

THE UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 1310



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 21 Dec, 2020

ENGAM ENTERPRISES COMPANY (T) LIMITED a limited incorporated under Company
Act 2002

P.O Box 438

KAHAMA

Sir/Gentlemen/Madam,

RE: TITLE NO: 1310 LAND OFFICE NO: 1004696

PLOT NO. 919 BLOCK A AT ZONGOMELA

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above
please.

REGISTRAR OF TITLES

Copy to: Commissioner for Lands

Your LD File No: LD/KTC/14436 refers

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)



Date of Issue:


Title Number: 1310 SH 7

Land Office Number: 1004696

Land: PLOT NO. 919, BLOCK "A" ZONGOLELA KAHAMA TOWNSHIP

Term: TWENTY YEARS


TITLE No: 1310 SHY
18-12-2020
 REGISTERED ON:
 AT: 1-009 :


 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty: 100/- Paid
 On Original No. 920337020912144
 of: 02-12-2020

 Officer

Land Form No. 22.

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
 (NO. 4 OF 1999)
 CERTIFICATE OF OCCUPANCY
 (Under Section 29)

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 12,275/- Paid
 Receipt No. 920337020912144
 of: 02-12-2020

 Stamp Duty Officer

Title No. 1310 SHY
 L.O. NO. 1004696.
 L.D. NO. LD/KTC.14436.

The 18th day of December 20 20

THIS IS TO CERTIFY that ENGAM ENTERPRISES COMPANY (T) LIMITED a limited incorporated under Companies Act 2002 of P.O. Box 438 Kahama, (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 October, Two Thousand and Twenty 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 there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2021 shall thereafter pay rent of shillings Two Hundred Forty Five Thousand and Seven hundred (Tsh.245,700) 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. *Stamp/CA*
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 (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the line (if any) decide by the **Kahama Town 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 Commissioner of Lands (hereinafter called "the Commissioner");
 - (v) 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 as here in before provided.
3. **USER:** The land and the buildings erected thereon shall be maintained and the same shall be used for **Industrial Service Trade**, purpose Only Use group '**M**' Use classes (**a**) as defined in the Urban Planning Act (Act.No.8 of 2007) Urban Planning Use Groups and Use Classes) Regulation GN. No. 91 2018.
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**.

KAHAMA TOWNSHIP



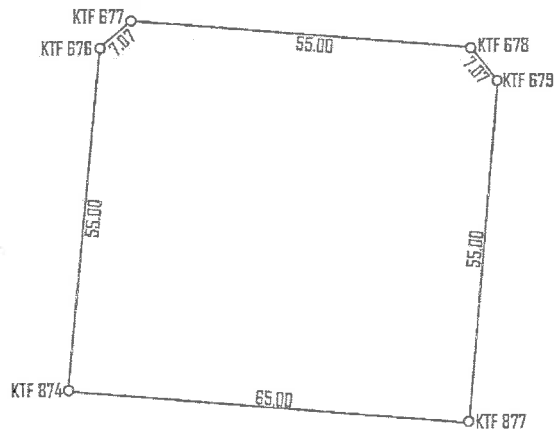
Locality..... ZONGOMELA

Block..... "A"

Plot No..... 919

L.O No..... 1004696

Area..... 3875 SQM.



This Plan Prepared In accordance with Registered Plan No..... 120129..... is approved for the purpose of Land Registration Act.
Director of surveys and Mapping..... *[Signature]*..... Date..... 05.12.2020
Surveys and Mapping Division, Ministry of Lands, Housing and Human Settlement Development,
Dodoma.

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

SCHEDULE

ALL that Land known as Plot No. 919 Block 'A' situated at Zongomela in Kahama Township containing Three thousand eight hundred seventy five (3875) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 120129 deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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

ASST. COMMISSIONER FOR LANDS

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

SEALED with the COMMON SEAL of the said)
ENGAM ENTERPRISES COMPANY LIMITED)
DELIVERED.....)
in our presence this... 05... day of ... 12... 2020)

Witness's)
Name: EMMANUEL WILLIAM MAGEME)

Signature:)

Postal Address: 438, KAHAMA)

Qualification: DIRECTOR)

Witness's)
Name: NGASSA MAGEME MAKALI)

Signature:)

Postal Address: 438, KAHAMA)

Qualification: DIRECTOR)

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 1294



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 21 Dec, 2020

ENGAM ENTERPRISES COMPANY (T) LIMITED a limited incorporated under Company
Act 2002
P.O Box 438
KAHAMA
Sir/Gentlemen/Madam,

RE: TITLE NO: 1294 LAND OFFICE NO: 1004697
PLOT NO. 648 BLOCK A AT ZONGOMELA

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above
please.


REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: LD/KTC/14436 refers

Mwambao (Dada)

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)


Date of Issue:

Title Number: *1294 SHY*

Land Office Number: *1004697*

Land: PLOT NO. 648, BLOCK "A" ZONGOMELA KAHAMA TOWNSHIP

Term: NINETY NINE YEARS

TITLE No: 1294 SHY
 REGISTERED ON: 18-12-2020
 AT: 1:00p M

 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY A
 Stamp Duty Shs: 100
 Receipt No: 920337020911528
 of: 2-12-2020
 Stamp Duty C:

Land Form No. 22.

THE UNITED REPUBLIC OF TANZANIA
 THE LAND ACT, 1999
 (NO. 4 OF 1999)
 CERTIFICATE OF OCCUPANCY
 (Under Section 29)

TANGANYIKA STAMP
 Duty Shs: 12275
 Original Receipt No: 920337000911528
 of: 2-12-2020
 S. cer

Title No. 1294 SHY
 L.O. NO. 1004697.
 L.D. NO. LD/KTC.14436.

The 18th day of December 20 20

THIS IS TO CERTIFY that ENGAM ENTERPRISES COMPANY (T) LIMITED a limited incorporated under Companies Act 2002 of P.O. Box 438 Kahama, (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 October, Two Thousand and Twenty 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 there for or amendment thereof and to the following special conditions:-

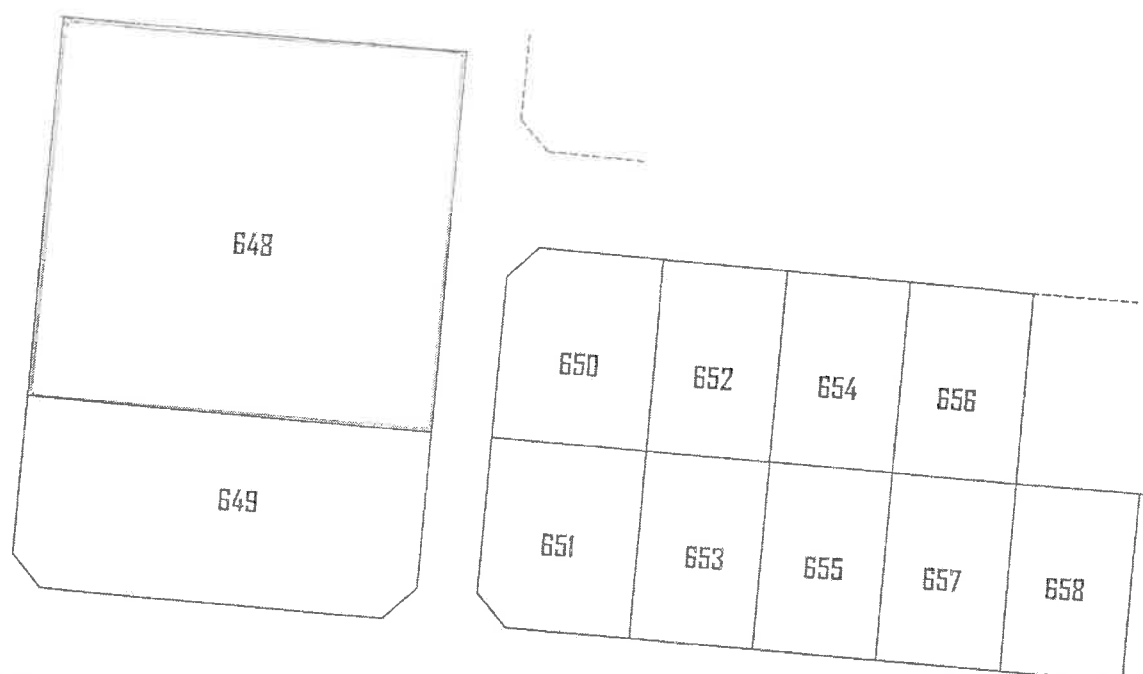
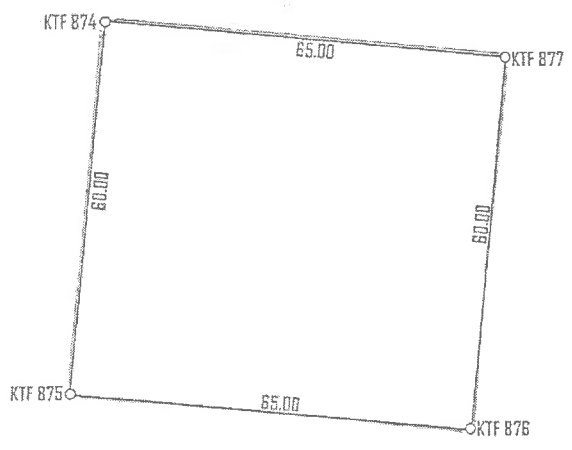
1. The Occupier having paid rent up to the thirtieth day of June, 2021 shall thereafter pay rent of shillings Two Hundred Forty Five ^{thousand} Seven hundred (Tsh.245,700) only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The 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 (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the line (if any) decide by the **Kahama Town 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 Commissioner of Lands (hereinafter called "the Commissioner");
 - (v) 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 as here in before provided.
3. **USER:** The land and the buildings erected thereon shall be maintained and the same shall be used for **Industrial Service Trade**, purpose Only Use group 'M' Use classes (a) as defined in the Urban Planning Act (Act.No.8 of 2007) Urban Planning Use Groups and Use Classes) Regulation GN. No. 91 2018.
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**.

