



# WAKISO DISTRICT LOCAL GOVERNMENT

OFFICE OF THE SENIOR LAND MANAGEMENT OFFICER  
P.O. BOX 7218, Kampala Uganda, Tel: +256 392 723334  
Email: [wakisodlc@yahoo.co.uk](mailto:wakisodlc@yahoo.co.uk) / Website: [www.wakiso.go.ug](http://www.wakiso.go.ug)



Date: 2<sup>nd</sup> October 2020

The Senior Registrar of Titles  
Wakiso MZO

Attn.: Ms. Nabuuma Janat

**RE: FREEHOLD REGISTER VOLUME WAK 6104 FOLIO 25 BLOCK 273 PLOT 23720 LAND AT KIGO.**

Refer to yours of even reference dated 6<sup>th</sup> October, 2020 in respect of which you sought to ascertain the authenticity of the minutes and the corresponding documents that gave rise to the above titles.

I wish to advise you that according to available records the said minute is fictitious and non existent. I hasten to add that upon perusal of the attached documents the following anomalies were discovered:

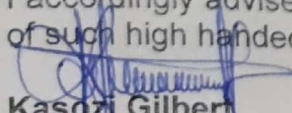
The signature of the Senior Land Management Officer on both the purported offer and forwarding letter were forged and so were the signatures of the Chairperson and Secretary District Land Board; not to mention the irregularities therein.

The recommendation of the Area Land Committee and all related documentation were all a creation of fiction.

Whereas the application was purportedly processed by Kajjansi Town Council Area Land Committee it ought to have been processed by Makindye – Ssabagabo Area Land Committee, since the land is located there.

I have equally consulted the person who purportedly signed as Area Land Committee members and the trio has denied ever authoring any documentation in respect of the above land.

I accordingly advise that you to take the necessary remedial action to purge the register of such high handed fraud.

  
Kasozi Gilbert

**SENIOR LAND MANAGEMENT OFFICER**

- c.c Chief Administrative Officer
- c.c Chairman District Land Board
- cc. Secretary District Land Board
- cc. District Natural Resource Officer



# WAKISO DISTRICT LOCAL GOVERNMENT



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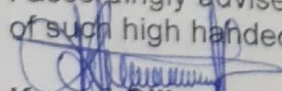
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Kasozi Gilbert  
SENIOR LAND MANAGEMENT OFFICER

c.c Chief Administrative Officer  
c.c Chairman District Land Board  
cc. Secretary District Land Board  
cc. District Natural Resource Officer

3. A search at Wakiso District Land Board and Wakiso Land office has revealed that all documents and approvals forming the basis of issuance of title plots 23974, 23975, 23976, 23977 out of Plot 23720 in the names of Kiham Enterprises Limited of P.O. Box 8303 Kampala were illegally procured and forgeries. Copy of the title and survey map attached marked "B".
4. All documents forming the background to the creation of the title from Area land Committees to issuance of the title have been forged i.e, various officers' signatures at Wakiso District Land Board and Wakiso Land office. An investigation of all signatures on documents leading to issuance of the title can be conducted for verification purposes.
5. According to reliable information, the area land committees used to approve the processing of the titles are non existent.
6. Key signatures of officers used to issue the titles were forged and officers whose signatures were forged who disassociate themselves from the titles issuing process can be requested to give their statements to that effect.
7. The titles issued are encroaching on part of the Golf Course particularly the title for plot 23977.
8. The titles created are an attempt to block the access and view of the Golf Course to the lake.
9. The titles issued are in Lake Victoria and are in an inaccessible swamp since no road access exists to this portion of the swamp.
10. The creation of these titles is a malicious action to destroy the effort and beauty of our client's Project.
11. The land upon which those illegal titles has been issued belongs to Buganda Land Board who has not consented or sold their Freehold interest on this portion of the swamp to Kiham Enterprises Limited

To: The Permanent Secretary,  
Ministry of Lands, Housing and  
Urban Development.

To: The Commissioner Land Registration,  
Ministry of Lands, Housing and  
Urban Development.

To: Commissioner Surveys & Mappings.

To: The Minister of Lands, Housing  
and Urban Development.

To: The Executive Director,  
Buganda Land Board.

Dear Sirs,

**TITLING OF SWAMP LAND AT KIGO PLOT 23720 BLOCK 232  
AT KIGO SUBDIVIDED INTO PLOT 23974, 23976, 23975, AND  
23977: KIHAM ENTERPRISES LIMITED**

We act for and on behalf of Pearl Development Group Limited, the owners of Lake Victoria Serena Golf Resort and SPA situate at Kigo and on whose behalf we are instructed to lodge this complaint for urgent action:

1. Our client has gotten to see a title created out of a swamp area forming part of its land in title Plot 23041 Block 273 formerly Plot 4839 land at Kigo and an area forming a storm water channel for UNRA, Mirembe Villas and our client.
2. The titles Plot 23977, 23976, 23975 and 23974 originate from a forged and fraudulently procured title Plot 23720 whose deed plan was created in August 2020 but which encroached our client's land on Plot 4839 now Plot 23041. See copy of the Deed plan showing encroachment attached and marked "A".

**Partners:**

Barnabas R. Tumusingize, James Mukasa Sebugenyi, Joseph Luswata, Nicholas Eciwu, Moses Segawa, Gertrude W. Karugaba, Andrew Kamuteera Munanura, Alice Nalwoga, Michael Mafabi, Paul Mbuga.

**Principal Associates:**

Allan Wanijala, Winnie Awino.

**Senior Associates:**

Victoria Nakaddu, Winnie Kyomuhendo, Doreen Kanslime, Andrew W. Mausio

**Associates:**

Ferdinand Musimenta, James S. Zeere, Josephine Muhaise, Philbert K. Mplirwe, Francis Kalanda, Kezia Nakimuli.

Your reference

Our reference

SL/10107/148046

03 September 2020

Sebalu & Lule Advocates  
14 MacKinnon Road, Nakasero,  
PO Box 2255, Kampala, Uganda  
T +256 414 233 063  
+256 392 250 013  
+256 392 202 030  
E sebalulule@sebalulule.co.ug  
W www.sebalulule.co.ug

*CAO*  
This forgery was orchestrated by elements within the Ministry Zonal office with no involvement of the District Land office at all. The purported documents from the District Land office or District Land Board were all fabricated.  
*[Signature]*, 16.09.20  
*SWNO*

Sebalu & Lule Advocates is a law firm registered in Uganda (registration number 49326, registered on 18 December 1980). Its place of business is at S&L Chambers, 14, MacKinnon Road, Nakasero, Kampala, Uganda.

