

JAMHURI YA MUUNGANO WA TANZANIA
WIZARA YA ARDHI, NYUMBA NA MAENDELEO YA MAKAZI

Anwani ya Simu "ARDHI
Simu: 022 2121241- 9
Makao Makuu)



Ofisi ya Msajili wa Hati
Kanda ya Ziwa
S.L.P 1101
Mwanza

Simu 028 2502012 (Mwanza)

Unapojibu tafadhali taja:
Kumb. Na. LR/MZ/T/ 62025/3

Tarehe: 10/3/2017

Ndugu: SUMARI COZI COMPANY
LIMITED BOX 6111
Mwanza

Yah: SHERIA YA USAJILI WA ARDHI (SURA 334)
HATI NA. 62025 LR MWANZA L.O. NA. 541683
KIWANJA NA. 68 KITALU 13 USAGARA
MUUNGANO - DISTRICT

Hapa nafungasha hati yako ya kumiliki ardhi iliyotajwa hapo juu. Tafadhali saina fomu Na. L.R. 53 iliyoambatanishwa na hati yako, pia unaombwa usibadilishe chochote kile au kuifanyia lamination bila ridhaa ya ofisi ya Msajili wa Hati.

Wako ndugu, Mtumishi mtiifu,

Kny: MSAJILI WA HATI MSAIDIZI MKUU
KANDA YA ZIWA - MWANZA

Date of Issue: 10-3-2017

Title Number: 62025 LR Mwanza

Land Office Number: 541683

Land: PLOT NO. 68 BLOCK '13' USAGARA - MUMUNGI DISTRICT

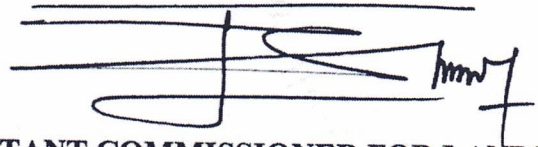
TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs. 1004 85/1132/1 and
on original Receipt No. 13325833
of 24-11-2016 14086581
9.3.2017. *M. M. M. M.*
Stamp Duty Officer

- (iii) Building shall be in permanent materials.
 - (iv) Building plans to be submitted to the **Misungwi District Council** within six months from the commencement of the Right.
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Building to be completed within thirty six months from the day of commencement of the Right.
 - (vii) Make and maintain on the land throughout the term adequate arrangements for the water supply, drainage and disposal of made refuse and affluent to the satisfaction of the authority.
 - (viii) Make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose.
 - (ix) Provide and maintain on the land such ablution facilities and maintain such hygienic measures as may be required by the medical or health officers of the authority.
 - (x) Fence the land with good quality fencing, car-parking space shall be proved as required by the Authority. Loading and unloading facilities shall be provided with boundaries of land.
3. **USER:** The land and the building to be erected thereon shall be used for **Service Industrial** purposes only. Use Group 'M' use classes (a),(b) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as **amended in 1993.**
 4. The Occupier 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.

SCHEDULE

ALL that Land known as Plot No. 68 Block 'S' situated at Usagara in Misungwi District containing One Decimal Point Zero Seven (1.07) Ha shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 85566 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.



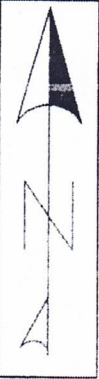
ASSISTANT COMMISSIONER FOR LANDS

We, the within named **STUMARCOT COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
STUMARCOT COMPANY LIMITED)
and **DELIVERED** in presence of us)
thisday of..... 2016)
Name: STUART - E. KUMARO)
Signature: [Signature])
Postal Address: 6141 MZA)
Qualification: DIRECTOR)

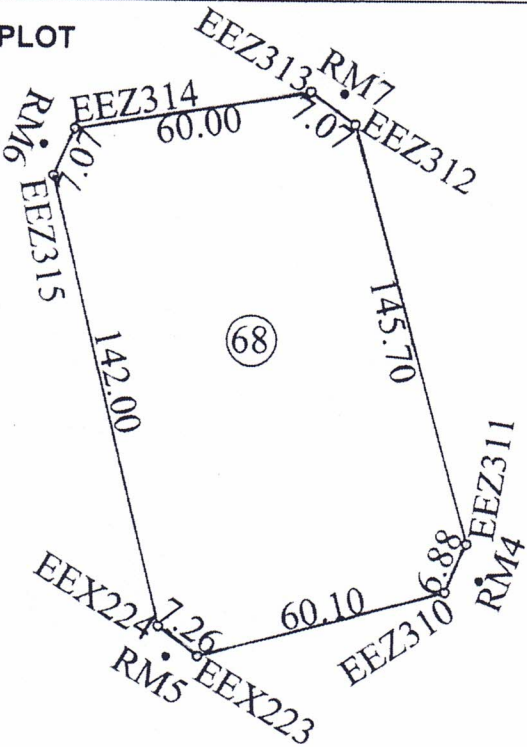
Name: MARIAM STUART)
Signature: [Signature])
Postal Address: 6141 MZA)
Qualification: DIRECTOR)

MISUNGWI DISTRICT

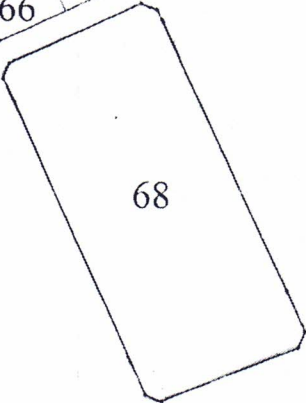


INSET SHOWING DETAILS OF THE PLOT

LOCATION: USAGARA.....
BLOCK NO: S.....
PLOT NO: 68.....
L.O.NO: 541683.....
AREA: 1.07.....Ha



52	53
54	55
56	57
58	59
60	61
62	63
64	65
66	67



This plan prepared in accordance with Registered Plan No.....85566 is approved for the purpose of the Land Registration Ordinance.

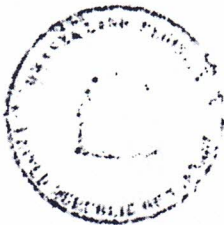
For Director of Surveys and Mapping.

Date 24/11/2016

Ministry of Lands and Human Settlements
Development Dar es Salaam.

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

TITLE No. 62025
REGISTERED ON
10-3-2017
1.00 p.m.
M. Mwanza
Asst. Registrar of Titles



Land Form No. 22

TANZANIA STAMP DUTY ACT
Stamp Duty Shs. 50125/- + 11365/-
and Revenue Receipt No. 1332-0833
of 24.11.2016 issued 1408658/
9.3.2017
M. Mwanza
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 62025 L.R. Mwanza
L.O. No. 541683
LD. No. MSG/4816

The 18th day of January Two Thousand and Sixteen

THIS IS TO CERTIFY that STUMARCOT COMPANY LIMITED is a Limited Liability Company Incorporated under the Companies Ordinance (Cap 212) of P.O. Box 6141, 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 years from the first day of October, Two Thousand and Sixteen 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 thereof or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2017; shall thereafter pay rent of shillings **One Million One Hundred Twenty Three Thousand Five Hundred (Tsh. 1,123,500/=)** 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.