

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



Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:  
Ref. No. LR/T 7183

LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 12 Dec, 2025

AMBINGA WILFRED SILAA  
P.O Box 236  
SINGIDA  
Sir/Gentlemen/Madam,

RE: TITLE NO: 7183 LAND OFFICE NO: 1615452  
PLOT NO. 796/1 BLOCK A AT KITITIMO

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

  
REGISTRAR OF TITLES

Copy to: Commissioner for Lands  
Your LD File No: refers

(Under Section 29)

Date of Issue:


Title Number: 7183-500

Land Office Number: 1615452

Land: PLOT NO 796/1 BLOCK A KITITIMO  
SINGIDA MUNICIPALITY

Term: NINETY NINE (99) YEARS

TITLE No. **7183-SGD**  
 REGISTERED ON: **12-12-2025**  
 AT: **01:00 P.M**  
 Senior Asst. Registrar of Titles



Land Form No. 22  
 TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: **99000/=**  
 On Original Receipt No. **925342390302242**  
 of: **08-12-2025**  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: **9000/=**  
 Receipt No. **925342390302242**  
 of: **08-12-2025**  
 Stamp Duty Officer

THE LAND ACT, 1999  
 (ACT NO. 4 OF 1999)  
**CERTIFICATE OF OCCUPANCY**  
 (Made Under Section 29)

Title No. **7183-SGD**  
 L.O. No. **1615452**  
 SG/MLO/A796/1

The **10<sup>th</sup>** Day of **December** Two Thousand and Twenty Five

THIS IS TO CERTIFY that **AMBINGA WILIFREDI SILAA** of **P.O BOX 102 SINGIDA;0767345140** (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 Five** 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, 2026** shall thereafter pay rent of shillings **One Million Two Hundred Ninety One Thousand Two Hundred Sixty Four (1,291,264=)** 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

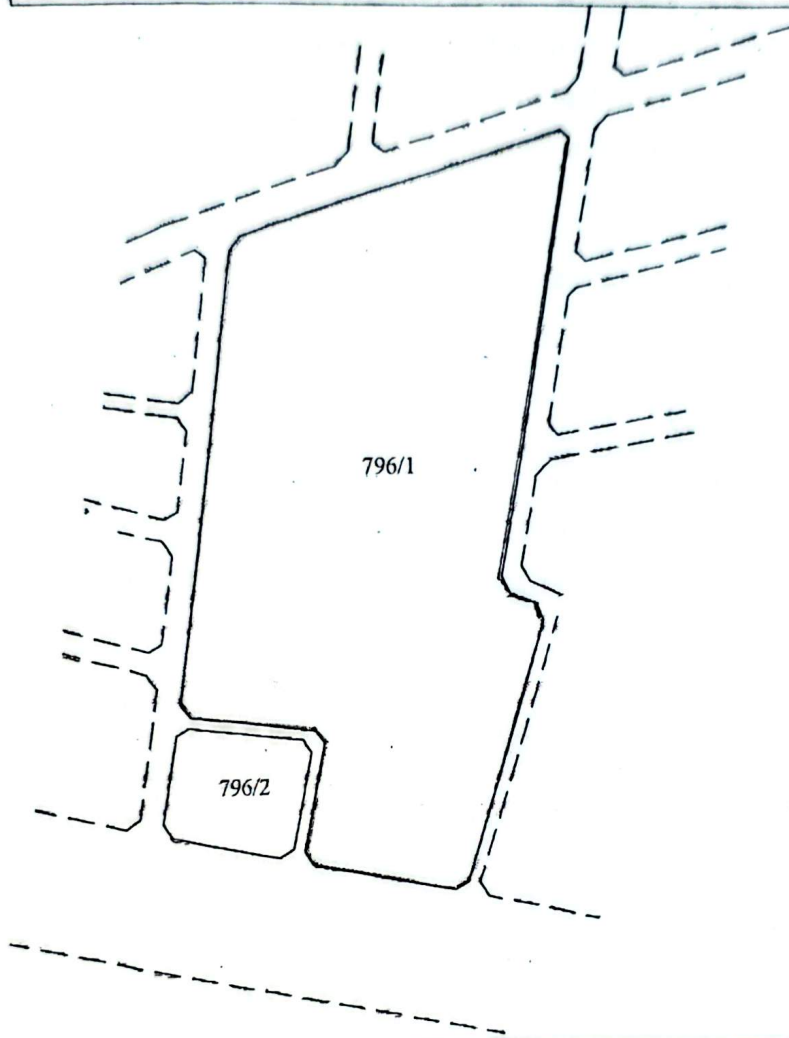
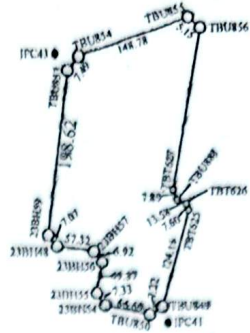
3. **USER:** - Only One Main Buildings together with an usual and necessary Out-Buildings shall be erected on the land and the same shall be used for **Educational Buildings Purpose Only**, Use Group "K" as defined in the Urban Planning (Use Groups and Use Classes) Regulations 2018.

- 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 KITITIMO  
BLOCK A  
PLOT No 796/1  
L.O. No 1615452  
AREA 40,352 SQM



**BLOCK 'A'**

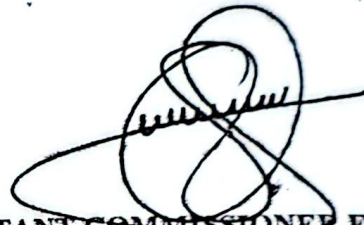
The issue of this plan implies no guarantee or admission of Title by the Government

This plan prepared in accordance with Registered plan No. 211199  
is approved for the purpose of the Land Registration Ordinance  
Director of Survey and Mapping .....  
Date 08<sup>th</sup> December, 2025  
Survey and Mapping Division Ministry of Lands, Housing and Human  
Settlement Development - Dodoma.

**SCHEDULE**


All that Land known as Plot No. 796/1 Block 'A' situate at KITITIMO in Singida Municipality containing Forty Thousand Three Hundred Fifty Two (40,352) Square metres as shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 211199 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**

The within named **AMBINGA WILIFREDI** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SIGNED and DELIVERED** by the said )  
**AMBINGA WILIFREDI SILAA** )   
who is known to me personally/identified: ... )  
to me by ..... )  
the latter being known to me personally in my )  
Presence at SINGIDA ..... )  
this 08th day of Dec 2025 )

Name: Nyambaga D. Kichele .....  
Signature:  .....  
Postal Address: Box 286, SINGIDA .....  
Qualification: SENIOR LAND OFFICER .....