Sebalu & Lule Advocates is a member of DLA Piper Africa, an alliance of independent law firms in Africa working together in association with DLA Piper

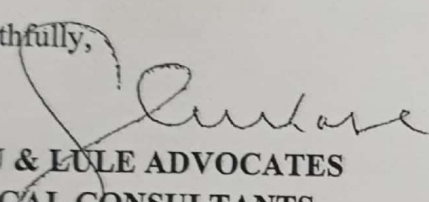
Further information on Sebalu & Lule Advocates can be found at [www.sebalulule.co.ug](http://www.sebalulule.co.ug) and information on DLA Piper Africa can be found at <http://www.dlapiper.com/africa>

12. An investigation is being undertaken to know the names of the persons behind these titles and their actions. So far a one Edward Nakibinge of cell: 0772 585958 seems to be the architect of the titles and sub-divisions.

This letter serves as a complaint to the creation of titles in a fraudulent manner with a view to steal and encroach on land to the detriment of our client's Project development and efforts to create a unique project in this area.

We are instructed to request for an investigation of these titles.

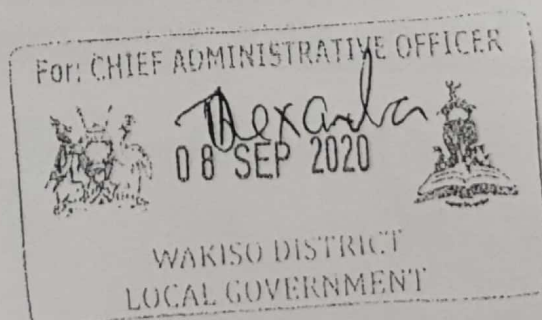
Yours faithfully,

  
SEBALU & LULE ADVOCATES  
AND LEGAL CONSULTANTS

Encl.

- c.c Principal Assistant Secretary,  
Wakiso MZO
- “ Senior Land Management,  
Wakiso Local Government.
- “ Secretary,  
Wakiso District Land Board;
- “ Principal Registrar of Titles,  
Kyadondo MZO,
- “ Chief Administrative Officer,  
Wakiso.
- “ Client.

JMS/mk



0772 - 585958 - Nakibinge Edward



41000300407740



THE REPUBLIC OF UGANDA

WDL/D/2019

REGISTRATION OF TITLES ACT

Certificate of Title

FREEHOLD REGISTER, VOLUME WAK6104 FOLIO 25

DESCRIPTION OF LAND

ALL THIS piece of land delineated and edged red on the plan hereto annexed containing the following area or thereabouts and situate as follows:

Area	County	District
52.95	Kyadondo	Wakiso

and known as Block(Road) 273 Plot <sup>23977</sup>~~23720~~ at KIGGO  
(Subject to conditions herein)

WAKI-00262276

OWNERSHIP

Signature of Registrar

Date, time and Inst. No  
REGD. 21/11/2019  
AT 1:08 PM  
INST. WAK-00348307

KIHAM ENTERPRISES (U) LTD. OF P.O. BOX 8303  
KAMPALA

37503

Is/are now the proprietors of an estate in fee simple in the land above described subject to the conditions and incumbrances herein after set out:

Dated this 21st day of November 2019

Registrar of Titles

Owner's Copy

Volume WAK6104 Folio 25

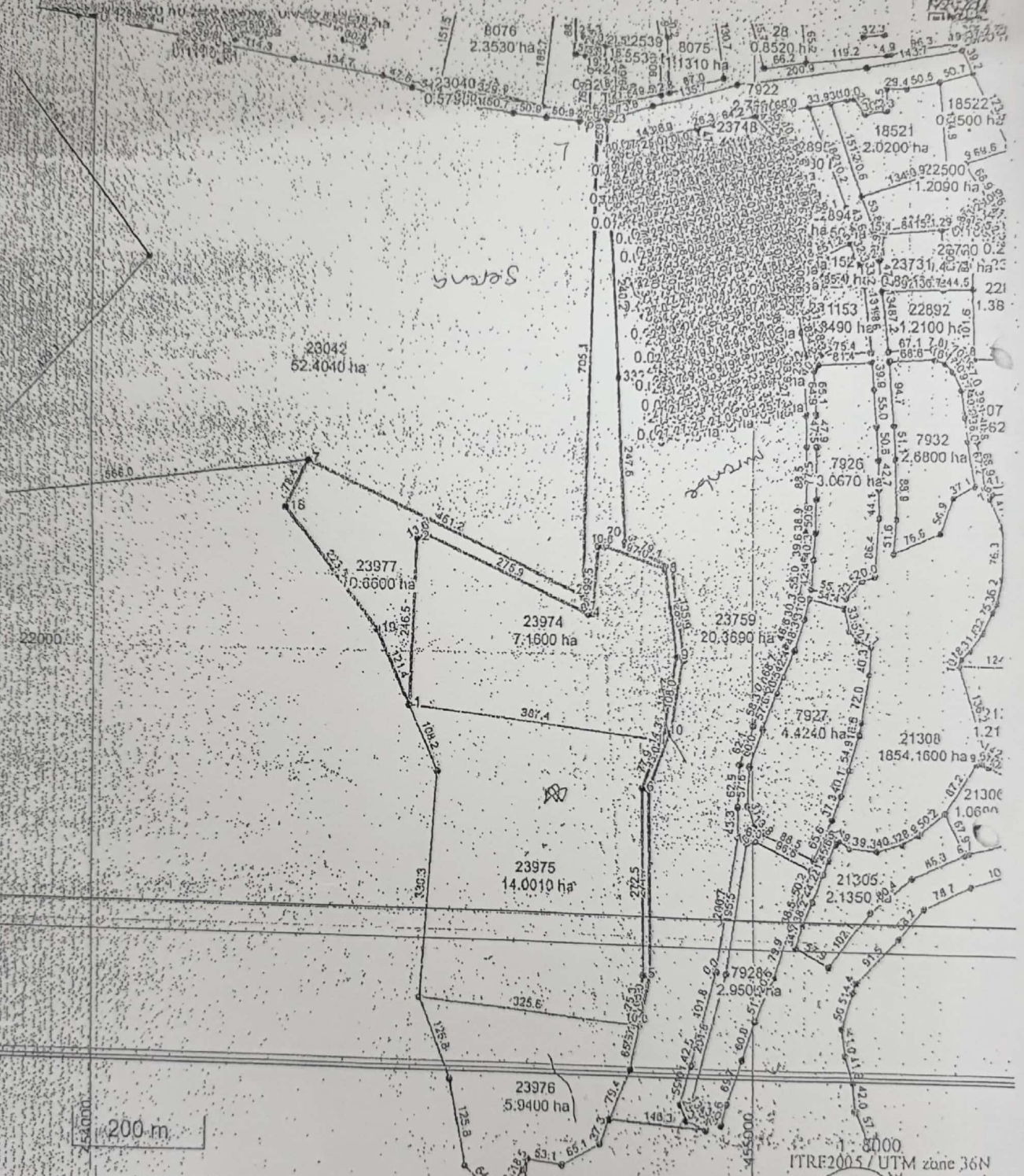
WAK00470013



Wakiso District  
Kyadondo County  
Block 273, Plot 23977  
IS Number:  
Ref. Number:

