
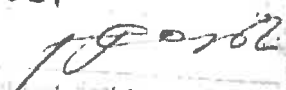


8694
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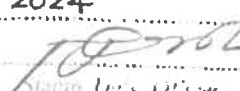
Stamp Duty Sh. 500/-
9242612773310314
17.09.2024


Land Form No. 22

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 Sh. 4038/-
On Original No. 9242612773310314
Of: 17.09.2024

Stamp Duty Officer

Title No. 8694
L.O. No. 1401268
L.D. NO. KGR/BMC/AR/17999


The

8th day of Oct

two thousand and ... twenty four

THIS IS TO CERTIFY that JOHANNES GEORGE MULOKOZI of P.O. Box 284, BUKOBA, (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 **July, Two Thousand Twenty Four** 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 therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the **thirtieth** day of **June, 2025**, shall thereafter pay rent of shillings **Forty Five Thousand Three Hundred Seventy Six (Tshs. 45,376/=)** 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(s) 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
Fredrick Mbise
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 11/12/2025

- (ii) Do everything necessary to preserve the environment and protect the soil, 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) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right of Way which conform to the building line (if any) decided by the Bukoba Municipal Council (hereinafter called "the authority");
 - (iv) At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");
 - (v) 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. Special condition: **Plant not less than ten trees.**
3. **USER:** The land and the buildings erected thereon shall be maintained and the same shall be used for **Residential** purposes only. Use Group 'B' uses classes (a),(d) and (e) as defined in the Urban Planning (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.
 5. The Occupier shall deliver to the Commissioner notification of disposition in the 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 and in public interest.

SCHEDULE

ALL that Land known as Plot No.7 Block "A" situated at BUNUKANGOMA in BUKOBA MUNICIPALITY containing One Thousand Four Hundred Eighteen (1,418) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 200179 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.

[Signature]
ASSISTANT COMMISSIONER FOR LANDS

I, the within named JOHANNES GEORGE MULOKOZI hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.


SIGNED and DELIVERED by the said)
JOHANNES GEORGE MULOKOZI)
Who is known to me personally/~~identified to~~)
~~me by~~.....)
the latter being known to me personally)
in my presence this 27th day of SEP. 2024)

J. Mulokozi

Witness's

Name: GISELA P. RUGEMALIRA)
Signature: *[Signature]*)
Postal Address: P.O. BOX 1877, BUKOBA)
Qualification: ADVOCATE)


Certified as True Copy of the Original
Fredrick Mtise
Advocate, Notary Public & Commissioner
for Oaths
Sign: *[Signature]*
Date: 11/12/2025


Gisela P. Rugemalira
P.O.Box 1850 Bukoba
Advocate, Notary Public &
Commissioner for Oaths

