

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

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LRT/8412



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 05 Jul, 2024

AM JOLDAN LIMITED
P.O Box 79
MAKAMBAKO
Sir/Gentlemen/Madam,

RE: TITLE NO: 8412 LAND OFFICE NO: 1633507
PLOT NO. 142 BLOCK B AT KIUMBA

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

Asst REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: MKM/AR/10159 refers


Date of Issue 21-06-2024

Title Number: 8412-150

Land Office Number: 1633507

Land: PLOT NO 142 BLOCK "B" AT KIUMBA IN MAKAMBAKO TOWN

Term: THIRTY THREE (33) YEARS

TITLE No. 8412-NJO
REGISTERED ON: 21-06-2024
AT: 11:00 A

Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs. 511/= Paid
On Original Receipt No. 924081239824573
of: 21-03-2024
Land File No. 22
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs. 100/= Paid
Receipt No. 924081239824573
of: 21-03-2024
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 8412-NJO
L.O.No.1633507
MKM/AR/10159

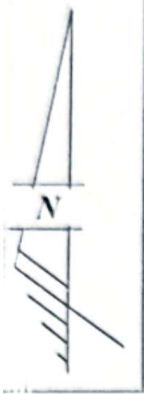
The 13th day of June Two Thousand **Twenty Four**

THIS IS TO CERTIFY that **AM JOLDAN LIMITED**, a limited liability Company incorporated in Tanzania under the Companies Act [CAP 212 R.E 2002] of P.O. Box 79 MAKAMBAKO, PHONE NO. 0756700021 (hereinafter called "the Occupiers") are entitled to a 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 (33)** years from the first day of **January, Two Thousand Twenty Four** according to the true intent and meaning of the land Act and subject to the provisions thereof and to regulations made thereunder and to any enactment in substitution therefore or amendment thereof and to the following conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, **2024** shall thereafter pay rent of Shilling **Eleven Thousand One Hundred Seventy Six (Tshs.11,176/=) 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 Occupiers 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. Erect on the land 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 **MAKAMBAKO TOWN COUNCIL** (hereinafter called "the Authority").
 - iv. Submit to the Authority building plans within Six months from the date of commencement of the Right.
 - v. Begin building construction within six months after the approval of the building plans by the Authority.
 - vi. Complete the building construction within Thirty Six (36) Months from the date of commencement of the Right.
 - vii. Not erect or commence to erect on the land buildings, or structure of any kind whatsoever except in accordance with building plans and specifications which shall have been first approved by the Authority
 - viii. Plant several trees to preserve the environment.
3. **USER:** The land shall be used for **Residential Purposes. Use Group 'A' Use Class (a) and (c)** as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.
 4. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
 5. The Occupiers 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** and in **public interest**.