Wakiso-Kyadondo Ministry Zonal Office

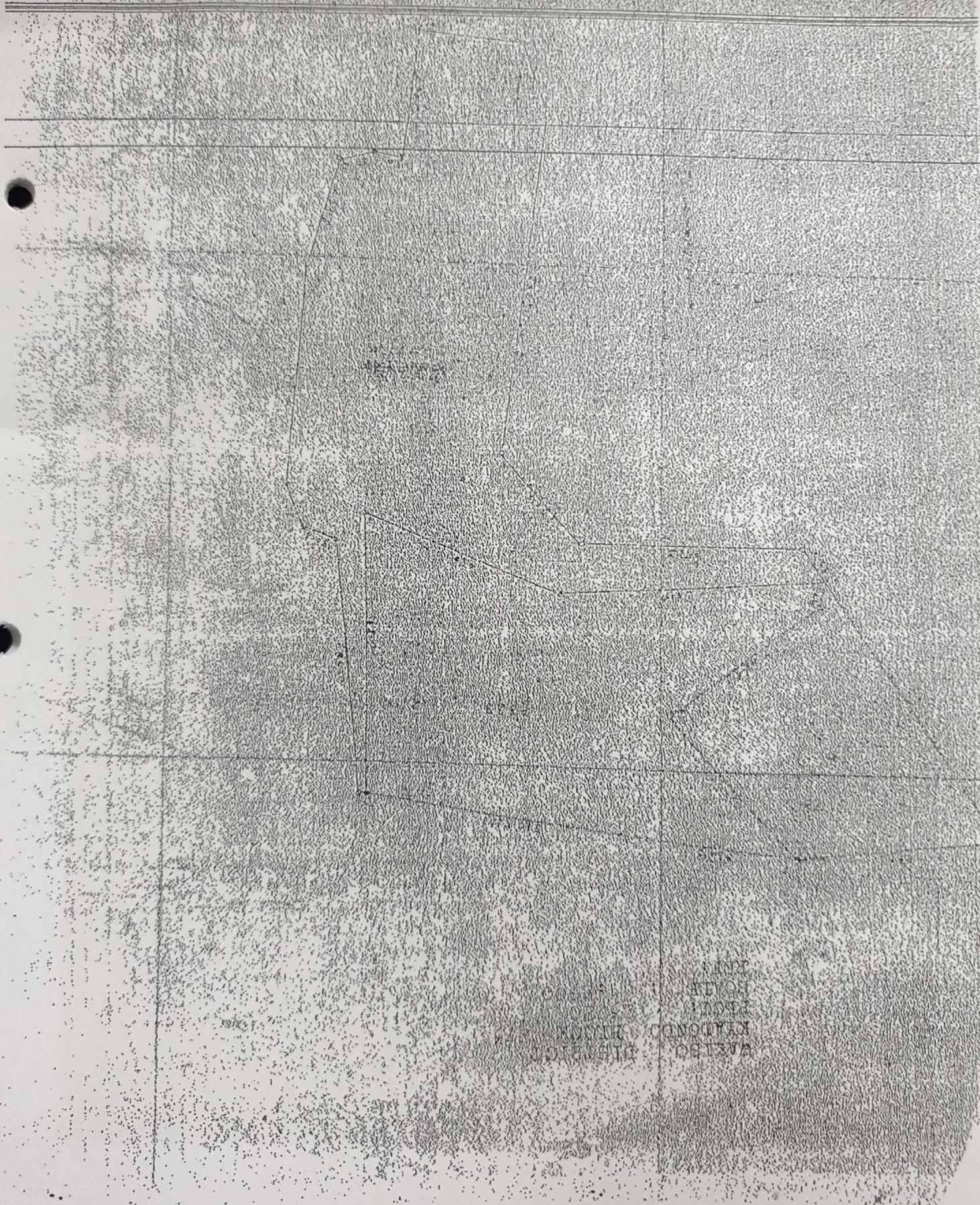
Plot 190, Busiro, Block 274, Wakiso



*[Signature]*  
KARON KULOBA  
STAFF CARTOGRAPHER  
12/AUG/2020



*[Signature]*  
STEPHEN NDEGEYA  
FOR: COMMISSIONER SURVEYS AND MAPPING  
12/AUG/2020

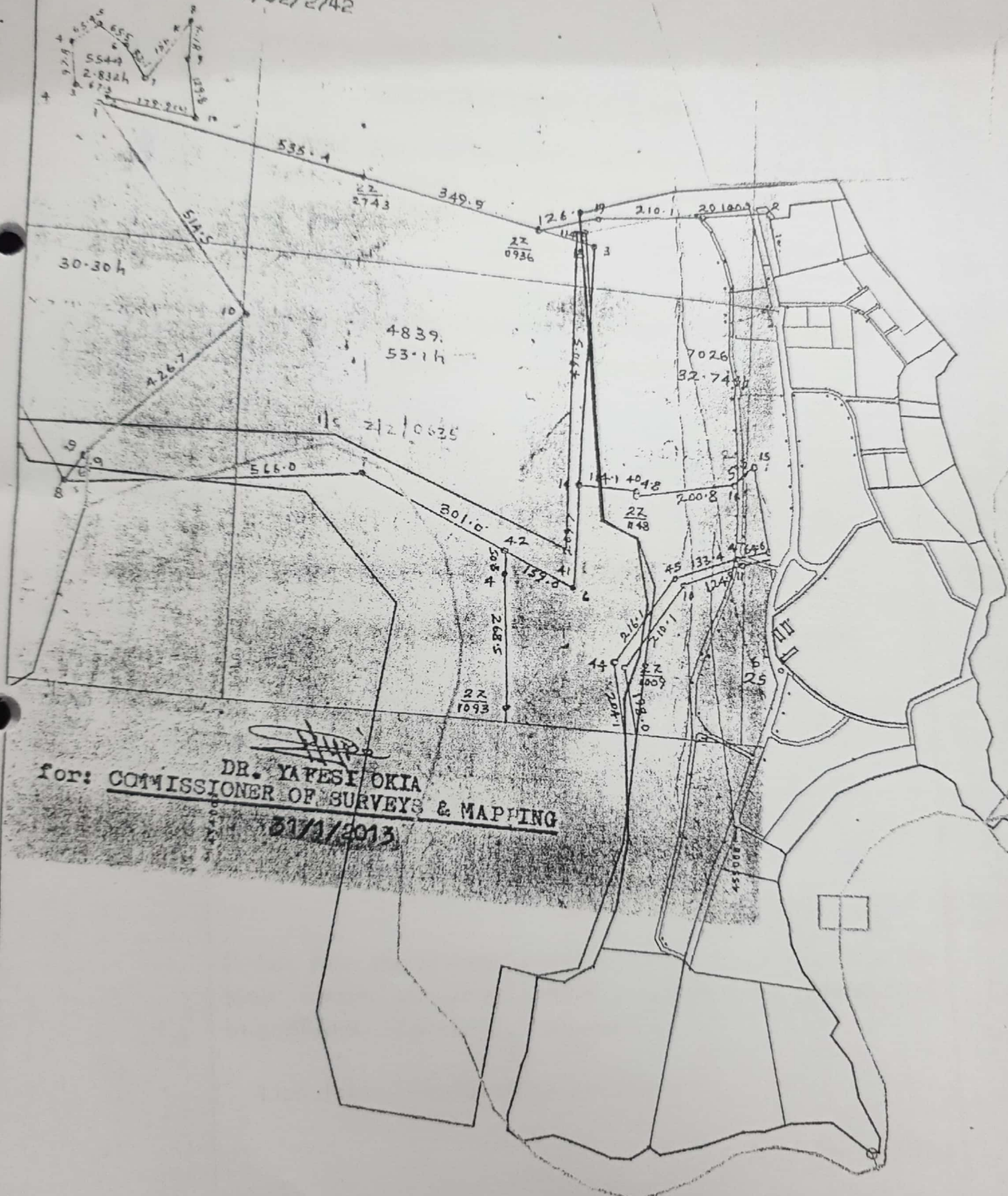


AKRISO  
KILBOND  
INDIA  
© 2000  
OFFICE  
INDIA  
AKRISO





PLATE 4839  
SHEET: 71/3/2  
SCALE: 1:10,000  
I/S: 2/2/0635  
REF: BLB/02/2742



*[Signature]*  
for: DR. YAFESI OKIA  
COMMISSIONER OF SURVEYS & MAPPING  
21/1/2013



41000000407740



WDLD/2019

THE REPUBLIC OF UGANDA

REGISTRATION OF TITLES ACT

# Certificate of Title

FREEHOLD REGISTER, VOLUME WAK6104 FOLIO 25

## DESCRIPTION OF LAND

*ALL THIS* piece of land delineated and edged red on the plan hereto annexed containing the following area or thereabouts and situate as follows:

Area	County	District
97.7600 hectares	Kyadondo	Wakiso

and known as: **Block(Road) 273 Plot 23720 at KIGGO**  
(Subject to conditions herein)

## OWNERSHIP

**KIHAM ENTERPRISES (U) LTD. OF P.O. BOX 8303  
KAMPALA.**

