

82201
09.02.09
1-08 PM



Land Form No. 22
100/= 1/30655623
01.11.07

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs 6490/= 1/30655623
01.11.07

FOR PURPOSE OF
TIC REGISTRATION
ONLY

Copy of the Original
Date: 24/1/09
MURRAY KABOJORA
Notary Public & Commissioner for Oaths

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No: 82201
L.O. No. 281535
KMC/LD/48346

The 6th day of Febr. Two thousand and eight.

THIS IS TO CERTIFY that **EDITH SERAFINI LUCINA OF P.O. Box 5635 DAR ES SALAAM** (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** years from the **first day October Two thousand and seven** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made hereunder and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2008 shall thereafter pay rent of shillings **one hundred twenty seven thousand four hundred twenty two (Tshs. 127,422/=) 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.

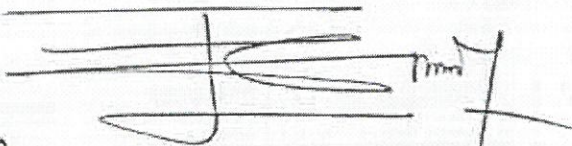
- (iii) Maintain on the land buildings (hereinafter called "the building's) in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the Kinondoni Municipal Council (hereinafter called "the Authority").
 - (iv) At 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"
 - (v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved by the Authority;
 - (vi) 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 existing buildings erected thereon shall be used for **Industrial use** only. Use Group 'M' use class (b) as defined in the Town and Country Planning (use classes) Regulations, 1960 as amended in 1993.
 4. The Occupier(s) shall not assign the right within three years of the date hereof 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 and in public interest.

FOR PURPOSE OF
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SCHEDULE

ALL that Land known as **Plot No. 85 situated at Wazo Industrial Area in Kinondoni Municipality** containing **seven thousand seventy nine (7079) square metres** shown for identification only **edged red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **43657** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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

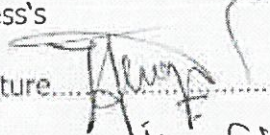

ASS T. COMMISSIONER FOR LANDS

I, the within named **EDITH SERAFINI LUCINA** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and **DELIVERED** by the said **EDITH SERAFINI LUCINA** who is known to me personally/identified to me by
.....
the latter being known to me personally in my presence this 25th day OCTOBER 2008.)

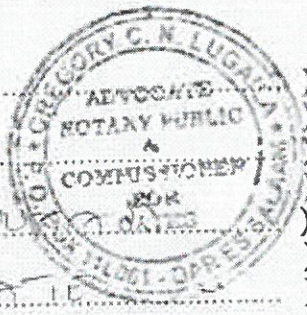
) x *John*

Witness's

Signature: 

Postal Address: Dar es Salaam

Qualification: Advocate



FOR PURPOSE OF
TIC REGISTRATION
ONLY

LAND REGISTRY DAR - ES - SALAAM

TRANSFER

Filed Document No. 124907

Date of Registration 2-11-2009 time 9:10 Am

To HASSAN ALLY AHMED
of P.O. Box 106227 Dar es
Salaam. (Cons. Tshs. 60,000,000/-)

[Signature]

Senior Asst. Registrar of Titles

FOR PURPOSE OF
TIC REGISTRATION
ONLY.

LAND REGISTRY DAR - ES - SALAAM

TRANSFER OF R/O

Filed Document No. 168362

Date of Registration 21/4/2015 time 1:00 P.m

To FALLON ANIMAL FEEDS LIM
ITED OF BOX 106227 DSM.

(Cons of Tshs 70,000,000/-) *[Signature]*

Senior Asst. Registrar of Titles

Certified True Copy of the Original
Signed by *[Signature]* Date: 24/11/2015
Charles Geoffrey Kabore, Notary
Public & Commissioner for Oaths

Land Rent Assessment

ASSESSMENT DATE: 26-Aug-2019

ID 228201 **NUMBER** 85
AREA 7079 SQM **LOT TYPE** Plot

LAND RENT USE Light Industries

REGION DAR ES SALAAM **DISTRICT** KINONDONI MUNICIPAL COUNCIL

LOCATION Tegeta Wazo Industrial **BLOCK**

OWNER: FALCON ANIMAL FEEDS LIMITED

ADDRESS: 106227 DAR ES SALAAM

BILL CONTROL NUMBER: 991172230487

SP CODE: SP117

Last Pay Date	Balance	Interest	Total
11-Jul-2018	-30.18	0.00	-30.18
Year	Rent	Interest	Total
2019/2020	346,871.00	0.00	346,871.00
Total	346,840.82	0.00	346,850.00

Issued By: Elizabeth Amos Silla

JINSI YA KULIPIA

A. Unaweza kulipia kwenye tawi lolote la NMB/CRDB/NBC nchini, namba ya malipo (Reference) **991172230487**

Q B. Unaweza kulipia kwa mitandao M-Pesa, TigoPesa, Airtel Money, HaloPesa, EzyPesa na T-Pesa.
Namba ya kampuni **001001**, namba ya malipo (Reference) **991172230487**