KAHAMA TOWNSHIP



Locality..... ZONGOMELA
 Block..... "A"
 Plot No..... 648
 L.O No..... 1004697
 Area..... 3900 SQM.



This Plan Prepared In accordance with Registered Plan No. 120119 is approved for the purpose of Land Registration Act.
 Director of surveys and Mapping..... *[Signature]* Date. 05.12.2020
 Surveys and Mapping Division, Ministry of Lands, Housing and Human Settlement Development,
 Dodoma.

This issue of this plan implies no guarantee or admission of title by the government.

SCHEDULE

ALL that Land known as Plot No. 648 Block 'A' situated at Zongomela in Kahama Township containing Three thousand nine hundred (3900) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 120119 deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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

ASST. COMMISSIONER FOR LANDS

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

SEALED with the COMMON SEAL of the said)
ENGAM ENTERPRISES COMPANY LIMITED)
DELIVERED.....)
in our presence this... 05... day of ... 12... 2020)

Witness's)

Name... ENAXNE L WILLIM MAGEME)

Signature:)

Postal Address: 438, KAHAMA)

Qualification; DIRECTOR)

Witness's)

Name... NGACCA MAGEME NACALI)

Signature:)

Postal Address: 438, KAHAMA)

Qualification; DIRECTOR)

HALMASHAURI YA MJI WA KAHAMA

S/NO 00333



OFISI YA MKURUGENZI
S.L.P. 472,
KAHAMA

Tarehe... 04/02/2021

**Mamlaka ya Serikali za Mitaa (Mamlaka za Miji) (Udhibiti Wa Maendeleo ya Ardhi)
Kanuni za Mwaka 2008 (Kifungu cha 124)**

Kibali cha ujenzi Na. 643

Kibali kinatolewa kwa ENGAM ENTERPRISES CO. LTD Wa S.L.P. 438 KAHAMA

Kwa ajili ya ujenzi wa jengo la KIWANDA katika eneo la kiwanja
Namba 648.8919 Kitalu "A" ZONGOMELA lenye ukubwa wa 7,775 SQM.

Kulingaria na mchoro iliyopitishwa PLAN No. 120/119... pamoja na masharti yaliyowekwa na
kanuni hii GN 242/298

Imetolewa leo

Tarehe. 09/02/2021

.....
Mkurugenzi wa mji
KAHAMA



MUDA WA KIBALI

Ujenzi uanze ndani ya miezi 6 toka tarehe ya kibali hiki.

NOTISI YA KUENZA UJENZI

Kabla ya kuanza ujenzi unapaswa kuwasilisha fomu ya taarifa ya kusudio la kuanza ujenzi siku saba kabla ya tarehe husika. Fomu hii hupatikana ofisi ya ardhi mji.

RAMANI ZILIZOIDHINISHWA

Ujenzi ufanyike kwa kuzingatia ramani zilizoidhinishwa na ofisi ya mkurugenzi itafanya ukaguzi wa mara kwa mara katika eneo lako la ujenzi.

UTUNZAJI WA MAZINGIRA