

Land Form 23 A.

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date of Issue:

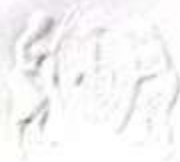
Title Number: 22888-ALR

Land Office Number: 96253/13000

Land: PLOT NO. 17 BLOCK 'B' KIKUYU SOUTH

DODOMA MUNICIPALITY

Term: NINETY NINE YEARS



THE UNITED REPUBLIC OF TANZANI  
THE LAND ACT, 1999  
(NO. 4 OF 1999)  
CERTIFICATE OF APPROVAL OF A DISPOSITION  
[Under Section 39]

CT NO. 22888-DLR  
L.O. NO: 96253/13000  
CDA/LD/: 16402  
PLOT NO.17 BLOCK B KIKUYU SOUTH

I, Geoffrey KALICHA COMMISSIONER FOR LANDS/AUTHORISED OFFICER,  
P O BOX 1249 DODOMA hereby approve the disposition of the right of occupancy under the above  
reference subject to the following:

- Parties Involved:  
From: JOSEPH LOSERIAN WANGA of P. O. BOX 4264, DODOMA  
To: PAUL MRIMI MUSSA of P.O BOX 789, TANGA
- Dues paid illustrated as follows:  
Stamp Duty on Original and duplicate paid  
vide FRV No. 924260279113594  
of 25/09/2024  
Tshs. 1,487,500/-  
Consent Fees paid  
vide FRV No. 924330292811796  
of 25/11/2024  
Tshs. 120,000/-
- I, hereby Approve this Disposition with the same terms and conditions as contained  
in the Certificate of Title/Letter of Offer of the Right of Occupancy with above  
mentioned reference.

COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date: 25/11/2024

To: Name: PAUL MRIMI MUSSA,  
P.O BOX 789,  
TANGA.

UNITED REPUBLIC OF TANZANIA  
THE CITY COUNCIL OF DODOMA  
(All Correspondent's to be addressed to City Director)

Tel.: 2354817/2321550  
Fax: 2321550  
Email: [md@dodomacc.go.tz](mailto:md@dodomacc.go.tz)  
Website: [www.dodomacc.go.tz](http://www.dodomacc.go.tz)



Office of City Director,  
Department of Lands &  
Town Planning, Land  
Division,  
P.O.Box 1249,  
DODO  
MA -TANZANIA.

**In Reply Please Quote:**

**Ref. No. LD/16402**

**DATE: 25.11.2024**

**Assistant Commissioner for Land,  
Dodoma Region,  
P.O. BOX 1062,  
DODOMA.**

**REF: TRANSFER OF A RIGHT OF OCCUPANCY OF PLOT NO.17 BLOCK "B"  
KIKUYU SOUTH C.T. NO.22888-DLR AND L.O.NO. 96253/13000**

Reference is made to the captioned subject matter above. I have the honor to forward to you the following documents for change of ownership records at your office in favour of PAUL MRIMI MUSSA Address: P.O Box 383, DODOMA

1. C.T.NO. **22888-DLR**
2. Tax clearance certificate
3. Land form no 35 in duplicate
4. Land form No 30
5. Land form No 29
6. Land form No 33
7. Sale agreement
8. Valuation report
9. Consent receipts
10. Stamp Duty receipts
11. Spouse Consent
12. Copy of an ID

**Nickson Makombe  
LAND OFFICER,  
FOR: CITY COUNCIL OF DODOMA**

**COPY TO: PAUL MRIMI MUSSA,  
P.O.BOX 789,  
TANGA.**



UNITED REPUBLIC OF TANZANIA  
JAMHURI YA MUUNGANO WA TANZANIA  
EXCHEQUER RECEIPT  
STAKABADHI YA MALIPO YA SERIKALI

---

RECEIPT NUMBER	924269279113594
RECEIVED FROM	PAUL MRIMI MUSSA
AMOUNT	TZS 5,178,249.95
AMOUNT IN WORDS	FIVE MILLION ONE HUNDRED AND SEVENTY-EIGHT THOUSAND TWO HUNDRED AND FORTY-NINE AND NINETY-FIVE CENTS
IN RESPECT OF	STAMP DUTY ON LAND TRANSACTIONS, WITHHOLDING TAX ON CAPITAL GAIN
BANK REFERENCE	0010109240236247
CONTROL NUMBER	998421341871
PAYMENT DATE	Sep 25, 2024
ISSUED BY	TRA-CDR-COMMISSIONER FOR DOMESTIC REVENUE
DATE ISSUED	Sep 25, 2024
SIGNATURE	-----

