

PLOT 149  
KIMPUNGUA

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

Telegrams: LANDS  
Telephone: 0734686168  
In reply please quote:  
Ref.No. LR/T 4009-SGD



LAND REGISTRY,  
P. O. BOX 1511,  
SINGIDA,  
Date 20 SEPTEMBER 2023.

AMBINGA WILIFRED SILAA  
P.O.BOX 1652,  
SINGIDA.

Sir/Gentlemen/Madam,

RE: NO: 4009- SGD LAND OFFICE NO.1170998  
PLOT NO 149 BLOCK 'A' KIMPUNGUA SINGIDA MUNICIPALITY

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

*[Handwritten signature]*

ASST. REGISTRAR OF TITLES

Copy to: LAND DIVISION

## CERTIFICATE OF OCCUPANCY


*(Under Section 29)*

Date of Issue:

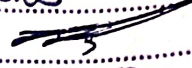
Title Number: 4009-SGD


Land Office Number: 1170998

Land: PLOT NO: 149 BLOCK 'A' KIMPUNGUA  
SINGIDA MUNICIPALITY.

FILE No: 4009-SGD  
 REGISTERED ON: 20-9-2023  
 AT: 1:00 P.M.  
  
 Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: 100/= Paid  
 Receipt No: 923252201165661  
 of: 9-9-2023  
  
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: 70,770 Paid  
 On Original Receipt Shs: 923252201165661  
 of: 9-9-2023  
  
 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. 4009-SGD  
 L.O. No. 1170998  
 SG/MLO/A/149

The 20<sup>th</sup> Day of September Two thousand and Twenty Three

MML/LO THIS IS TO CERTIFY that AMBINGA <sup>WILFRED</sup> WILFRED SILAA of P.O BOX <sup>1652</sup> 236, (0767-345140), SINGIDA (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 July, 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 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, 2023 shall thereafter pay rent of shillings One Million Two Hundred Forty Three Thousand Three Hundred Fifty (1,243,350/= ) 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 COUNCIL (hereinafter called "the Authority");

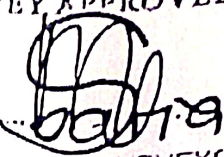
- (iv) Submit building plans to the Authority Within six months from the date of commencement of the Right.
- (v) Begin the buildings construction on the land within six months after the approval of Building Plans;
- (vi) Complete the buildings construction according to the Building Plans and specifications 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 **INDUSTRIAL SERVICE TRADE**. Use Group "M" 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.

