

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 225 SGD

LAND REGISTRY,
P. O. BOX 1511,
SINGIDA,
Date 21st October 2020

MELEKH MABKHUT SAID,
P.O BOX 236,
SINGIDA.

Sir/Gentlemen/Madam,

RE: NO:225- SGD LANDS OFFICE NO: 1121385
PLOT NO 78 BLOCK 'AA' KINDAI, SINGIDA MUNICIPALITY.

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


ASST. REGISTRAR OF TITLES

Copy to: LAND DIVISION

(Under Section 29)

Date of Issue:

Title Number: 225-SGD

Land Office Number: - 1121385

**Land:- PLOT NO. 78 BLOCK 'AA' - KINDAI ,
SINGIDA MUNICIPALITY.**

Term: - NINETY NINE (99) YEARS

TITLE No: 225-560
 REGISTERED ON: 19-10-20
 AT: 9:00 A.M

 Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100 Paid
 Receipt No: 920165000011515
 of: 13-6-2020
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 39,100 Paid
 On Original Receipt Shs: 920165000011515
 of: 13-6-2020
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
 (Made Under Section 29)

Title No. 225-560
 L.O. No. 1121385
 SG/MLO/AA/78

The 19th Day of October Two thousand and Twenty

THIS IS TO CERTIFY that MELEKH MABKHUT SAID of P.O BOX 2124, DODOMA +255 769 222 226 (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 April, Two Thousand and Twenty 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 therefore or amendment thereof and to the following special conditions:

1. The Occupiers having paid rent up to the thirtieth day of June, 2020 shall thereafter pay rent of shillings Seven Hundred Eighty Two Thousand, Four Hundred Sixty (782,460/=) 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 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 the environment and to achieve such objective;

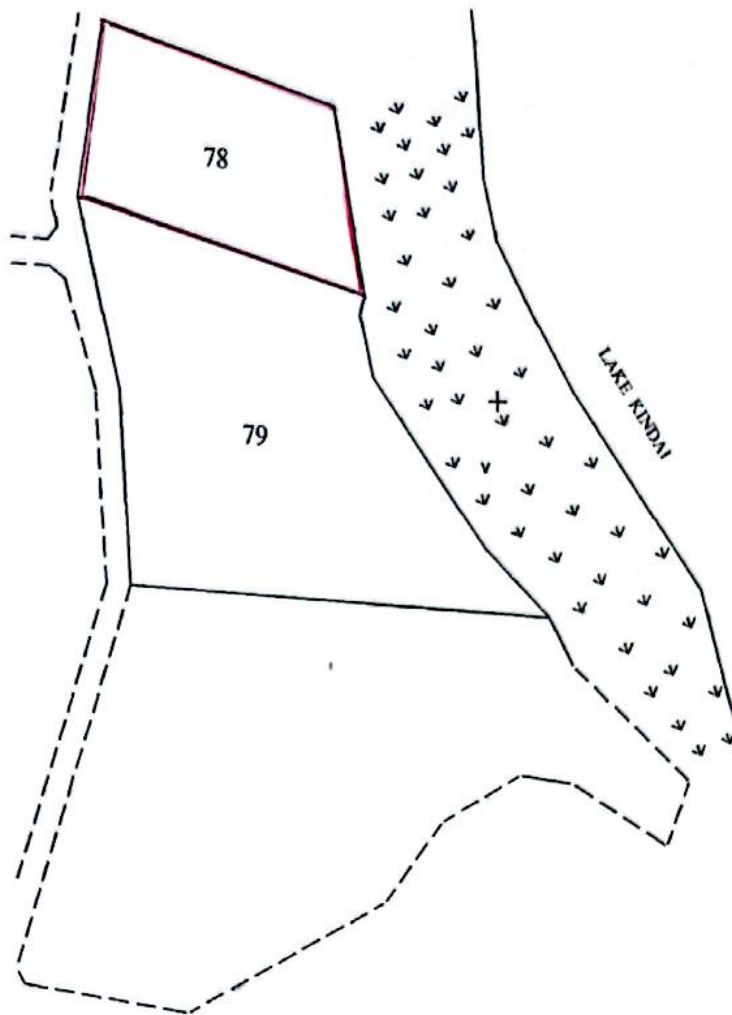
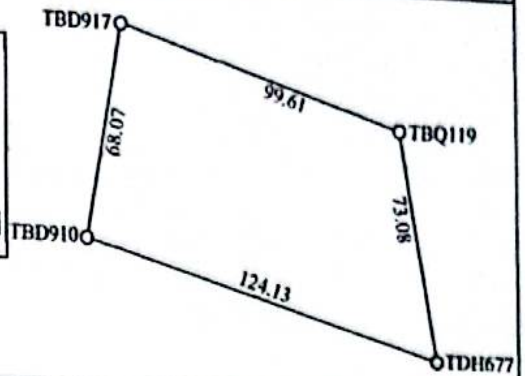
- (iii) Erect on the land the buildings (hereinafter called "the buildings") in permanent building materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the **SINGIDA MUNICIPAL COUCIL** (hereinafter called "the Authority");
- (iv) Submit building plans to the Authority Within six months from the date of commencement of the Right.
- (v) Begin the buildings construction on the land within six months after the approval of Building Plans;
- (vi) Complete the buildings construction according to the Building Plans and specifications so that they ready for use and occupation within thirty six months from the date of commencement of the Right;
- (vii) Plant several shed trees to preserve environment;
- (viii) At all times during the term of the Right have on the land the buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the **SINGIDA MUNICIPAL COUNCIL** (hereinafter called "the Authority");
- (ix) Not erect or commence to erect on the land any buildings except in accordance with building plans and specifications which shall have been first approved by the Authority as here in before provided;
- (x) Pay an amount equal to any contribution in lieu of rates which may be payable by the Government for Land during the term of the Right

3. **USER:** - Only One Main Buildings together with an usual and necessary Out-Buildings shall be erected on the land and the same shall be used for **SPECIAL RESIDENTIAL**. Use Group "C" Use Class (f) Hotel and Motels, Lodge Public or Private Licensed for boarding and the sale of Intoxicating liquor 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 for Lands.
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 or in Public interest.

SINGIDA MUNICIPALITY

LOCALITY... **KINDAI**
 BLOCK... **"AA"**
 PLOT NO... **78**
 L.O NO... **1121385**
 AREA... **7,452** SQFT/SQM



BLOCK AA

This plan prepared in accordance with registered plan No. **112549** is approved for the purpose of the land Registration ordinance

Director of survey and mapping..... *Atyanka*

Date 29th September, 2020

Survey and Mapping Division, Ministry of Lands, Housing and Human Settlement Development-Dodoma.

is issue of this plan implies no guarantee or mission of Title by the Gorvenment

SCHEDULE

All that Land known as Plot No.78 Block 'AA' situated at KINDAI in SINGIDA MUNICIPALITY containing Seven Thousand, Four Hundred Fifty Two (7,452) Square Meters as shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 112549 deposited at the office of the Director for Surveys and Mapping at Singida.

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


Ag. ASSISTANT COMMISSIONER FOR LANDS

I, the within named MELEKH MABKHUT SAID hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)

MELEKH MABKHUT SAID who is known) < 

to me personally/identified to me by:

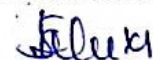
.....)

the latter being known to me personally in my)

Presence at SINGIDA)

this 1st day of October 2020)

Name: LELA ABDALLAH SARUM

Signature: 

Postal Address: 236, SINGIDA

Qualification: ADVOCATE