TITLE No. 22888-DCA

REGISTERED ON

23-11-2012

at 10:00 AM



Asst. Registrar of Titles

CDA/DED/TRU/PA: 16402  
CDA/L.O. NO. 96253/13000

TANGANYIKA CAPITAL DEVELOPMENT AUTHORITY  
STAMP DUTY PAID ON  
ORIGINAL Shs. 480/=  
Receipt No. 184/5990 of 16/3/03  
Asst. Registrar of Titles  
LEASE AGREEMENT

Stamp Duty Shs. 100/= Paid  
and Revenue Receipt No. 184/5990  
of 16-03-2003 issued  
Asst. Registrar of Titles

Made and entered into this 13<sup>th</sup> day of February 2012.....

BETWEEN

CAPITAL DEVELOPMENT AUTHORITY, a body corporate established under the Public Corporations Act, 1969 by the Capital Development Authority (ESTABLISHMENT) order Government Notice No. 230 of 1973, as amended by the Public Corporations Act No. 2 of 1992 of P. O. Box 913, Dodoma (hereinafter referred to as "the Lessor") of the one part,

AND

JOSEPH LOSERIAN WANGA of P. O. Box 4264 - DODOMA (hereinafter referred to as "the Lessee") of the other part

THIS AGREEMENT WITNESSES as follows:

WHEREAS the Lessor has been endowed with Right of Occupancy registered in the Land Registry at Dodoma under Title No. 4585-DLR in respect of land within the Capital Development Area as described in the Dodoma National Capital Planning Order Government Notice No. 63 of 1978, except alienated lands and in the terms thereof is authorized to grant Leases; the Lessor hereby enters into a Lease Agreement (hereinafter referred to as "the Lease") whereby the Lessor demises and the Lessee takes a piece of land (hereinafter referred to as "the land") for a term of thirty three years commencing on 01<sup>st</sup> day of October, 1991 and expiring on 30<sup>th</sup> day of September, 2024 according to the true intent and meaning of the Land Act, 1999 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:

PART A: THE LESSEE SHALL

- 1. PAY in advance to the Lessor the following Ground Rent and/or other charges of shillings four thousand three hundred ninety (T.Shs. 4,390/=) on the first day of July in each year of the term without any deduction PROVIDED that the rent may be revised after every five years thereafter.

2. **ERECT** or cause to be erected on the land a building or buildings (hereinafter referred to as "the improvements") in such materials and in accordance with specifications as the Lessor may require, and to that end shall:
  - i. on or before the 31<sup>st</sup> day of March, 1992 submit for approval by the Lessor such plans, drawings, specifications and other information as may be required by the Lessor in respect of the improvements proposed to be erected;
  - ii. within six months from the date of notification by the Lessor of approval of the aforementioned development proposals, commence building on the land and the improvements in accordance with such plans and specifications;
  - iii. proceed continually from the commencement of building and complete the improvements in accordance with the plans and specifications so that they are capable of use and occupation on or before the 30<sup>th</sup> day of September, 1994.
  - iv. throughout the remainder of the term hereby granted have and maintain the land and the improvement to the satisfaction of the Lessor;
  - v. comply with such other conditions relating to the improvements as may be contained in the annexure hereto, if any.
3. **NOT** erect or commence to erect on the land any building, buildings or other structures, except with the prior written consent of the Lessor.
4. **NOT** subdivide the land or assign, sublet or otherwise dispose of or deal with whole or any part of the land or the improvements thereon without the prior written consent of the Lessor.
5. **MAINTAIN** and protect all beacons on the land and be responsible for the cost of replacing any such beacons that may be missing or destroyed.
6. **BE** liable to pay any and all costs arising herefrom and in particular:-
  - i. any fees or stamp duties which may be discovered to be payable in connection with the Lease.
  - ii. an amount or amounts leviable by duly authorized institutions by way of rates or like local property taxes.
  - iii. an amount or amounts equal to any rates or like levy paid by the Lessor in respect of the land or improvements thereon.
  - iv. such sum as the Lessor shall assess as a proper share attributable to the land of the cost of making up the roads or improvements of the same upon which the land fronts, abuts or adjoins, whether demand for such sum is made during or after such making or improvement thereof. (This condition does not oblige the Lessor to make up or improve the roads).