BUKOPA MUNICIPALITY

INSET SHOWING DETAILS OF THE PLOT

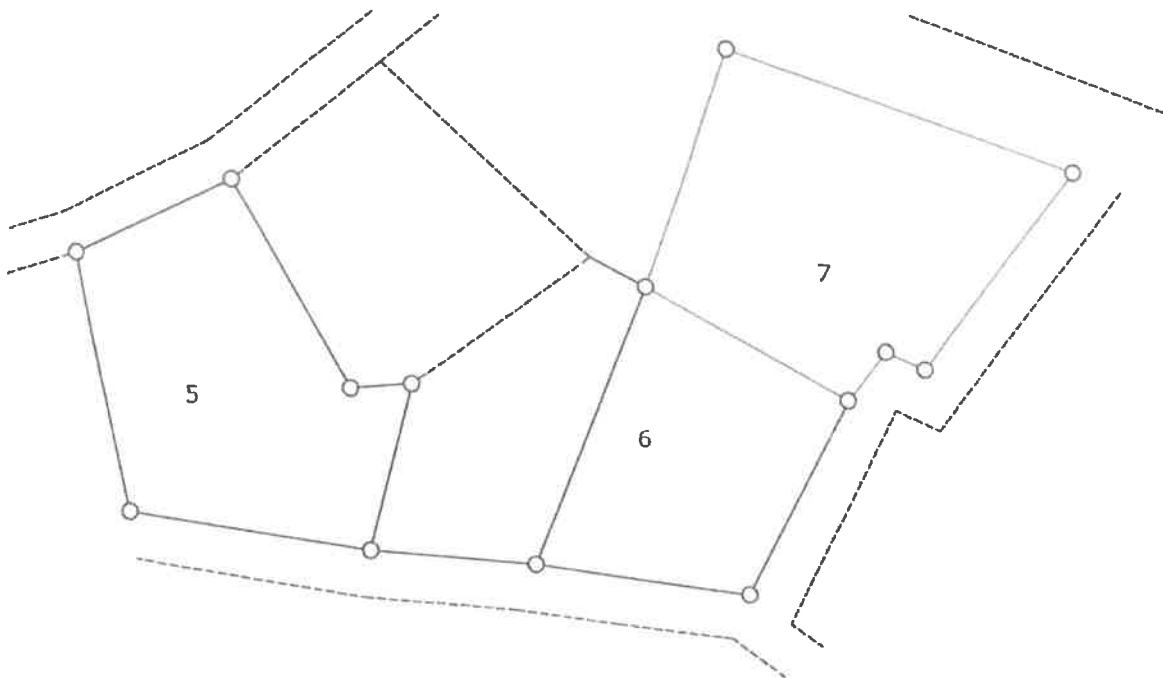
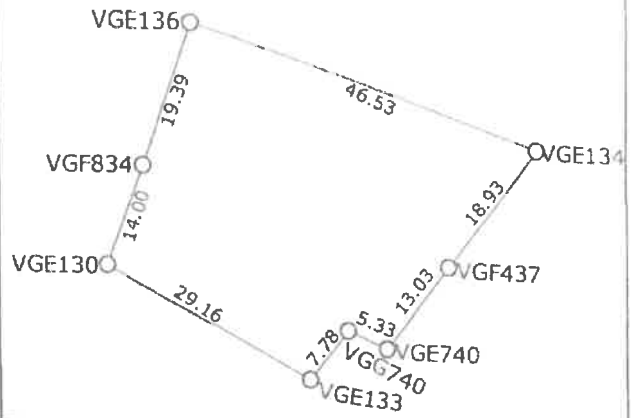
LOCATION :BUNUKANGOMA

BLOCK 'A'

PLOT No 7

L.O.No. 1401268

AREA 1418 SQM



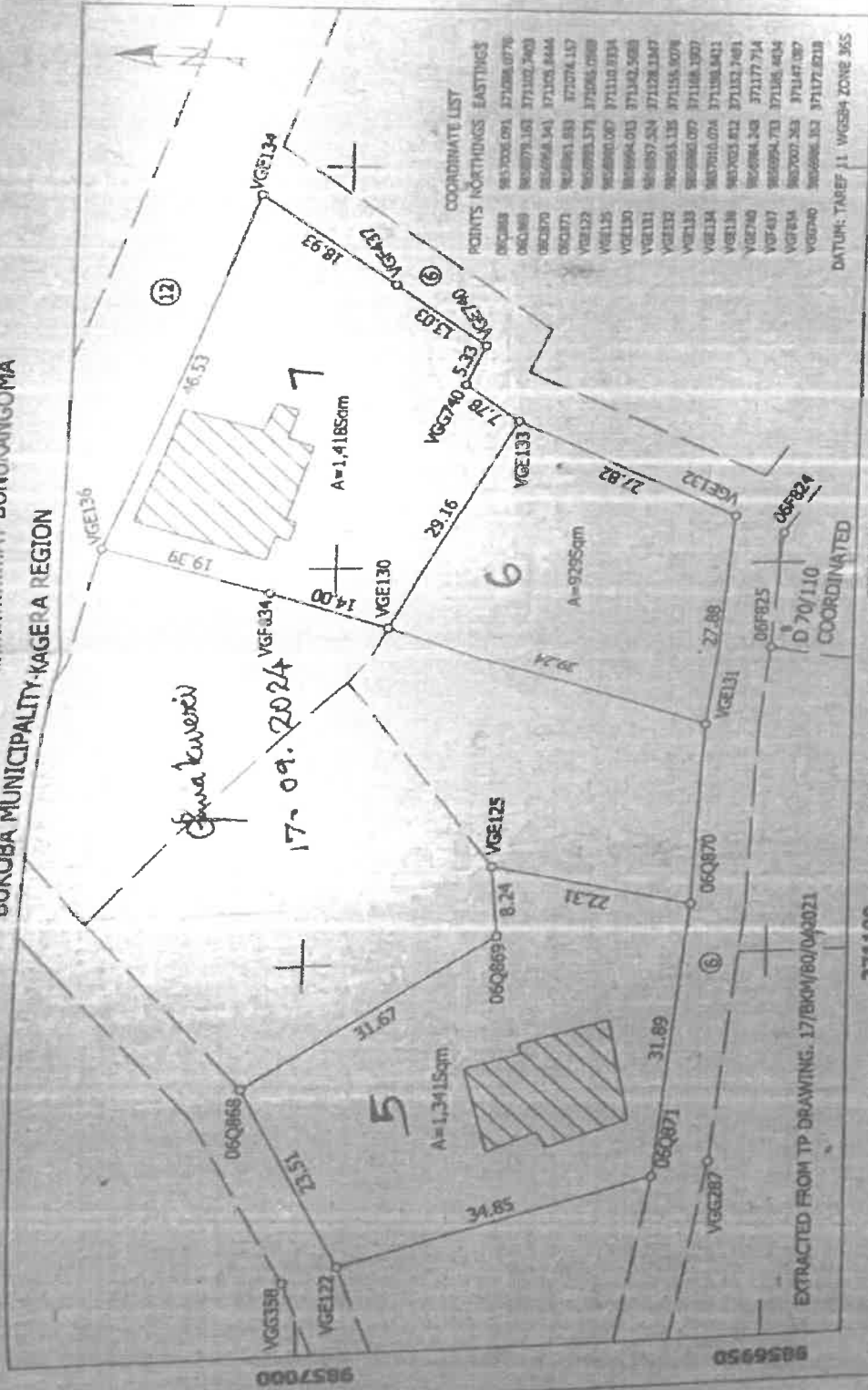
This plan prepared in accordance with Registered plan No 200179 is approved for the Purpose of the Land Registration ordinance.

