

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 9585



LAND REGISTRY,
P.O. Box 1191,
Dar es Salaam.
Date: 16 Jul, 2025

GODFREY EMMANUEL KUBYO
P.O. Box 308
TARME
Sir/Gentlemen/Madam,

RE: TITLE NO. 9585 LAND OFFICE NO: 368279
PLOT NO. 2349 BLOCK A AT KEWANJA

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

Copy to: Commissioner for Lands

Your LD File No: DLO/TDC/7165 refers

Date of Issue: 16-07-2025

Title Number: 9585 MRLR

Land Office Number: 368279

Land: PLOT NO. 2349 BLOCK "A" KEWANJA IN TARME DISTRICT COUNCIL

Term: NINETY NINE (99) YEARS

 Certified as True Copy of the Original
Johnson Haji Korigwa
Notary Public & Commissioner
for Ombudsman
Sign: 
Date: 16/07/2025

TITLE No. **9585 MRLK**
 REGISTRATION No. **16-07-2025**
 AT **100 P.**

Land Form No. 23
 TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. **500/-** Paid
 Receipt No. **92513330956008**
13-05-2025

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. **41300/-** Paid
 Receipt No. **92513330956008**
13-05-2025

Title No. **9585 MRLK**
 L.O. No. **368279**
 L.D. No. **DLO/TDC/7965**

The **16th** day of **July** Two Thousand and Twenty Five

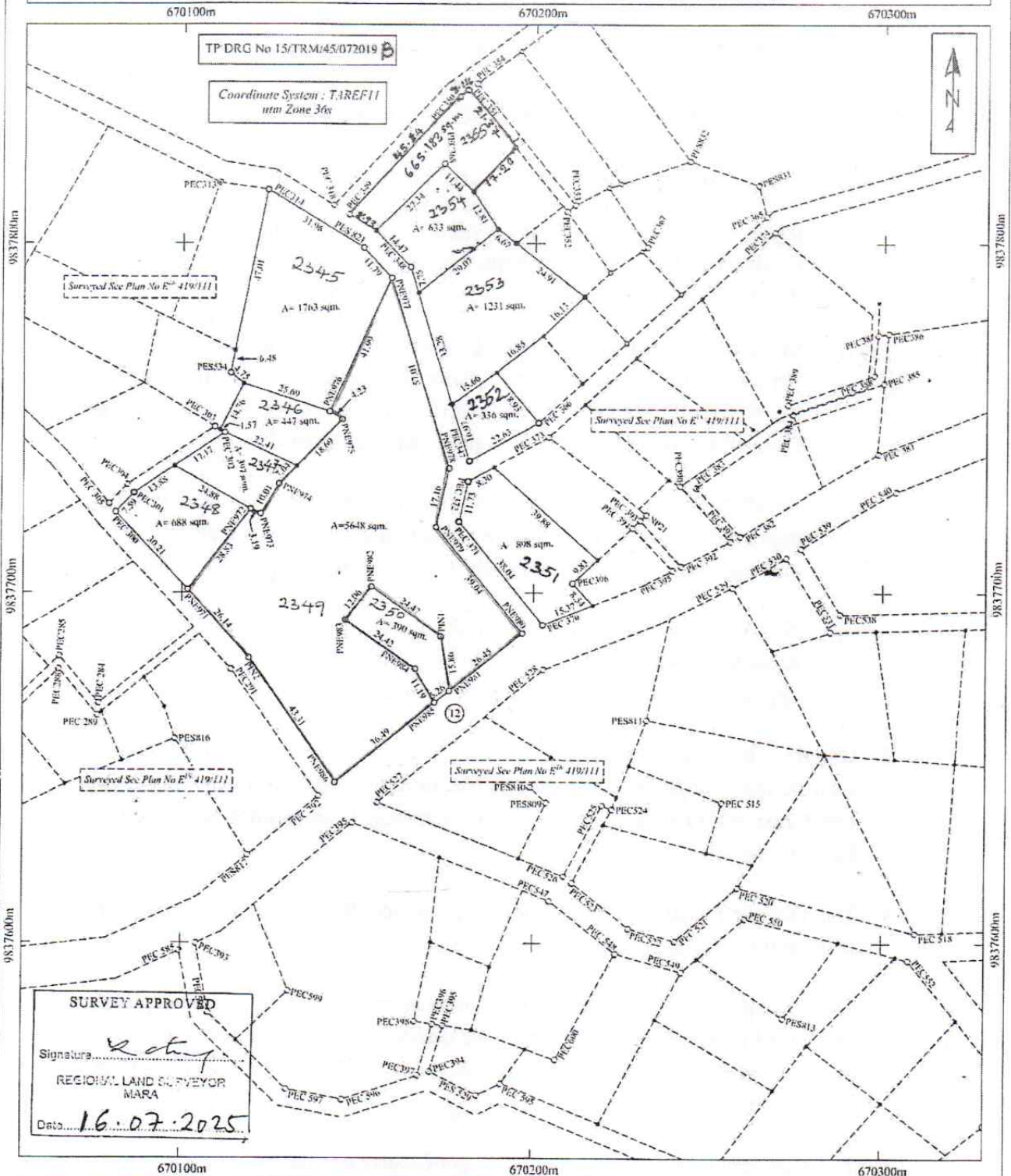
THIS IS TO CERTIFY that **GODFREY EMMANUEL KUBYO** of P.O BOX 308 **TARIME** (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **Ninety Nine (99) years** from the **first day of April Two Thousand and Twenty Five** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution thereof or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June 2025 shall hereafter pay rent of shillings **Four Hundred Seventeen Thousand Nine Hundred Fifty (417,950/=)** 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.