Signature of Registrar

Is /are now the proprietors of an estate in fee simple in the land above described subject to the conditions and incumbrances herein after set out.

Dated this 21st day of November 2019

*Registrar of Titles*

Registry Copy

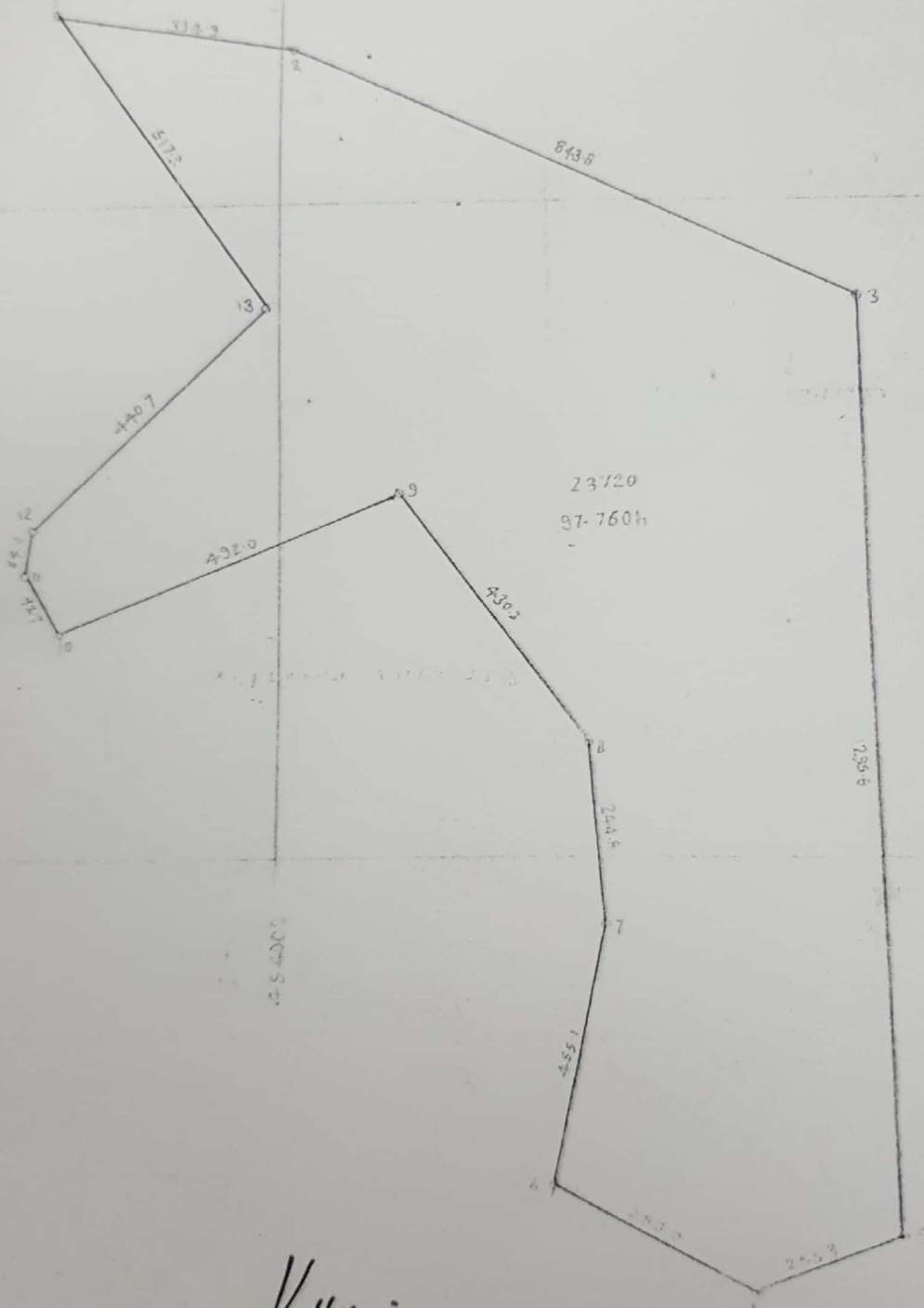
Volume WAK6104 Folio 25

WAK00470013

CONDITIONS

Date, time and Inst. No.	Conditions	Signature of Registrar
<p>REGD. 21/11/2019 AT. 3:08 PM INST WAK-00248307</p>	<p>a) User to be restricted to Residential/Commercial b) Compensation to Tenants to be done if any on the land will be done by the Applicant c) Land will be developed in accordance with the planning regulations on the area</p>	<p><i>[Handwritten Signature]</i></p>

31/2 01/3/9762



*Kallosy*  
JASPER KAROOZA

ate  
 RETA' DISTRICT LAND OFFICE  
 K COPY

WAKISO DISTRICT COUNCIL  
 P.O. Box 7218, Kampala  
 CENTENARY BANK  
 WAKISO BRANCH

Date 14/11 20 19  
 CREDIT : Wakiso District Revenue Collection A/c  
 ACCOUNT NO. 3410500054

Payer's Name KIHAM  
 ENTERPRISES (U) LTD  
 Land fee FREE HOLD  
 Plot No.

