

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No.....
L.O. No.1343491.
SDC/LD/262737.

The day of Two Thousand and Twenty Five.

THIS IS TO CERTIFY that **OVANS CONSTRUCTION LIMITED** established under of **P.O. Box 170, MBINGA** (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** 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 **Five million four hundred thirty four thousand six hundred ten (Tshs.5,434,610/=)** 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.

SCHEDULE

ALL that Land known as Plot No.1 Block "A" situated at **LITENGA** in **SONGEA DISTRICT** containing **Eleven decimal point five six three (11.563) Hectares** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **207133** deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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

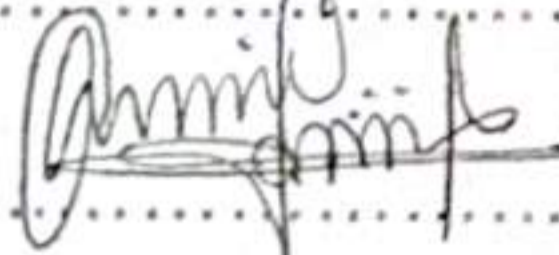
ASSISTANT COMMISSIONER FOR LANDS

The within named **OVANS CONSTRUCTION LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said **OVANS CONSTRUCTION LIMITED** and delivered in our presence

this.....day of.....2025.

Witness's name: **VALENCE CYRIL URIO**

Witness's Signature: 

Postal Address: **170 MBINGA**

Qualification: **M/DIRECTOR.**

Witness's name: **PETER CYRIL URIO**

Witness's Signature: 

Postal Address: **170 MBINGA**

Qualification: **DIRECTOR.**



THE UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

ACKNOWLEDGEMENT OF PAYMENTS

Songea District Council,
P.O. Box 995,
SONGEA.

Telegraphic Address:
Tel. No.: 2602320, 2600891
Fax: 2602320, 2602176
dedsongea@ruvuma.go.tz

In reply please quote:

Ref. No. SDC/LD/262737/02

Date: 14TH MARCH 2025.

To: OVANS CONSTRUCTION LIMITED,
P.O BOX 170,
MBINGA.

RE: RECEIPT OF PAYMENTS ON PLOT NO. 1 BLOCK "A" SURVEY REG. PLAN NO. 207133 MEASURING 11.563 Ha LOCATION Litenga.

Term 99 years from 01/01/2025 Rent 5,434,610/= per year which is revisable.
User Plant for crushing and grinding only Use Group "N" use class (a)

This is to notify you of the receipt of various fees you effected pertaining to Plot/Farm bearing details described above, that is;

S/N:	Item	Shillings	ERV NO's	Date
(i)	Premium	2,890,750.00	99250733 16979845	14/03/2025
(ii)	Fee for Certificate of Occupancy:	25,000.00/=	99250733 16979845	14/03/2025
(iii)	Land Registration Fee:	1,086,922.00/=	99250733 16979845	14/03/2025
(iv)	Plot application Fee:	5,000.00/=	99250733 16979845	14/03/2025
(v)	Stamp Duty:	271,850.00/=	99250733 16979845	14/03/2025
(vi)	Land Rent: From <u>01/01/2025</u> to <u>30/06/2025</u>	2,717,305.00/=	99250733 16979845	14/03/2025
	TOTAL (IN TSHS):	6,996,827.00/=		

Furthermore, you are informed that, by virtue of these payments and within ninety days, the Authorised officer, Assistant Commissioner for Lands and Assistant Registrar of Titles shall prepare and issue you a Certificate of Occupancy according to Section 29 of the Land Act, Cap 113 (R. E. 2002) (as amended). The Term and conditions of the Right of Occupancy will run with effect from the date of completion of your payments bill.

~~ASSISTANT COMMISSIONER FOR LANDS~~ AUTHORIZED OFFICER

We, **OVANS CONSTRUCTION LIMITED** (The Applicant(s)) certify that the figures relating to the foretasted payments are correct.

Signature(s):

Date: 14/03/2025

.....
Date: 14/03/2025

