



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

Telegram: "ARDHI"  
Tel: 022 2121241- 9  
(Head Office)  
Tel: 028 2502012 (Geita)  
Telephone: 2502012  
In reply please quote:



Land Registry Office,  
Mwanza Region,  
P.O. Box 1101,  
Mwanza.

Ref: No. ....

LR/MZ/11/77691/26

Date:

Sir/Gentlemen/Madam,

Re: THE LAND REGISTRATION ACT (CAP 334)

TRANSFER UNDER POWER  
OF SALE

I acknowledge receipt of your letter (form) No. .... LR 66 ..... dated on  
02.04.2022 ..... And enclosures thereto.

I return herewith the above mentioned documents registration having been affected  
under Filed Document No. .... 60637 ..... on .... 02.04.2022 .....

Please acknowledge receipt of the enclosures thereto.

I have the honour to be,  
Sir/Gentlemen/Madam,  
Your obedient servant,

For: PRINCIPAL ASSISTANT REGISTRAR OF TITLES

Enclosures:

C.D. NO. 77691/LR/MZ/11/77691/26  
Transfer under power of sale Deed - 1 - Copy.

To:

RISHA COMPANY LIMITED  
P.O. Box 66201  
Mwanza

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(CAP. 334)

TRANSFER UNDER POWER OF SALE

CT NO. 77691 LR MWANZA  
PLOT NO. 56 LOCK 'U' AT USAGARA TRADING CENTER AREA IN MISUNGWI DISTRICT  
IN THE NAME OF WILLIAM SIMON RUBOHA

In consideration of the sum of Tanzania Shillings ten million Only [TZS 10,000, 000.00]

WE, **AKIBA COMMERCIAL BANK PLC** of P. O. Box 669 Dar es Salaam in exercise of the Power of Sale conferred by the mortgage under file Document Number 53030 dated on 9<sup>th</sup> April 2019, DO HEREBY **TRANSFER** to **RIHA COMPANY LIMITED** of P.O. BOX 669 Mwanza, and the Right of Occupancy registered under the above reference discharged from the said Mortgage.

SEALED with the **COMMON SEAL**  
of the said **AKIBA COMMERCIAL BANK PLC** and delivered in the presence of us  
this 10<sup>th</sup> day of February 2021.

} SEAL

61/21

Name: JULIANA SWAI

Witness Signature: J Swai

Postal Address:

P.O. BOX 669  
Dar es Salaam

Qualification:

**ACTING MANAGING DIRECTOR**

Name:

NIWAELI MZIRAY

Witness Signature: N Mziray

Postal Address:

P.O. BOX 669,  
Dar es Salaam

Qualification:

**COMPANY SECRETARY**

TITLE No. 77691  
REGISTERED ON  
29-3-2019  
1.00 P.M.  
Mwanza  
REGISTRAR OF TITLES  
UNITED REPUBLIC OF TANZANIA

Land Form No. 22

TANZANIA STAMP DUTY ACT  
Stamp Duty Shs. 500/= Paid  
and Revenue Receipt No. 9901447858  
of 25-3-2019  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY  
(Under section 29)

Title No. 77691  
L.O. No. 542340  
L.D No. MSG/6092  
Mwanza

The 28th day of March Two Thousand and Nineteen.

THIS IS TO CERTIFY that WILLIAM SIMON RUBOHA P.O.BOX 156 Mwanza, (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 Nineteen** 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 up to the thirtieth day of June, 2019 shall hereafter pay rent of shillings **Five Hundred Seventy Five Thousand, Two Hundred (575,200/=)** 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 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 any time at the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. 5137/= Paid  
on original Receipt No. 9901447858  
of 25-3-2016  
Stamp Duty Officer

(i) 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.

(ii) Building to be in permanent materials.

(iii) Submit building plans to the **Misungwi District Council** within six months from the date of the commencement of the Right.

(iv) Building construction to begin within six months after approval of plans.

3. Building to be complete with The Occupier shall further:-

(i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;

(ii) make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose;

(iii) provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.