NOTES / COINS	Shs.	Cts
50,000/=	50,000	
20,000/=		
10,000/=		
5,000/=		
2,000/=	2,000	
1,000/=		
500/=		
200/=		
100/=	300	
50/=		
20/=		
10/=		
Bank Charges	2000/=	
<b>TOTAL</b>	<b>52,300</b>	

Amount in words FIFTY TWO  
 THOUSAND THREE  
 HUNDRED SHILLINGS  
 Paid in by COLLINS  
 (Depositor's Name in Full)

Triplicate No.  
 TO BE RETAINED BY THE DISTRICT LAND OFFICE  
 NK COPY

WAKISO DISTRICT COUNCIL  
 P.O. Box 7218, Kampala  
 CENTENARY BANK  
 WAKISO BRANCH

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 CENTENARY BANK  
 WAKISO BRANCH

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500/=		
200/=		
100/=	300	
50/=		
20/=		
10/=		
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UGANDA

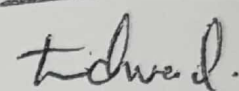
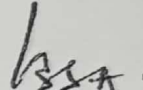
REGISTRATION OF TITLES ACT



Certificate  
of  
Title

**Freehold Tenure**

Several persons whose names and addresses and descriptions are subscribed, are desirous of being formed into a company in pursuance of this Memorandum of Association and we respectively agree to guarantee the amounts listed against our respective names.

NAME, OCCUPATION & POSTAL ADDRESS OF SUBSCRIBERS.	AMOUNT SUBSCRIBED BY EACH SUBSCRIBER	SIGNATURE OF SUBSCRIBERS
NAKIBINGE EDWARD C/o P.O 8303, KAMPALA	50	
SEGAWA ISA C/o P.O 8303, KAMPALA	50	

DATED at Kampala this 25<sup>th</sup> day of 07 2013

WITNESS to the above Signatures:

Signature : \_\_\_\_\_  
 Name in full : \_\_\_\_\_  
 Occupation : \_\_\_\_\_  
 Full address : \_\_\_\_\_

Mukholi Julius Wamukota Esq  
 ADVOCATE  
 P. O. Box 8303, Kampala  
 E-mail: mjmukholi@yahoo.com





FILED THE 25 DAY OF 7 2013  
FEES PAID 2000 RECEIPT NO. 2400-1765-117

Company Form No. 7

7 25/7/13

CERTIFIED TRUE COPY

GOVERNMENT OF UGANDA

REGISTRAR OF COMPANIES  
KAMPALA

REGISTRAR OF COMPANIES  
KAMPALA

THE COMPANIES ACT, CAP 110

PARTICULARS OF DIRECTORS AND SECRETARIES

(Pursuant to section 201 (5) )

Name of Company ..... Limited

Presented by: .....  
Kampala

Wak 90070013



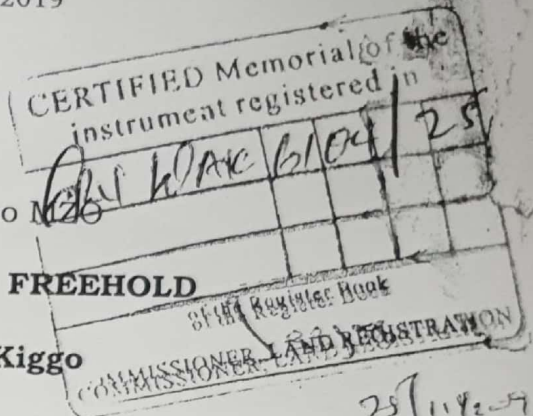
# WAKISO DISTRICT LOCAL GOVERNMENT

Office of the Chief Administrative Officer  
P.O. Box 7218, Kampala Uganda, Tel: +256 392 723334  
Email: wakisdic@yahoo.co.uk / Website: www.wakiso.go.ug



In any correspondence please quote  
File No.  
The Registrar of Titles  
Ministry Zonal Office, Wakiso  
P. O. Box 7096, Kampala

Date: 30th October, 2019



THRU: The Principal Land Management Officer, Wakiso

## RE: CONVERSION FROM CUSTOMARY TENURE TO FREEHOLD

(Under 5.9 (1) (b) of the Land Act Cap. 227)

Block 273. (Approximately 97.760ha) Lunya - Kiggo

Reference is made to an application for conversion from customary tenure to freehold in respect of land above comprised.

I am pleased to inform you that Wakiso District Land Board under **Min. No. 85: (05) (a) /02/WDL/2019 of 5th February, 2019** approved the conversion of the above land to freehold in favour of Kiham Enterprises (U) Limited of P. O. Box 8303, Kampala subject to the following conditions:

- \* The land is available and free from dispute
- \* User is restricted to Residential/ commercial purposes subject to Area Planning concerns.
- \* The plot shall not be sub-divided without the express consent of the Board.
- \* Compensation to any undisclosed adverse claimant shall be borne by the applicant/ grantee.

The purpose of this communications is to request you process the relevant certificate of title. Accompanying deed plans are attached. Please ensure that all requisite fees have been paid.

Gilbert Kasozi L.  
**SENIOR LAND MANAGEMENT OFFICER**  
c.c Applicant

Recd 21/11/19 3:08 PM

25/11/2019

Manuka confirmed



# WAKISO DISTRICT LOCAL GOVERNMENT

Office of the Chief Administrative Officer  
P.O. Box 7218, Kampala Uganda, Tel: +256 392 723334  
Email: wakisdloc@yahoo.co.uk / Website: www.wakiso.go.ug



In any correspondence please quote  
File No.