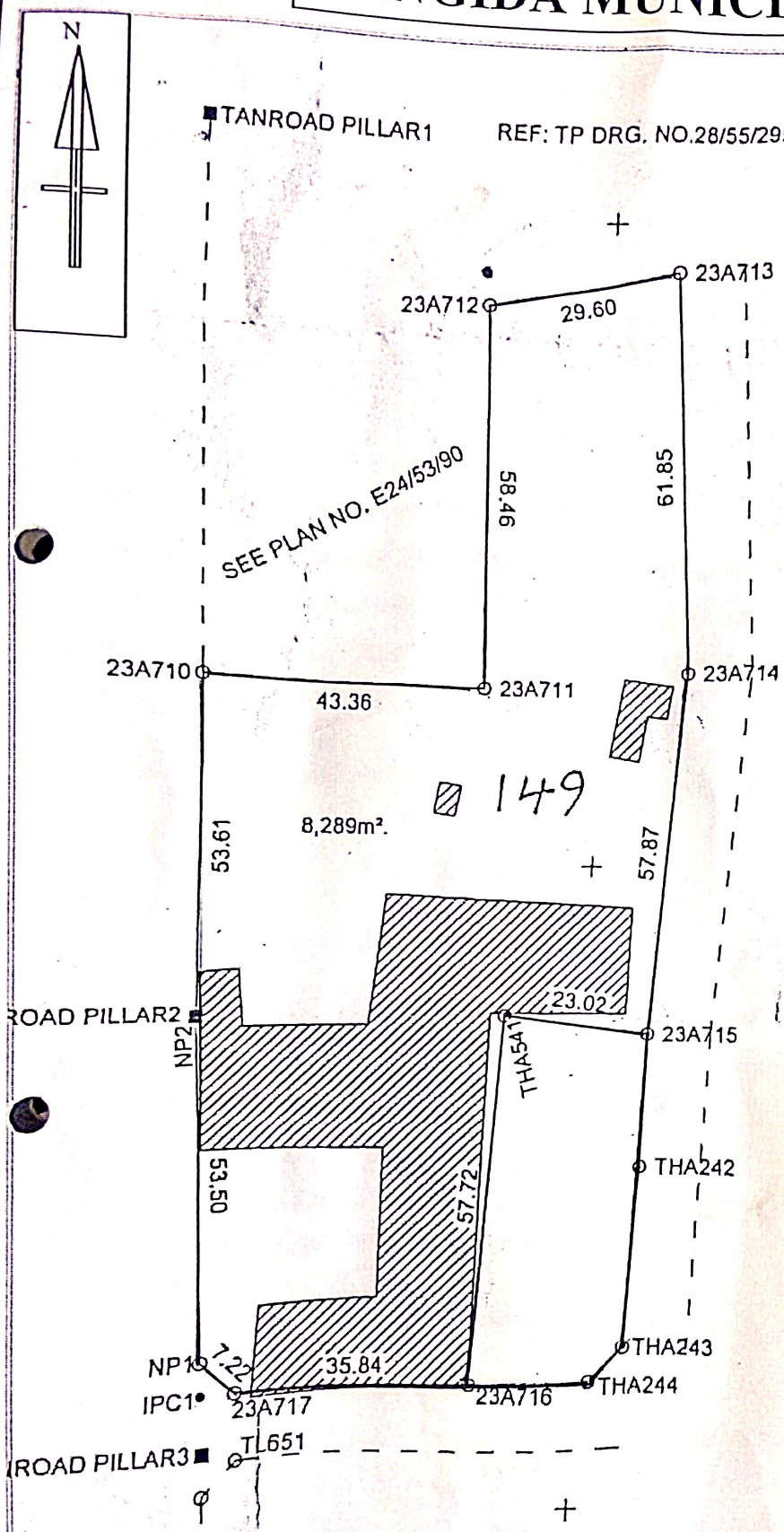
# SINGIDA MUNICIPALITY

LOCALITY..... KIMPUNGUA.....  
 BLOCK..... A.....  
 PLOT No..... 149.....  
 L.O. No:..... 1170998.....  
 AREA:..... 8,289 SQM.....

**SURVEY APPROVED**  
  
 REGIONAL LAND SURVEYOR  
 SINGIDA  
 Date **08-09-20**

I HEREBY CERTIFY THAT  
 THIS IS A TRUE COPY OF THE  
 ORIGINAL SURVEY PLAN DOCUMENT  
 Signature.....  
 REGIONAL LAND SURVEYOR  
 SINGIDA  
 Date **08-09-2023**

STN	NORTHINGS	EASTINGS
IPC1	9463617.401	694543.3
23A710	9463729.376	694538.9
23A711	9463727.974	694581.9
23A712	9463786.394	694580.9
23A713	9463792.544	694609.9
23A714	9463730.833	694614.0
23A715	9463673.111	694609.9
23A716	9463618.424	694584.1
23A717	9463617.527	694548.3
NP1	9463622.391	694543.3



SEE PLAN NO. D11/201/27

This plan is prepared in accordance with  
 Registered Plan No... **184074**

It is approved for purpose of the Land  
 Registration Ordinance  
 For Director of Surveys and Mapping .....  
 Date **29/08/2023**  
 Ministry of Land, Housing and Human Settlements  
 Development DODOMA.



The issue of this plan implies no guarantee or  
 admission of title by the government

Plan drawn by Maliki Maliki

SCHEDULE

All that Land known as Plot No. 149 Block 'A' situated at Kimpungua in Singida Municipality containing Eight Thousand Two Hundred Eighty Nine (8,289) Square Meters as shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 184074 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

WILFRED ASSISTANT COMMISSIONER FOR LANDS

MM/LO I, the within named AMBINGA WILFRED SILAA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

MM/LO SIGNED and DELIVERED by the said )  
AMBINGA WILFRED SILAA )  
who is known to me personally/identified: ... )  
to me by ..... )  
the latter being known to me personally in my )  
Presence at ... S.I.N.T.H.A ..... )  
this 14 day of 09 2023 )

Name: SHABANI HAMISI DINYA  
Signature:   
Postal Address: F34, S.I.N.T.H.A  
Qualification: ADVOLATE

