

Land Form 23A

TANZANIA

THE LAND ACT 1999

(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)


Date of Issue:

Title Number: 101983

Land Office Number: 271561

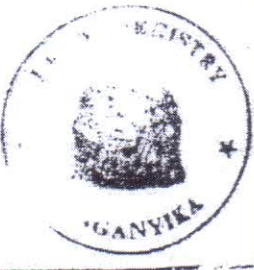
Land: PLOT NO. 64 IBEZI INDUSTRIAL DAR ES SALAAM CITY.

Term: NINETY NINE YEARS.

Certificate is a copy of the Original
Sign:  Date: 29/01/2021
VICTOR RWANUGILA
Advocate, Notary Public & Commissioner
for Oaths

TITLE NO. 101883
 REGISTERED ON 11-5-07
 AT 9:00 Am

Mohamed
 Senior Land Registrar of Title



TANZANIA STAMP DUTY ACT
 Stamp Land Form No. 22/001= Paid
 on original Receipt No. 27457946
 of 23-1-06

Mohamed
 Stamp Duty Officer

TANZANIA STAMP DUTY ACT
 Stamp Duty No. 489301= Paid
 on original Receipt No. 27457946
 of 23-1-06

Mohamed
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
 THE LAND ACT, 1999
 (NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 101883
 L.O. No. 271361.
 L.D. NO. 89721.

The *4th* day of *May*, Two thousand and Seven.

THIS IS TO CERTIFY that KERAI CONSTRUCTION LIMITED a limited liability Company incorporated under the Companies Ordinance (Cap.212) of P.O. Box 2193, ARUSHA (hereinafter called "the Occupiers") 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 October, Two thousand and six 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, 2007, shall thereafter pay rent of shillings Nine hundred seventy seven thousand seven hundred (Tshs.977,700/=) 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 Occupiers 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.

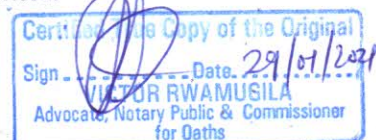
Certified True Copy of the Original
 Sign *[Signature]* Date 29/01/2021
 VICTOR RWAMUGILA
 Advocate, Notary Public & Commissioner

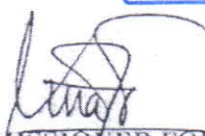
- (iii) Building to be in permanent materials.
 - (iv) Submit building plans to the **Kinondoni Municipal Council** within six months from the date of the commencement of the Right.
 - (v) Building construction to begin within six months after approval of plans.
 - (vi) Building to be completes the building within thirty six (36) months from the date of the commencement of the Right.
3. **USER:** The land shall be used for **Industrial** purposes only. Use Group 'O' as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
 4. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the 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 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. 64 situated at **Mbezi Industrial** in **Dar es Salaam City** containing **One decimal point seven four six (1.746) Ha** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **18636** 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.

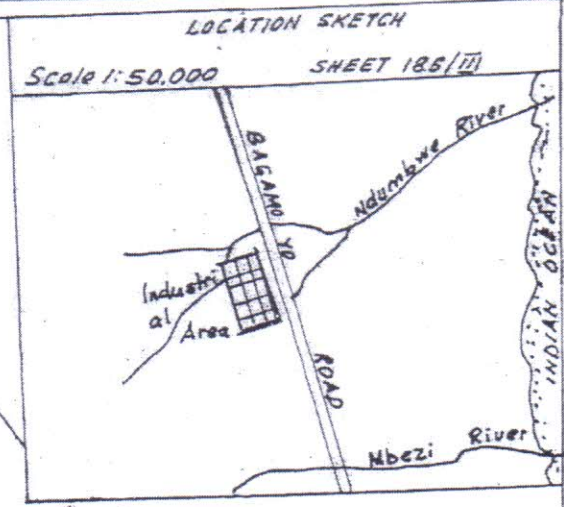



COMMISSIONER FOR LANDS

DAR-ES-SALAAM CITY



LOCATION MBEZI INDUSTRIAL
 BLOCK —
 PLOT No. 64
 L.O. No. 271361
 AREA 1.746 Ha. Sq. Ft. 50M



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

This plan prepared in accordance with Registered plan No. 18636
 is approved for purposes of the Land Registration Act.
 Director of Surveys and Mapping *[Signature]* Date 17-3-2007
 Ministry of Lands, Housing and Urban Development, Dar es Salaam

Certified True Copy of the Original
 Sign *[Signature]* Date 29/01/2021
 ADVOCATE, NOTARY PUBLIC & COMMISSIONER
 FOR OATHS

The within named **KERAI CONSTRUCTION LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
KERAI CONSTRUCTION LIMITED and)
DELIVERED in the presence of us this 27th)
day of March 2007)

Signature: X )

Postal Address: P.O. Box 2193)

ARVISH)

Qualification: Director)

Signature: X )

Postal Address: P.O. Box 2193)

ARSHITA)

Qualification: DIRECTOR)


Certified Copy of the Original
Sign: _____ Date: 29/01/2007
W. R. RWAMUGILA
Advocate, Notary Public & Commissioner
for Getha