(iv) fence the land with good quality fencing, car-parking space shall be provided as required by the Authority. Loading and unloading facilities shall be provided with boundaries of land

(v) in thirty six (36) months from the date of the commencement of the Right.

4. **USER: The land and the building to be erected thereon shall be used for Service Industry purposes only. Use Group "M" use class (a) as defined in the Town and Country Planning (Use Groups and Classes) Regulations, 2018.**

5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.

6. 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 all premia, taxes and dues prescribed in connection with the disposition.

7. The President may revoke the right for good cause or in public interest.

MISUNGW

INSET SHOWING DE  
Location Usagara T

Block U

Plot no 56

L.O no 542340

Area = 7281 s

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h Sekiete Mohamed

ov-2021

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Serikali Ingiza 991174907668 kama referen

ju

MISUNGWI DISTRICT

INSET SHOWING DETAILS OF PLOT.

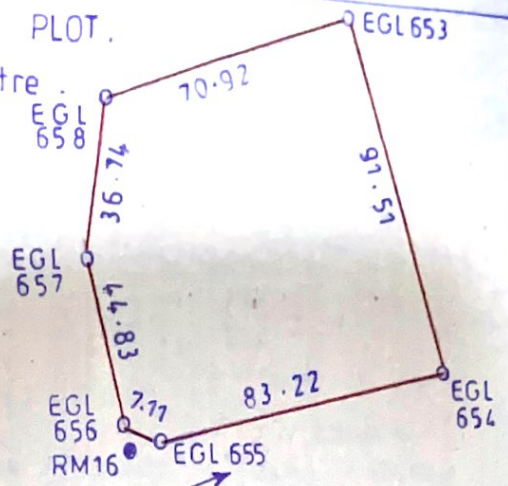
Location Usagara Trading Centre

Block U

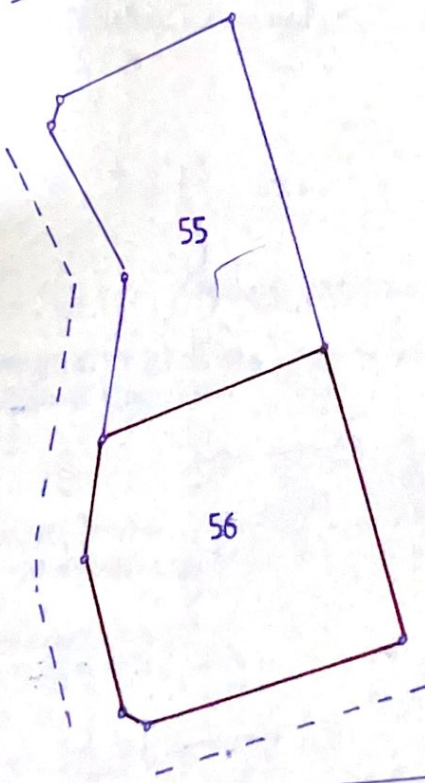
Plot no 56

L.O no 542340

Area = 7281 sqm



FROM KIGONGO FERRY TO USAGARA



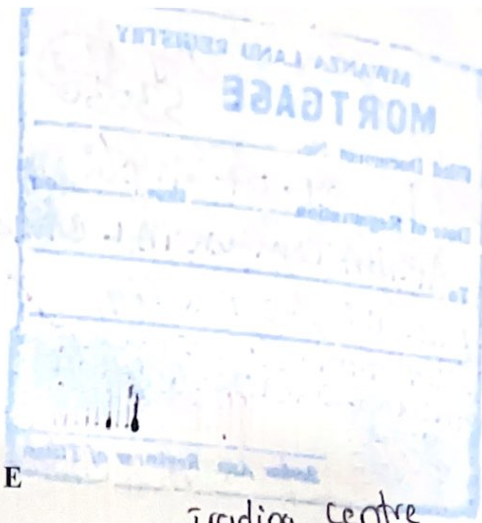
This plan prepared in accordance with Registered Plan No. 91603 is approved for the purpose of Land Registration Ordinance.