Date: 30th October, 2019

The Registrar of Titles  
Ministry Zonal Office, Wakiso  
P. O. Box 7096, Kampala

THRU: The Principal Land Management Officer, Wakiso MZO

**RE: CONVERSION FROM CUSTOMARY TENURE TO FREEHOLD**  
**(Under 5.9 (1) (b) of the Land Act Cap. 227)**  
**Block 273. (Approximately 97.760ha) Lunya - Kiggo**

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Gilbert Kasozi L.  
**SENIOR LAND MANAGEMENT OFFICER**  
c.c Applicant





THE LAND ACT, CAP 227  
THE LAND REGULATIONS, 2004  
Form 19

Land at: **Block 273**  
Village: Lunya  
Parish: Kigo  
Sub-County / Division: Ndejje  
County: Kyadondo  
Municipality: Makindye Ssabagabo  
District: *Wakiso*  
Approximate area: 97.760Ha

WAK00013-11-041

TO: Kiham Enterprises (U) Ltd.  
P. O. Box 8303, Kampala

**FREEHOLD OFFER**  
(In case of land held by a district land board)

1. The District Land Board is in receipt of your application dated 7th August, 2019 for a freehold.
2. Subject to the land being available and your obtaining any necessary approval or consent **required** by law, the board has approved a grant of freehold in respect of the above land on the following terms and conditions:-
  - a) User to be restricted to Residential Commercial Purposes
  - b) A premium of Shs NIL. will be payable
  - c) Compensation to any tenant / adverse claimant on the land shall be done by the applicant/your good self.
  - d) The plot shall not be sub divided without the express consent of the Board





**KAJJANSI TOWN COUNCIL AREA LAND COMMITTEE  
WAKISO DISTRICT**

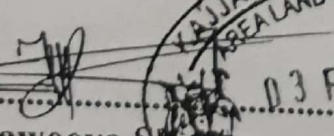
Our Ref:.....  
Your Ref: .....

3<sup>rd</sup> February, 2017

**RE: INSPECTION REPORT FOR CONVERSION FROM  
CUSTOMARY TENURE TO FREEHOLD TENURE/GRANT OF  
FREEHOLD TENURE OFFER FOR BUSIRO BLOCK 273 FOR  
KIHAM ENTERPRISES (U) LTD.**

Following the application forwarded to our office RF: NDC-ADM/2017/24 dated 13/1/2017 by applicant, the committee visited the land in reference above and observed the following.

1. The rightful owner of the kibanja is **KIHAM ENTERPRISES (U) LTD**
2. Kibanja /plot has clear boundaries which are installed and form 23 is fully signed by the neighbours who were even invited during our inspection exercise.
3. The owner has developments on the land which include; farming of different crops.
4. The land is quite accessible as of the drawn sketch on form 23, with no other rights of way.
5. With the above, the committee unanimously agreed that we recommend the above named person for a conversion from customary tenure to freehold.

  
.....  
**Kawooya Sitalam**  
Chairman  
Kajjansi Town Council  
Area Land Committee









**KAJJANSI TOWN COUNCIL AREA LAND COMMITTEE  
WAKISO DISTRICT**

Our Ref:.....  
Your Ref: .....

3<sup>rd</sup> February, 2017

**RE: INSPECTION REPORT FOR CONVERSION FROM  
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.....  
**Kawooya Shaban**  
**Chairman**  
**Kajjansi Town Council**  
**Area Land Committee**

THE REPUBLIC OF UGANDA

Regulation 28

THE LAND ACT, CAP 227

THE LAND REGULATIONS, 2004

Form 23

DEMARCATON FORM FOR CERTIFICATE OF CUSTOMARY OWNERSHIP  
(to be filled in triplicate)

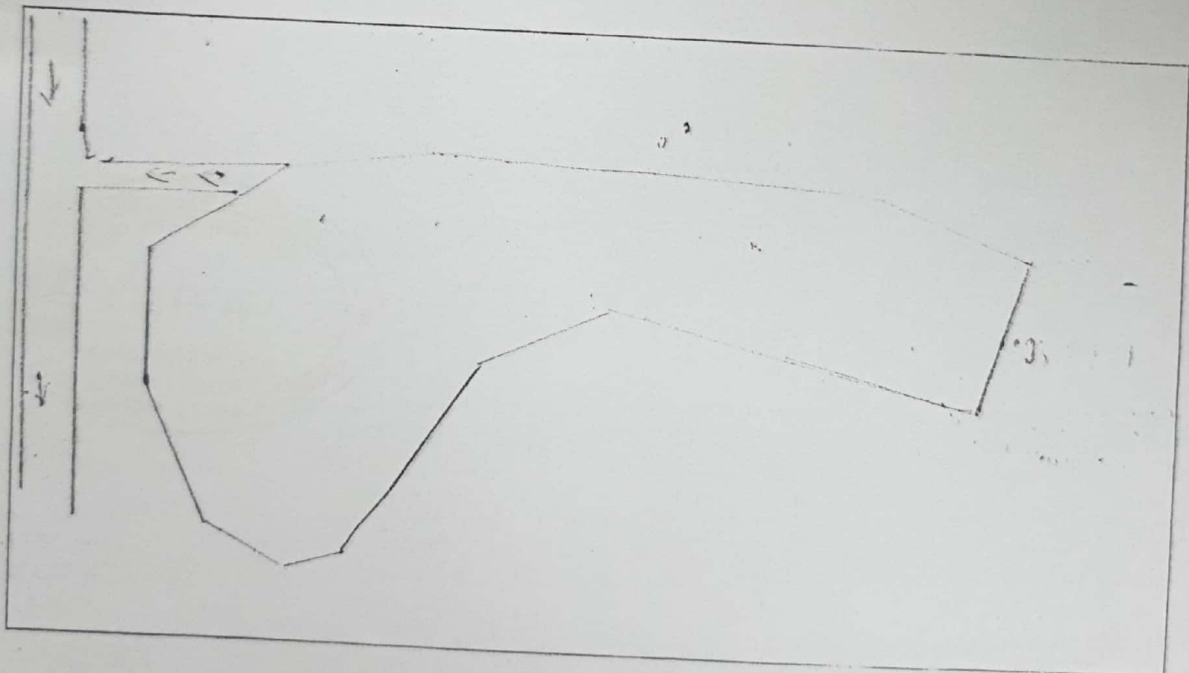
PIN

District	County/Municipal	Sub-county/ Division	Parish/ Ward	Village/ Zone	Parcel No.
KIAKISO	MAKINDYE SABARA	NDEJE	KIGGO	LUNYA	

Owner(s)

KIHAM ENTERPRISE  
U.L.L.T.A.

Sketch (not drawn to scale)



Description of rights of way or other easements (if any):-

.....  
.....  
.....

I hereby certify that the boundaries demarcated and shown on the sketch overlaid are true to the best of our knowledge.