7. USE the land solely for **residential** purposes use group 'A' use class (a) as defined in the Town and Country Planning (Development and Zoning) (Capital Development Area) Regulations, 1979
8. BE responsible, where applicable:-
  - i. for protecting and preserving throughout the term of the lease all the existing and future infrastructure facilities on the land. Any damage, destruction or loss caused thereto shall be made good at the Lessee's expense.
  - ii. for further protecting and conserving existing and future horticultural amenities such as trees, flower gardens etc provided within or immediately adjoining the land. Any damage, destruction or loss caused thereto shall be made good at any time at the Lessee's expense.
9. YIELD up to the Lessor the land and improvements in good order and condition upon determination of the Lease by effluxion of time or otherwise.

**PART B: THE LESSOR SHALL**

1. ENSURE that the Lessee paying ground rent and/or other charges hereby reserved in PART "A" Clause 1 hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. NOTWITHSTANDING the restrictions contained in Part "A" Clause 4 hereof permit the Lessee to grant a sublease or subleases in respect of the land and improvements for a term not exceeding five years, provided the Lessee has complied with the development conditions set out in Part "A", Clause 2 hereof.
3. UPON breach by the Lessee of any the foregoing terms and conditions re-enter upon the land and improvements thereon and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.
4. GRANT to the Lessee at the lessee's option and on satisfactory performance of the obligations hereinbefore contained, an extension of the Lease on such terms and conditions as may be agreed by the parties provided that the Lessee serves upon the Lessor not more than six months notice in writing prior to the expiry of the Lease provided that such an extension will not be granted where the land is required by the Lessor for other development.

**PART C: ARBITRATION**

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may apply for arbitration to the Minister for the time being responsible for land matters and the Minister's decision shall be binding on both parties.

**SCHEDULE**

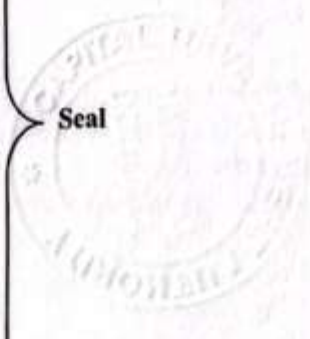
All that land known as **Plot No. 17 Block 'B' Kikuyu South Dodoma Municipality** being part of the land within the Capital Development Area registered under certificate of **TITLE NO. 4585-DLR** containing **nine hundred twelve (912)** square metres, shown for identification only edged red on the plan attached to this Lease Agreement and defined on the registered Plan Numbered **24434** deposited at the office of the Director of Surveys and Mapping at Dar es Salaam.

We the LESSOR and the LESSEE(S) hereby accept the terms and conditions contained in the foregoing Lease Agreement.

SEALED with the COMMON SEAL of the said CAPITAL DEVELOPMENT AUTHORITY and DELIVERED in the presence of us this 13<sup>th</sup> day of FEBRUARY 2012

Signature: [Signature]  
Name: **MARTIN LUTHER KITILLA**  
Postal Address: **P.O. BOX 913, DODOMA**  
Qualification: **DIRECTOR GENERAL**

Signature: [Signature]  
Name: **MERCY ROWLAND KYAMBA**  
Postal Address: **P.O. BOX 913, DODOMA**  
Qualification: **CORPORATION SECRETARY**



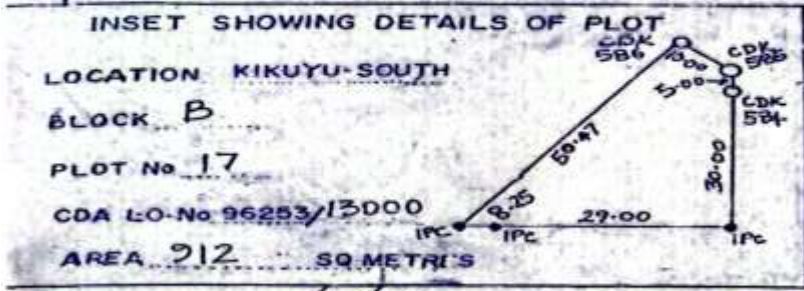
SIGNED and DELIVERED by the said **JOSEPH LOSERIAN WANGA** who is known to me personally/identified to me by.....

