

# MKATABA WA UPANGISHAJI ARDHI

Kati ya

## MEDARD LUCAS GEHO

Na

## STAREX ENTERPRISES COMPANY LIMITED

Mkataba huu umefanyika leo tarehe 5 Juni, 2023 kati ya **MEDARD LUCAS GEHO** wa S.L.P. 35480, Dar es Salaam (ambaye kuanzia hivi sasa atatajwa katika mkataba huu kama **Mmiliki wa Ardhi**) na **STAREX ENTERPRISES COMPANY LIMITED** wa S.L.P. 35480, Dar es Salaam (ambaye kuanzia hivi sasa atatajwa katika mkataba huu kama **Mpangaji wa Ardhi**).

Hivyo basi, Mkataba huu unaweka bayana makubaliano ambayo yamefikwa kati ya Mmiliki wa Ardhi na Mpangaji wa Ardhi kama ifuatavyo.

1. Ardhi husika ipo Mtaa wa La Riviera, Mtaa wa Goba, Manispaa ya Ubungo, Dar es Salaam, Kiwanja Namba P38310 chenye ukubwa wa mita za mraba 1,818.93 kinachomilikiwa chini ya Hati Namba DSMT1040972 kama inavyoonekana kwenye Kiambatanisho Namba 1.
2. Muda wa upangaji ni **miaka mitano** kuanzia tarehe 1 Juni, 2023 hadi kufikia tarehe 31 Mei, 2028.
3. Mpangaji wa Ardhi atalipa kodi ya **Shilingi Milioni Moja (T.Shs. 1,000,000)** kila mwezi kwa ya Mmiliki wa Ardhi.
4. Gharama kama vile kodi ya ardhi na tozo zote zinazolipwa serikalini zinazohusiana na matumizi ya kiwanja hicho zitalipwa na Mpangaji wa Ardhi.
5. Mmiliki wa Ardhi anahakikisha kuwa kiwanja husika hakina mgogoro wowote na kwamba Mpangaji wa Ardhi ataweza kutumia kiwanja hicho bila bughuza yoyote kutoka kwa Mmiliki wa Ardhi.
6. Pale itakapodhihirika kuwa Mpangaji wa Ardhi ameshindwa kulipa kodi kwa miezi miwili mfululizo, basi Mmiliki wa Ardhi anayo haki ya kuchukua hatua za kisheria kumwondoa Mpangaji wa Ardhi jambo ambalo halitamwondolea Mpangaji wa Ardhi wajibu wa kulipa kodi inayodaiwa hadi wakati anaondolewa katika ardhi hiyo.
7. Yeyote kati ya Mmiliki wa Ardhi au Mpangaji wa Ardhi anaweza kusitisha mkataba huu kwa kutoa notisi ya maandishi ya miezi mitatu kabla ya tarehe inayokusudiwa kuusitisha mkataba huu pale ambapo kipindi cha miaka mitano kilichotajwa ibara ya 2 ya Mkataba huu hakijafikiwa.

Kwa kuonyesha maridhiano na mkataba huu, pande zote mbili zimeweka sahihi zao hapa chini kama ifuatavyo:-

**MMILIKI WA ARDHI**

IMESAINIWA na Mmiliki wa Ardhi na:

.....

**MMILIKI WA ARDHI**

(au mwakilishi aliyeidhinishwa) mbele ya:

.....

**(SHAHIDI)**

Jina: .....

Sahihi: .....

Anuani ya Posta: .....

Wadhifa:.....

**MPANGAJI WA ARDHI**

IMESAINIWA na Mpangaji wa Ardhi na:

.....

**MPANGAJI WA ARDHI**

(au mwakilishi aliyeidhinishwa) mbele ya:

.....

**(SHAHIDI)**

Jina: .....

Sahihi: .....

Anuani ya Posta: .....

Wadhifa:.....

# KIAMBATANISHO NAMBA 1 – HATIMILKI YA ARDHI



THE UNITED REPUBLIC OF TANZANIA  
**CERTIFICATE OF OCCUPANCY**  
THE LAND ACT, Cap 113  
(Under Section 29)

Title Number: DSMT1040972

Date of Registration: 07-Jun-2023 [17:49]



REGISTRAR OF TITLES  
(09-Jun-2023)

Registered under section 27 of the Land Registration Act (Cap 334).

## I. REGISTERED OCCUPIER AND TENURE

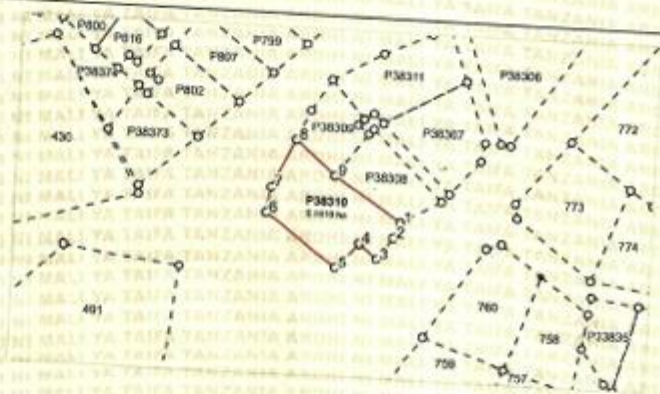
THIS IS TO CERTIFY that **MEDARD LUCAS GEHO** of P.O. BOX 35480, Ubungo, Dar es Salaam (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **ninety nine (99) years** from the **first day of April two thousand and twenty three** 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 thereof amendment thereof and to special conditions.

## II. DESCRIPTION OF THE PROPERTY

District: Ubungo  
Location: GOBA  
Block:  
Plot No.: P38310  
Area: 1,818.93 Square Metres  
Reg. Plan No.: DSMS0031073

Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S		
	X	Y
1	516313.22	9255414.67
2	516310.15	9255407.53
3	516302.67	9255397.93
4	516294.48	9255404.41
5	516283.84	9255392.91
6	516250.82	9255416.32



## III. CONDITIONS OF THE RIGHT

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for **Residential** purposes only. Use Group(s) and Use Class(es) **A (a), (c)**; as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

## IV. DISCLAIMER

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

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

COMMISSIONER FOR LANDS  
(07-Jun-2023)

OCCUPIER:

MEDARD LUCAS GEHO  
(13-Jun-2023)