- |                                  | Name                         | Signature          |
|----------------------------------|------------------------------|--------------------|
| 1. owner(s)                      | (i) KIHAM ENTERPRISE (U) LTD | Edward             |
| 2. Owners of neighbouring land   | (i) KAMEMBA AUL              | Kamba              |
|                                  | (ii) Nintume Sam             | Nintume            |
|                                  | (iii)                        |                    |
|                                  | (iv)                         |                    |
| 3. Witnesses                     | (i) Cabeng Damalie           | Cabeng             |
|                                  | (ii) Kabange M. Leonard      | Kabange            |
|                                  | (iii) Lawooya Shaban         | <del>Lawooya</del> |
|                                  | (iv)                         |                    |
|                                  | (v)                          |                    |
| 4. Member of area land committee | (i)                          |                    |
|                                  | (ii)                         |                    |
|                                  | (iii)                        |                    |
|                                  | (iv)                         |                    |
|                                  | (v)                          |                    |



designated certify that the boundaries demarcated and shown on the sketch overlaid on the map are true to the best of our knowledge.

- |                                  | Name                         | Signature          |
|----------------------------------|------------------------------|--------------------|
| 1. Proprietor owner(s)           | (i) KIHAM ENTERPRISE (U) LTD | Edward             |
| 2. Owners of neighbouring land   | (i) KAMILIYIHA PAUL          | Kamiliyiha Paul    |
|                                  | (ii) DANTUMU SAMA            | Dantumumu Sama     |
|                                  | (iii)                        |                    |
|                                  | (iv)                         |                    |
| 3. Witnesses                     | (i) Kabenge Damalie          | Kabenge Damalie    |
|                                  | (ii) Kabenge M. Leonard      | Kabenge M. Leonard |
|                                  | (iii) Lawooya Shaban         | Lawooya Shaban     |
|                                  | (iv)                         |                    |
|                                  | (v)                          |                    |
| 4. Member of area land committee | (i)                          |                    |
|                                  | (ii)                         |                    |
|                                  | (iii)                        |                    |
|                                  | (iv)                         |                    |
|                                  | (v)                          |                    |



THE REPUBLIC OF UGANDA

THE LAND ACT, CAP 227

THE LAND REGULATIONS, 2004

Form 23

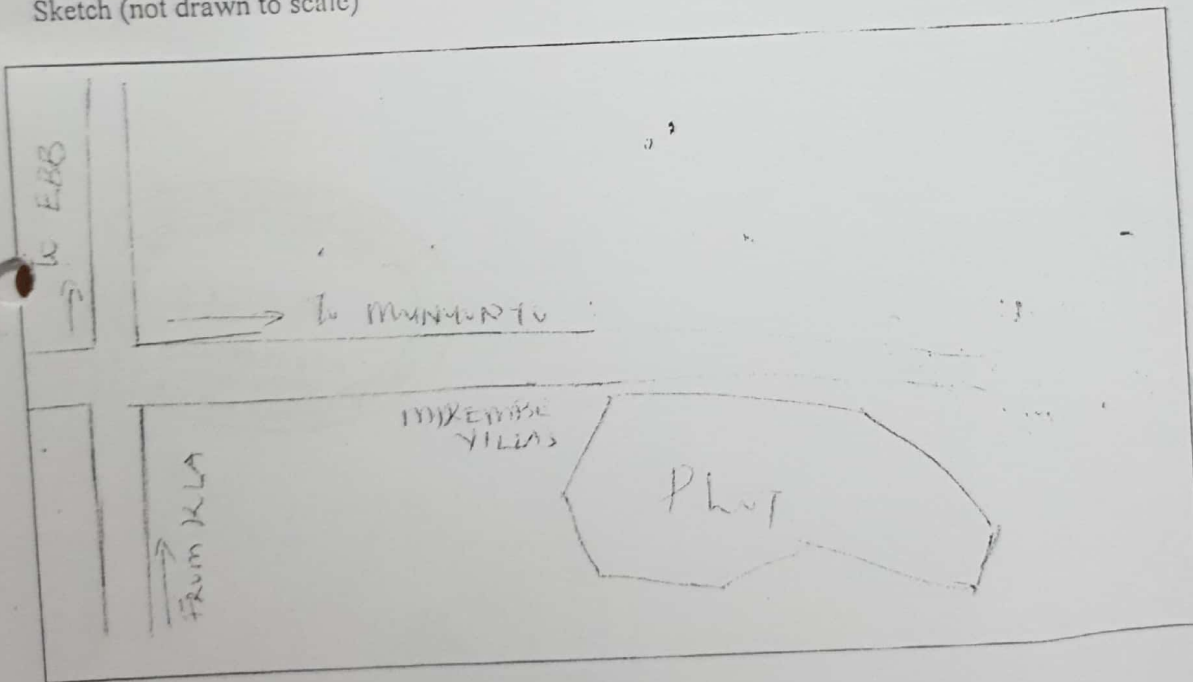
DEMARCATION FORM FOR CERTIFICATE OF CUSTOMARY OWNERSHIP  
(to be filled in triplicate)

PIN	District	County/Municipal	Sub-county/ Division	Parish/ Ward	Village/ Zone	Parcel No.
	KAKISO	NANDYE-SABAGABO	NDEZTE	KIGWO	KUNYA	

Owner(s)

KIHAN ENTERPRISES  
(U) LIMITED

Sketch (not drawn to scale)



Description of rights of way or other easements (if any):-

.....

.....

.....

.....

I hereby certify that the boundaries demarcated and shown on the sketch overlaid are true to the best of our knowledge

Owner(s)	Name	Signature
Owners of neighbouring land	(i) KIHAM ENTERPRISES (U) LTD.	[Signature]
	(ii) KAMEMBA PAUL	[Signature]
	(iii) NANTYME SAM	[Signature]
	(iv)	

Witnesses	Name	Signature
	(i) Kabenge Demalie	[Signature]
	(ii) Kabenge M. Leonard	[Signature]
	(iii) Kawooya Shaban	[Signature]
	(iv)	
	(v)	

Member of area land committee	Name	Signature
(i)		
(ii)		
(iii)		
(iv)		
(v)		





The Republic of Uganda

Regulation 17

THE LAND ACT, CAP 227

THE LAND REGULATIONS, 2004

Form 9

NOTICE OF HEARING OF APPLICATION FOR A CERTIFICATE OF CUSTOMARY OWNERSHIP

PUBLIC NOTICE

To: Chair person L.C.I

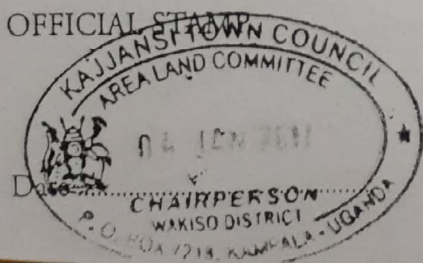
..... area land committee has received an application to the board for a certificate of customary tenure, in respect of a piece of land located at ..... of approximately (area/size) ..... (ha)

By section 6(2) of the Land Act, power is given to the area land committee to notify any persons claiming any interest in the land that is the subject of the application or adjacent land which may be affected by the application;

Notice is hereby given to you in pursuance of s.6(2) of the Act to attend a meeting so that you put forward your claims.