Director of Survey and Mapping
Date: 25.09.2024

Survey and Mapping Division Ministry of Lands Housing Urban Development Dar es Salaam.

The issue of this plan implies no guarantee or Administration of title by the Government

SURVEY OF PLOTS No. 5-7 BLOCK A AT BUNUKANGOMA
 BUKOBA MUNICIPALITY-KAGERA REGION



Plan was drawn by Walther Rukiza (Surv II) on September 2024
 I hereby certify that the survey plan represented by
 this plan was carried out in accordance with the
 survey regulations.

Date: 13.09.2024

VICTORIA WANJURA
 GOVERNMENT LAND SURVEYOR (FRS.)
 KAGERA REGION
 REGISTERED PLAN NO. 200179

RECORDS OFFICE REFERENCE

371100 371150 371200

AMENDMENTS MADE BY:

1. Dzo Bizibwizwa 17.09.2024

PHOTOSTAT COPIES SENT TO:

COMPS: D 70F

MP: 3/IV/22

STANDARD SHEET: 3/IV

ACTION TAKEN BY: 8

PLAN No. D 70/285

JAMHURI YA MUUNGANO WA TANZANIA

WIZARA YA ARDHI, NYUMBA NA MAENDELEO YA MABADILIKO

Simu 028 2220685

Barua pepe: acl.kagera@lands.go.tz



Ofisi ya Ardhi ya Mkoa,
Mkoa wa Kagera,
S.L.P 38,
Bukoba

Tafadhali unapojibu taja:

Kumb. Na.

LD/ADRTP/KGR/COU/01/67

05.03.2025

MIKURUGENZI MTENDAJI,
Halmashauri ya Manispaa ya
Bukoba,
S.L.P 284,
BUKOBA.

YAFI MABADILIKO YA MATUMIZI YA ARDHI YA KIWANJA NAMBA 7
KITALU "A" BUNUKANGOMA.

Tafadhali husika na somo tajwa hapo juu pamoja na barua yako ya tarehe 03/03/2025 yenye kumb. Na. BMC/L.20/11/VOL.XIII/124.

Kwa mujibu wa sheria ya Mipango miji Na.8 ya mwaka 2007 kifungu cha 6[3] [k] Mkurugenzi wa Maendeleo ya makazi ameidhinisha ombi la mabadiliko ya matumizi ya ardhi katika kiwanja namba 7 kitalu "A" Bunukangoma kutoka matumizi ya awali ya Makazi (Residential) kuwa matumizi ya kiwanda kidogo cha maji (small - scale industries) kama ilivyoombwa kwenye barua yako ya tarehe 03/03/2025 yenye kumb. Na. BMC/L.20/11/VOL.XIII/124.

Masharti mapya ya umilikishwaji na uendelezaji yatazingatia kitungu M kijifungu (a) na (c) kama ilivyobainishwa katika sheria ya mipangomiji Na.8 ya mwaka 2007 sura 355 (kanuni ya vifungu vya matumizi) ya tarehe 9 Machi 2018.


Certified as True Copy of the Original
Fredrick Mbise
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 11/2/2025