

JAMHURI YA MUUNGANO WA TANZANIA
WIZARA YA ARDHI, NYUMBA NA MAENDELEO YA MAKAZI

Anwani ya Simu "ARDHI
Simu: 022 2121241- 9
Makao Makuu)



Ofisi ya Msajili wa Hati
Kanda ya Ziwa
S.L.P 1101
Mwanza

Simu 028 2502012 (Mwanza)

Unapojibu tafadhali taja:
Kumb. Na. LR/MZ/T/.....62211.....

Tarehe:28/3/2017.....

Ndugu:EMMAUEL N.
.....N. SANGWA S.L.P
.....892, NYAMHONGOLA.....

Yah: SHERIA YA USAJILI WA ARDHI (SURA 334)
HATI NA. 62211 LR MWANZA L.O. NA. 571349
KIWANJA NA. 877-878 KITALU B NYAMHONGOLA
NGOLO ILEMELA.

Hapa nafungasha hati yako ya kumiliki ardhi iliyotajwa hapo juu. Tafadhali saini fomu
Na. L.R. 53 iliyoambatanishwa na hati yako, pia unaombwa usibadilishe chochote kile au
kuifanyia lamination bila ridhaa ya ofisi ya Msajili wa Hati.

Wako ndugu, Mtumishi mtiifu,

Kny: MSAJILI WA HATI MSAIDIZI MKUU
KANDA YA ZIWA - MWANZA

Certified as True Copy of the Original
Robert Renatus Rweyemamu
Advocate, Notary Public & Commissioner
for Dar es Salaam
Sign:
Date: 15/01/2026

Date of Issue: 8.2.2017
Title Number: 62211 L.R. Mwanza
Land Office Number: 571349
Land: PLOT NO.877 & 878 BLOCK 'B' NYAMHONGOLA - ILEMELA MUNICIPALITY

Term: THIRTY THREE YEARS

TITLE No. **62211** **R. Mwanza**
 REGISTERED ON
8.2.2017
 at **9.00**
MM Mway
 Registrar of Titles

Land Form No. 22
TANZANIA STAMP DUTY ACT
 Stamp Duty Shs **300/=**
 and Revenue Receipt No. **3162781**
25-9-2014
MM Mway
 Stamp Duty Collector

THE UNITED REPUBLIC OF TANZANIA

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


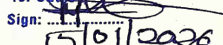
**CERTIFICATE OF OCCUPANCY
 (Under Section 29)**

Title No. **62211** **R. Mwanza**
 L. O. No. 571349
 L. D. No. IMC/L/41246

The **17th** day of **January** 20 **17**

THIS IS TO CERTIFY that **EMMANUEL NEGELWA MASANGWA** of P.O. Box 892, **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 **thirty three** years from the first day of **April**, Two thousand **and fourteen** 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June 2014, shall thereafter pay rent of shillings **three hundred eighty five thousand six hundred fifty (Tshs. 385,650/=)** 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.


 Certified as True Copy of the Original
Robert Renatus Rweyamamu
 Advocate, Notary Public & Commissioner
 for Ombudsman
 Sign: 
 Date: **15/01/2026**

TANZANIA
STAMP DUTY PAID ON
 ORIGINAL Shs. **385701/=**
 Receipt No. **3162781** of **25-9-2014**
MM Mway
 Pmc Asst. Registrar of Titles

- (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) Building to be in permanent material.
- (iv) Submit plan to the **Ilemela Municipal** Council within six months from the date of commencement of the right.
- (v) Building construction to begin within six months after approval of plans.
- (vi) Building to be completed **within thirty six (36)** months from the date of the commencement of the Right.

3. **USER: The land and the buildings to be erected thereon shall be used for commercial and Residential purposes; Use Group 'B' Use Classes (d), Use Group 'D' Use Classes (e) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.**
4. The occupier shall not assign the right within three years of the date thereof without the prior approval of the 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.

SCHEDULE

ALL that Land known as Plot No. 877 & 878 Block "B" situated at Nyamhongolo in Ilemela Municipality containing one thousands seven hundred and fourteen (1714) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 72936 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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

ASSISTANT COMMISSIONER FOR LANDS



I, the within named **EMMANUEL NEGELWA MASANGWA** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and **DELIVERED** by the said)
EMMANUEL NEGELWA MASANGWA)
who is known to me personally/identified to)
me by..... the)
latter being known to me personally in my)
presence this... 6th... day of... JULY...)
2015.)

Witness's)

Signature SARAPIAN MATIKU)
Postal Address: 2505 Mwanza)
Qualification : ADVOCATE)




Certified as True Copy of the Original
Robert Renatus Rweyamamu
Advocate, Notary Public & Commissioner
for Oath
Sign: 
Date: 15/07/2026