Venue Site Subject to application  
Date 19<sup>th</sup>/02/2017  
Time 10:00am

Kawooya Shaban  
Name and signature of chairperson,  
area land committee







The Republic of Uganda

Regulation 17

THE LAND ACT, CAP 227

THE LAND REGULATIONS, 2004

Form 9

NOTICE OF HEARING OF APPLICATION FOR A CERTIFICATE OF CUSTOMARY OWNERSHIP

PUBLIC NOTICE

to: Chairperson Lc1

Kajjansi T.C area land committee has received an application to the board for a certificate of customary tenure, in respect of a piece of land located at ... of approximately (area/size) ... (ha)

By section 6(2) of the Land Act, power is given to the area land committee to notify any persons claiming any interest in the land that is the subject of the application or adjacent land which may be affected by the application;

Notice is hereby given to you in pursuance of s.6(2) of the Act to attend a meeting so that you put forward your claims.

Venue: Site subject to application
Date: 19th/01/2017
Time: 10:00am

Kawooya Shaban
Name and signature of chairperson, area land committee





The Republic of Uganda

Regulation 17

THE LAND ACT, CAP 227

THE LAND REGULATIONS, 2004

Form 9

NOTICE OF HEARING OF APPLICATION FOR A CERTIFICATE OF CUSTOMARY OWNERSHIP

PUBLIC NOTICE

To: Chair person L.C.I  
.....  
.....

..... area land committee has received an application to the board for a certificate of customary tenure, in respect of a piece of land located at ..... of approximately (area/size) ..... (ha)

By section 6(2) of the Land Act, power is given to the area land committee to notify any persons claiming any interest in the land that is the subject of the application or adjacent land which may be affected by the application;

Notice is hereby given to you in pursuance of s.6(2) of the Act to attend a meeting so that you put forward your claims.

Venue Site Subject to application  
Date 19<sup>th</sup> / 01 / 2017  
Time 10:00am.

Kawooyi Shaban  
Name and signature of chairperson,  
area land committee

OFFICIAL STAMP





THE LAND ACT, CAP 227  
THE LAND REGULATIONS, 2004.

Form 4

APPLICATION FOR CONVERSION FROM  
CUSTOMARY TENURE TO FREEHOLD TENURE/GRANT OF FREEHOLD\*

PART I: (To be filled by applicant in triplicate)

1.	Full Name (Surname first)	Sex (M/F)	Age	Nationality	Marital Status
(i)	.....	.....	.....	.....	.....
(ii)	KIHAM ENTERPRISES	/	/	UGANDAN	/
(iii)	(U) LIMITED	/	/	/	/
(iv)	/	/	/	/	/
(v)	/	/	/	/	/

(Add as necessary)

2. Address..... # 8303, KAMPALA UGANDA

3. Location of land the subject of application:  
 Village/Ward..... LUNYA  
 Parish/Zone..... KIAGO  
 Sub-county/Town..... NDEJJE  
 County/Division..... MAKINYE - SSABAGARO  
 District..... WAKISO

4. PIN, (where applicable) ..... BLOCK 273 Plot 2372

5. Approximate area (ha) .....

6. a) Is the land occupied? ..... YES/NO

b) If occupied, by whom? ..... APPLICANT

c) Claims of occupiers ..... CUSTOMERY OWNER

d) State current use of the land (e.g. farming, housing and dwelling house) .....

e) State intended use of the land ..... FARMING COMMERCIAL

7. Names of owners of adjacent land  
 .....  
 .....  
 .....  
 (Add as necessary)

8. a)  We wish to hold the land as individual(s)  
 b) We wish to hold the land as a family  
 c) We wish to hold the land as a community  
 If c) state shares (fractions or percentages)

\*(Delete whichever is inapplicable)

Name and signature/Thumb print of applicant (s)

(i) KHAM ENTERPRISES (U) LIMITED

Edward

(ii) .....

(iii) .....

(iv) .....

Date: 1st Jan 2017

PART II: (for official use only)

A: Remarks and recommendations of area land committee (attach report)

See copy of inspection report with relevant copies of the customary tenure. We recommend a customary tenure conversion to free hold and accordingly for your further action.

Names and signatures of members of area land committee

(i) Kabenge Damalie

(ii) Kabenge M. Leonard

(iii) \* Lawooya Shaban

(iv) .....

[Signatures]

B: Decision of district land board

The application is approved/rejected/deferred\*

The application is approved upon the following terms and conditions .....

The application is not approved for the following reasons .....

Minute number .....

Name and signature, Chairperson Dr. Kwangwere Dlungu

District land board

Name and signature, Secretary Mwasanyu Stephen

District land board

Official seal

Date .....

\* The board shall send a copy of this form to the office of titles for issuance of a certificate in accordance with section 13 (6) of the Act.

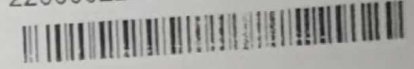
NOTICE DT-2074

Notice Date : 14/11/2019

Taxpayer TIN

Payment Registration Number

2200002263476



LTD

SION, KAMPALA CENTRAL DIVI,

Payment Registration Details

LANDS -> MISCELLANEOUS

50,000.00	Base Value (in UGX) :	
0	Identity Proof Type :	NA
NA	Identity Proof Number:	NA
ERIMDF1030487	Reference Date :	NA



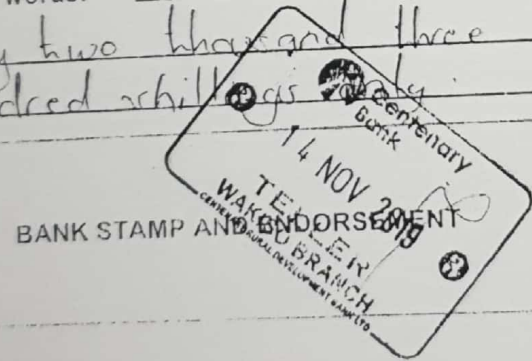
CASH ONLY

	Amount (UGX)

Currency	Amount
50,000/=	50,000
20,000/=	
10,000/=	
5,000/=	
2,000/=	2,000
1,000/=	
500/=	
200/=	
100/=	30
50/=	
20/=	
10/=	
5/=	
<b>Total</b>	<b>52300</b>

Amount in words:

Fifty two thousand three hundred shillings



Paid in by \_\_\_\_\_  
Signature \_\_\_\_\_

Contact Number \_\_\_\_\_  
SEARCH CODE S200JMPGKZIV

This notice has been issued for and on behalf of the Commissioner / Commissioner General  
After payment to the bank, you can check the status either at nearest tax office or URA web portal on u  
are advised to use search code given at the bottom of your payment registration slip to track the status  
registration shall remain valid till 05/12/2019. After the expiry of this payment registration, you will not  
the same for effecting your payment at bank. You will be required to register your payment again. If

11/11/2019