

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

(Under Section 29)

Date Issue: 17.4.2025  
Title Number: 118501 I.B. Mvianzo  
Land Office Number: 938809  
Land: PLOT NO, 44 BLOCK 'M' BUKONGWA - MWANZA CITY

Term: NINETY NINE YEARS

CP-TANZANIA

TITLE No. 118501 LR Mwanza  
 REGISTERED ON: 17-4-2025  
 AT: FWP  
 Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: 500/- Paid  
 Receipt No. 925094322051703  
 of: 4.4.2025  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 118501 LR Mwanza  
 L.O. No. 938809  
 L. D. No. MCC/L/78583

The 17<sup>th</sup> day of April Two thousand and twenty five.

THIS IS TO CERTIFY that JANUARY SIGARETI LUGANGIKA of P.O. Box 11028, 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 (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 therefor 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 seven hundred forty two thousand six hundred (Tshs 742,600/=) 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.
  - (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.

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: 73,760/- Paid  
 Receipt No. 925094322051703  
 of: 4.4.2025  
 Stamp Duty Officer

- (iii) 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 (if any) decided by the **Mwanza City Council** (hereinafter called "the authority");
  - (iv) 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 land or as it can be directed by planning authority and shall ensure such trees are kept, maintained or replaced throughout the term of such Right of occupancy.
  - (v) 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");
  - (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 Authority;
  - (vii) Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.
3. **USER: The land and the buildings erected thereon shall be maintained and the same shall be used for Service Industrial purposes only; Use Group "M" Use class (a) as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.**
  4. The Occupiers shall not assign the right within three years of the date hereof without the prior approval of Commissioner.
  5. The Occupiers 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 and in public interest.

# MWANZA CITY



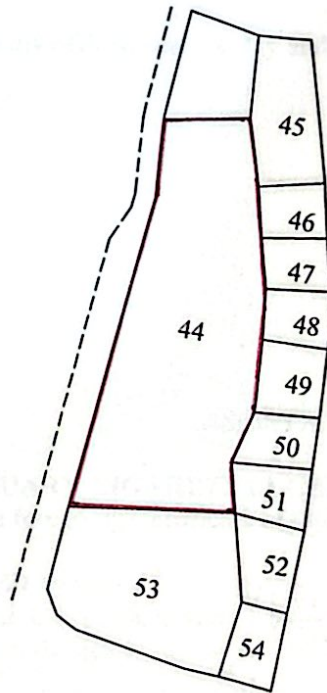
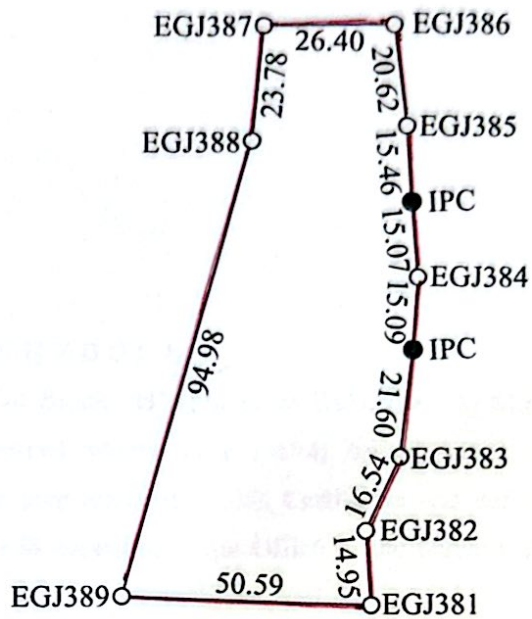
LOCATION- BUHONGWA

BLOCK 'M'

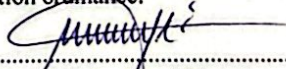
PLOT No. 44

L . O . No. 938809

AREA 4,694 Sqm



This plan, prepared in accordance with Registered plan No. 91538 is approved for the purpose of Land Registration ordinance.

  
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For Director of Surveys and Mapping.

Date: 10/04/2025

Ministry of Lands and Human Settlement Development  
Dodoma.

The Issue of The plan Implies no quarantine or admission of title of Government.

**SCHEDULE**

ALL that Land known as Plot No. 44 Block 'M' situated at Buhongwa in Mwanza city containing four thousand six hundred ninety four (4694) square meter shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan numbered 91538 deposited at the Office of the Director for Survey and Mapping at Dodoma.

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



*[Handwritten signature]*

**ASSISTANT COMMISSIONER FOR LANDS**

I, the within named **JANUARY SIGARETI LUGANGIKA** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SIGNED and DELIVERED** by the said **JANUARY SIGARETI LUGANGIKA** who Is known to me personally/identified to me by ) *Lugangika*  
..... )  
the latter being known to me personally in my )  
presence this ~~07~~ day of ~~04~~ )  
2025. )

Witness's )

Signature..... *F*  
Postal Address: *1832 Mwanza*  
..... )  
Qualification : *DDUGGTG* )