.....  
the latter being known to me personally in my presence this 27<sup>th</sup> day of SEPTEMBER 2011.....

Signature: [Signature]  
Name: JOSHUA OGUDA  
Postal Address: 1350 - Dodoma  
Qualification: ADVOCATE



DODOMA — MUNICIPALITY



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. 24432 is approved for the purposes of Land Registration Ordinance for the Director of Surveys and Mapping

Date 10-6-2010

Ministry of Land/Human Settlement Development

DODOMA LAND REGISTRY  
GOVERNMENT ORDER No 213 of 2017  
GROUND LEASE UNDER TITLE No. 22888 DLR  
IS HEREBY CONVERTED TO CERTIFICATE OF RIGHT OF OCCUPANCY  
FOR A TERM OF 99 YEARS COMMENCING ON 1-10-1991  
\_\_\_\_\_  
Supt. Asst. Registrar of Titles

~~LAND REGISTRY DODOMA  
NOTICE OF DEPOSIT  
Filed Document No. WITHDRAWN 0412 DLR  
Date of Registration AD TIC 02 @ 20 DEPOSIT 100 P.  
To NYMBA BANK KIP LINDA CRESTA BOKO  
GRISA DAR IEL SAKRAM  
AT KIP LINDA  
Asst. Registrar of Titles~~

LAND REGISTRY DODOMA  
**TRANSFER**  
Filed Document No. 35569-DLR  
Date of Registration 18.11.2024 Time 11:00 AM  
PAUL MRIMI MUSSA @  
P.O. Box, 789, TANGA, (IN CONT OF  
USH 70,000,000/=) lul. of me.  
Supt. Asst. Registrar of Titles





# Government e-Payment Gateway



DICKSON MAKOMBE

Logged in as  
dickson.makombe

Payments

Search Payments

Payment Resend

Successful Summary

Oppg Summary



Home



Bill Management



Payments



Reconciliation



Receipts



Settings



Hot Desk

Ministry of Lands, Housing

Home Payments Show Payment

### Successful Payment Details

PBP Receipt Number:

1836222016e506

Depositor (Payer):

JOSEPH LOSERIAN WANGA

Receipt Number:

6243302811796

Payment Date:

2024-11-25

Bill Control No:

9911711313051

Paid Through:

CRDB

Billed To:

JOSEPH LOSERIAN WANGA

Settled Date:

Bill Description:

PLOT NO 17 BLOCK B KIKUYU SOUTH

Status Reasons:

Successful



Jamhuri ya Muungano wa Tanzania

United Republic of Tanzania

Ministry of Lands, Housing and Human Settlements Development

Exchange Receipt

Stakabadhi ya Malipo ya Serikali

Receipt No : 6243302811796  
 Received from : JOSEPH LOSERIAN WANGA  
 Amount : 120,000.00  
 Amount in Words : One Hundred Twenty Thousand TZS And Zero Cent(s) Only  
 Outstanding Balance : 0.00

In respect of	Item Description(s)	Item Amount
142201810608 - Miscellaneous Receipts - CONSENT FEE		120,000.00
<b>Total Billed Amount :</b>		<b>120,000.00 (TZS)</b>

Bill Reference : 11709330242441101337  
 Payment Control Number : 9911711313051  
 Payment Date : 2024-11-25 10:54:13  
 Issued by : DICKSON MAKOMBE  
 Date Issued : 2024-11-25 10:49:21  
 Signature : \_\_\_\_\_

Government Payment Gateway © 2017 All Rights Reserved (GPG)

Depositor Email Address

Print

Cancel

Depositor Phone Number:

255708553383

Currency:

TZS

Paid Amount:

120000.00

Exchange Rate:

1.00

Bill Reference:

11709330242441101337

Payment Type:

Full

Revenue Source (s):

Miscellaneous Receipts - CONSENT FEE

Total Billed Amount:

120000.00

Penalty / Miscellaneous Amount:

0.00

Total Paid Amount:

120000.00

Outstanding Amount:

0.00

Service Provider:

Ministry of Lands, Housing and Human Settlements Development

Print