Certified as True Copy of the Original
Johnson Haji Korigwa
 Advocate, Notary Public & Commissioner
 for Districts
 Sign: 
 Date: **06/12/2025**

- (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) Plant, maintain, protect and preserve or conserve not less than five trees on the land within thirty six months from the day of commencement of the Right. The occupier may plant fruit or wood trees depending on the climatic conditions of such trees are kept, maintained or replaced throughout the term of such Right of occupancy.
 - (iv) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line decided by the **Tarime District Council (hereinafter called "the Authority")**.
 - (v) At all times during the term of the Right have on the land buildings as approved by the **Tarime District Council** and maintain them in good order and repair to the satisfaction of the Commissioner for Lands.
 - (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the **Tarime District Council**.
3. **USER:** The land and buildings erected thereon shall be maintained and the same shall be used for **Special Residential Buildings Purposes Only: Use Group 'C' Use Class (f)** 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 Commissioner.
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 premia, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause or in public interest.

RE-SURVEY OF PLOTS No 2058, 2064 - 2072 BLOCK "A" INTO PLOT No. 2345-2350 BLOCK "A" AT KEWANJA &
 RE-SURVEY OF PLOTS No 2017, 2018, 2020, 2021, 2037 INTO PLOTS No. 2351 - 2355 BLOCK "A" AT KEWANJA
 TARIME DISTRICT COUNCIL - MARA REGION



SURVEY APPROVED
 Signature: *[Signature]*
 REGIONAL LAND SURVEYOR
 MARA
 Date: 16.07.2025

<p>RECORDS OFFICE REFERENCE</p> <p>COMPS No <u>E18419c</u></p> <p>M.P No <u>6/11/18</u></p> <p>STD Sheet No <u>6/111</u></p> <p>Action By _____</p> <p>PLAN No <u>E18419/121</u></p>	<p>SCALE 1:1000</p> <p>AMMENDMENTS MADE BY:</p> <p>1. <u>K. Tumaini (R.S. Co)</u></p> <p>2. _____</p> <p>3. _____</p> <p>PHOTOSTAT COPIES SENT TO:</p> <p>1. _____</p> <p>2. _____</p> <p>3. _____</p>	<p>Plan Drawn by Crispin Hoja I hereby certify that the survey represented by this plan was carried out in accordance with the survey regulations.</p> <p><i>[Signature]</i> JAMES E. SHUA GOVERNMENT LAND SURVEYOR - MARA</p> <p>DATE: <u>4.4</u> / 2025 Registered Plan No. <u>211500</u></p>
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SCHEDULE

ALL Land known as Plot No. 2349 Block 'A' situated at Kewanja in Tarime District Council containing Five Thousand Six Hundred Forty Eight (5,648) Square meters shown for identification only edged Red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 211500 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

I, GODFREY EMMANUEL KUBYO the within named HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
GODFREY EMMANUEL KUBYO who is)
known to me personally/identified to me by)
.....)
the latter being known to me personally in the presence)
this 16th day of July 2025)

Witness's
Name: BARAWA KAMBIRA)
Signature:)
Postal Address: BOX 495 MUSOMA)
Qualification: LAND OFFICER)

LAND REGISTRY MARA

MORTGAGE 2488

Filed Document No.

Date of Registration 04-09-2025 1:00PM

To: CRDB BANK PLC OF
P.O. BOX 268, DAR ES SALAAM
(TO SECURE UNSPECIFIED AMOUNT)

Senior Ass. Registrar of Titles