For Director of Surveys and Mapping

Date 26/03/2019 Ministry of Lands and Human Settlement Development Dar es Salaam

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

11/11/18



**SCHEDULE**

ALL that land known as Plot No. 56 Block "U" situated at Usagara in Misungwi District containing **Seven Thousand, Two Hundred Eighty One (7,281) square metres** shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **91603** deposited at the Office of the Director for Surveys and mapping at Dar es Salaam.

Trading centre

NK116

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

**Asst. COMMISSIONER FOR LANDS**

I, the within named **WILLIAM SIMON RUBOHA** accept the terms and conditions contained in the foregoing Certificate of Right of Occupancy.

SIGNED and DELIVERED

By the said **WILLIAM SIMON RUBOHA**

Who is known to me personally/identified to me by

The later being known to me personally in my

Presence this 26<sup>th</sup> day of March, 2019

Witness's... ALPHONSE P. SEBUKOTO

Signature;... [Signature]

Postal Address;... P.O BOX 1061 KIGOMA

Qualification;... ADVOCATE



MWANZA LAND REGISTRY  
**MORTGAGE**  
Filed Document No. 53030  
Date of Registration 09-07-2019 Time 1:00 PM  
To: ARIBA COMMERCIAL BANK  
Plot of P.O. Box 669,  
D'SALAM. (TO SECURE  
AN UNSPECIFIED AMOUNT)  
Senior Asst. Registrar of Titles

LAND REGISTRY MWANZA  
**TRANSFER UNDER POWER OF SALE**  
Filed Document No. 60637  
Date of Registration 08.04.2022 Time 09:00 PM  
To: RITTA COMPANY LIMITED  
OF P.O. BOX 6401, MWANZA.  
(CONC. TSH 10,000,000/=)  
Senior Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(CAP. 334)

TRANSFER UNDER POWER OF SALE

CT NO. 77691 LR MWANZA  
PLOT NO. 56 LOCK 'U' AT USAGARA TRADING CENTER AREA IN MISUNGWI DISTRICT  
IN THE NAME OF WILLIAM SIMON RUBOHA

In consideration of the sum of Tanzania Shillings ten million Only [TZS 10,000, 000.00]

WE, AKIBA COMMERCIAL BANK PLC of P. O. Box 669 Dar es Salaam in exercise of the Power of Sale conferred by the mortgage under file Document Number 53030 dated on 9<sup>th</sup> April 2019, DO HEREBY TRANSFER to RIHA COMPANY LIMITED of P.O. BOX 669 Mwanza, and the Right of Occupancy registered under the above reference discharged from the said Mortgage.

SEALED with the COMMON SEAL  
of the said AKIBA COMMERCIAL BANK  
PLC and delivered in the presence of us  
this 10<sup>th</sup> day of February 2021.

} SEAL

61/21

Name: JULIANA SWAI

Witness Signature: [Signature]

Postal Address: P.O. BOX 669  
Dar es Salaam

Qualification: ACTING MANAGING DIRECTOR

Name: NIWAELI MZIRAY

Witness Signature: [Signature]

Postal Address: P.O. BOX 669,  
Dar es Salaam

Qualification: COMPANY SECRETARY


FILE No. 77691  
REGISTERED ON  
29-3-2019  
11.00 P.M.  
TANZANIA LAND AND  
MINING AUTHORITY  
REPUBLIC OF TANZANIA

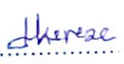
Land Form No. 22

TANZANIA STAMP DUTY ACT  
5012


SEALED with the COMMON SEAL of the said  
RIHA COMPANY LIMITED  
And DELIVERED in the presence of us this  
03 day of 05 2021.