MAKAMBAKO URBAN



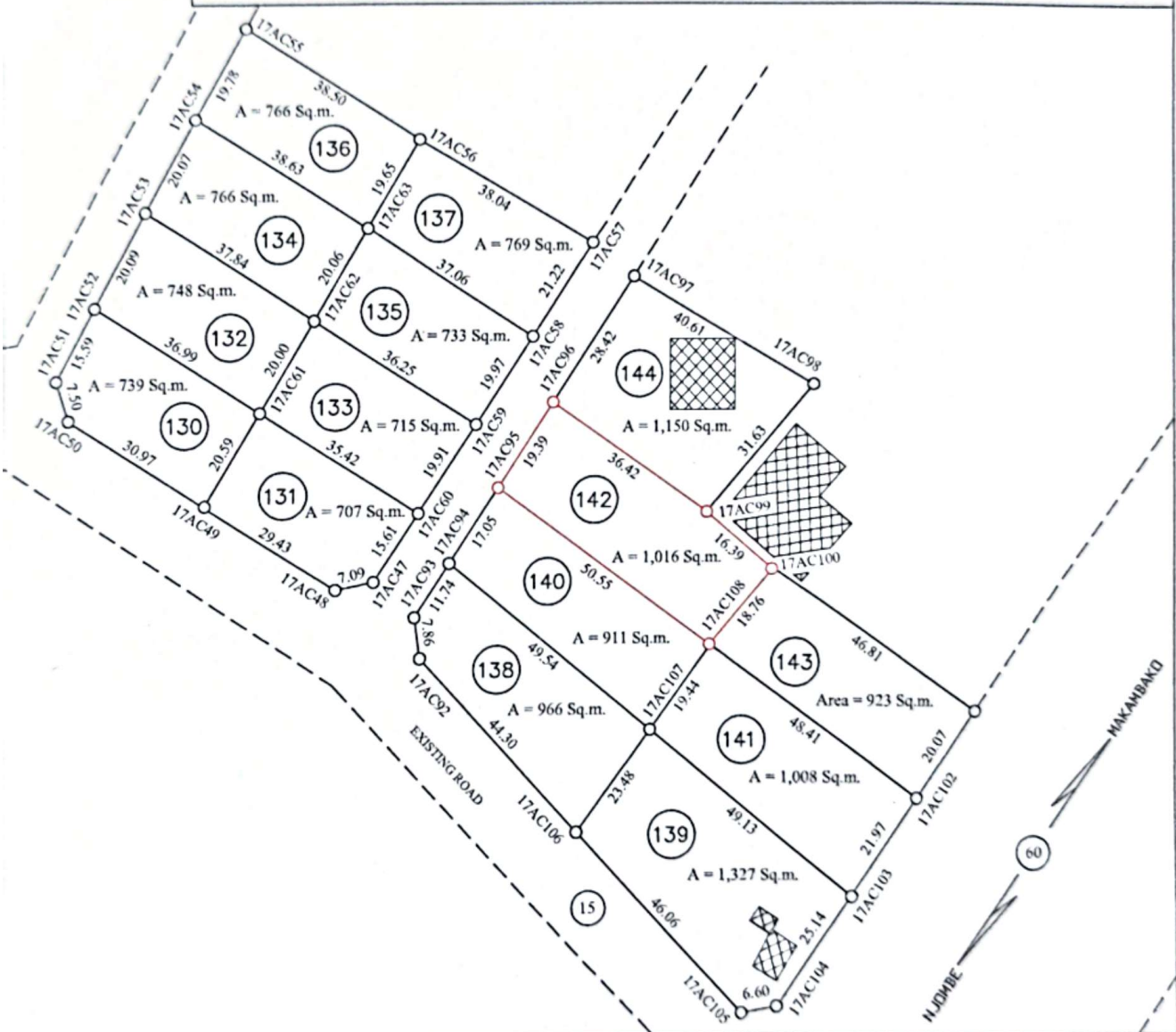
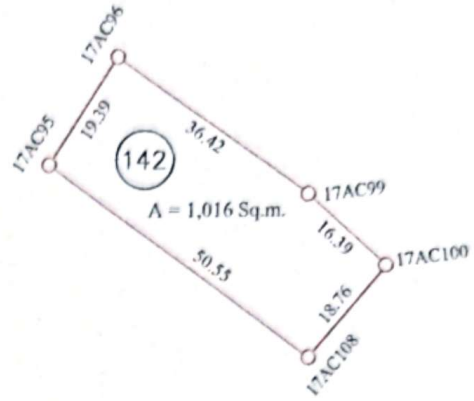
LOCALITY KIUMBA

BLOCK B

PLOT No 142

L.D No 1633507

AREA 1,016 Sqm



THIS PLAN PREPARED IN ACCORDANCE WITH THE REGISTERED PLAN No ... 189599

IS APPROVED FOR PURPOSES OF LAND REGISTRATION ORDINANCE

DIRECTOR OF SURVEYS AND MAPPING.....

DATE.....

SURVEY AND MAPPING DIVISION MINISTRY OF LANDS HOUSING AND HUMAN

SETTLEMENT DEVELOPMENT DAR ES SALAAM

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

SCHEDULE

ALL that land known as **Plot No 142 Block "B"** situated at **KIUMBA Area** in **Makambako Town** containing **One Thousand Sixteen (1,016) square metres** shown for identification only edged **Red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **189599** deposited at the Office of the Director for Surveys and Mapping in Dodoma.

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



ASSISTANT COMMISSIONER FOR LANDS

We, the within named **AM JOLDAN LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of
AM JOLDAN LIMITED and
DELIVERED in the presence of us
this 09th day of MAY 2024.

Witness's

Name: ANTON MUSSA MKAE
Signature: A
Postal Address: 79 MAKAMBAKO
Qualifications: DIRECTOR

Name: FEMCK LUNONLO MKAE
Signature: Mkae
Postal Address: 79 MAKAMBAKO
Qualifications: DIRECTOR