.
of: 24.12.2024
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: 14990 Paid
924359299347503
On Original Receipt Shs
of: 24.12.2024
Stamp Duty Officer

Title No. 9410SH7.
L.O. No.1185719
LD/KMC/18878

The 10th day of April Two thousand and twenty five.

THIS IS TO CERTIFY that ABDALLAH SALIMU OMARY of P.O.Box 472, 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 **January, two thousand and twenty five** 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 hereafter pay rent of shillings **Two hundred twenty seven thousand seven hundred fifty (Tsh. 227,750/=)** 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.

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- (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) Submit building plans to the **Kahama Municipal Council** within six months from the date of the commencement of the Right.
 - (v) Building construction to be begin within six months after approval of plans.
 - (vi) Building to be complete within thirty-six (36) months from the date of commencement of the Right.

3. **USER:** The land and the buildings to be erected thereon shall be maintained and the same shall be used for **Service Industry** purposes only. Use Group 'M' use class (a) as defined in the **Urban Planning (Use Groups and Use Classes) Regulations, 2018.**
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 premium, 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. 1131 Block 'A' situated at Kagongwa in Kahama Municipality containing Three thousand six hundred fifteen (3615) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 203822 deposited at the Office of the Director for Surveys and Mapping at Dodoma.

ASL/MO

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



ASSISTANT COMMISSIONER FOR LANDS

I, the within named **ABDALLAH SALIMU OMARY** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
ABDALLAH SALIMU OMARY who is)
Known to me personally/identified to me)
by.....)

ASL

the latter being known to me personally)
in my presence this 24 day of 12 2024)

Witness's: JOEL O. MLACHA)
Name.....)

Signature: [Signature])

Postal Address: 472- KAHAMA)

Qualification: Commissioner For Cities)

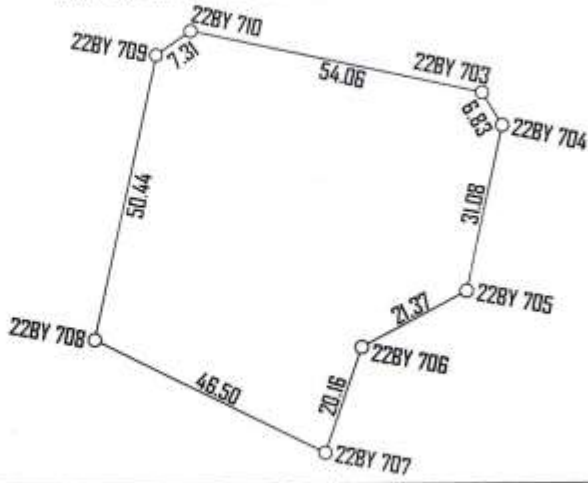


KAHAMA MUNICIPALITY



Locality... KAGONGWA
Block... "A"
Plot No... 1131
L.O No... 1185719
Area... 3,615 SQM.

INSET SHOWING DETAILS OF PLOT.



This Plan Prepared in accordance with Registered Plan No. 203822 is approved for the purpose of Land Registration ordinance

Mungy

For Director of surveys and Mapping.

Date: 10/01/2025

Ministry of Lands, Housing and Human Settlement Development, Dodoma.

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

PMH