TRANSFEREERS' SEAL

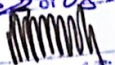
SIGNATURE:   
POSTAL ADDRESS: P.O. Box 6401  
MWANZA  
QUALIFICATION: MANAGING DIRECTOR

SIGNATURE:   
POSTAL ADDRESS: P.O. Box 6401  
MWANZA  
QUALIFICATION: DIRECTOR


**DRAWN BY:**  
Legal Department,  
Akiba Commercial Bank Plc,  
P.O. BOX 669,  
DAR ES SALAAM.


FILED DOCUMENT No. 60637  
REGISTERED ON: 08.04.2022  
AT: 01:00 PM  
  
Senior Asst. Registrar of Titles

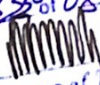
TANZANIA STAMP DUTY ACT  
Stamp Duty Shs. 500/-  
Receipt No. 92073098330130  
of 08.04.2022 Issued  
  
Stamp Duty Officer

TANGANYIKA  
STAMP DUTY PAID ON  
ORIGINAL Shs. 102500/-  
Receipt No. 92073098330130 of 08.04.22  
  
Asst. Registrar of Titles

...nineteen...  
...P.O.Box 156 A...  
...occupancy (hereinafter call...  
...Act and subject to the Land...  
...Two Thousand and Nine...  
...any enactment in substitution there for o...  
...conditions:-  
...up to the thirtieth day of June, 2019 shall hereafter pay...  
...on the first day of July in every year of the term without deduction...  
...Seventy Five Thousand, Two Hundred (575,200/=)...  
...the rent may be revised by the Commissioner for Lands...  
...ter 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-assessed...  
...time at the Occupier's expenses as assessed...  
...Surveys and Mapping.

FILED DOCUMENT No. 60637  
 REGISTERED ON: 08-04-2022  
 AT: 01:00 pm  
  
 Senior Asst. Registrar of Titles

TANZANIA STAMP DUTY ACT  
 Stamp Duty Shs. 500/-  
 Receipt No. 22073098330130  
 of 08-04-2022 issued  
  
 Stamp Duty Officer

TANGANYIKA  
 STAMP DUTY PAID ON  
 ORIGINAL Shs. 102500/-  
 Receipt No. 22073098330 of 08-04-22  
  
 Asst. Registrar of Titles

Nineteen  
 P.O.Box 156 M  
 (hereinafter called "the Land")  
 Act and subject to the provisions thereof  
 and conditions:-  
 up to the thirtieth day of June, 2019 shall hereafter pay  
 hundred Seventy Five Thousand, Two Hundred (S75,200=)  
 on the first day of July in every year of the term without deduction  
 the rent may be revised by the Commissioner for Lands  
 shall:-  
 (i) Be responsible for the protection of all beacons on the land at  
 term of the Right. Missing beacons will have  
 time at the Occupier's expense will have  
 Surveys and Mapping



Form No. 22

P DUTY ACT  
1/2  
9901447858  
Duty Officer

FILED DOCUMENT No. 60637  
REGISTERED ON: 08.04.2022  
AT: 01:00 PM  
Senior Asst. Registrar of Titles

TANZANIA STAMP DUTY ACT  
Stamp Duty Shs. 500/-  
Receipt No. 922073098330130  
of 08.04.2022  
Stamp Duty Officer

TANGANYIKA  
STAMP DUTY PAID ON  
ORIGINAL Shs. 102500/-  
Receipt No. 922073098330130 of 08.04.22  
Asst. Registrar of Titles

Mwanza

Mwanza, called "the Land") for Nineteen ns thereof ere for or

after pay 75,200/=) eduction

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ACT.  
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716858  
Duty Officer

Land Form 23 A.

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

(Under Section 29)

Date of Issue: 29-3-2019

Title Number: 77691/R/Mwanza

Land Office Number: 542340

NE 100

Land: PLOT NO. 96 BLOCK 'B' WEAGARA TRADING CENTRE  
MICHENJI DISTRICT

Term: NINETY NINE YEARS

Land Form 23 A.

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

(Under Section 29)

Date of Issue: 29.3.2019

Title Number: 77691/R/Mwanza

Land Office Number: 542340

NEILO

Land: PLOT NO. 56 BLOCK 'D' USAGALA - MICHINGWI DISTRICT  
TRADING CENTRE

Term: NINETY NINE YEARS