

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Certified true copy of the Original
Sign: *[Signature]* 22.7.20
DOMINICK YUDA
Advocate, Notary Public & Commissioner
for Oaths


Date of Issue:

Title Number: *PAN/3039*

Land Office Number: 978131

Land: PLOT NO. 63 BLOCK 'K' AT KITOPENI IN BAGAHOYO URBAN AREA

Term: FIFTY NINE (59) YEARS

TITLE No: PWN: 3039
 REGISTERED ON: 17.07.2020
 AI: 02: 20P

 Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 148,780/= Paid
 On Original Receipt Shs: 920136000057
 of: 18.05.2020
 Stamp Duty Officer

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: 100/= Paid
 Receipt No: 92013600005732
 of: 18.05.2020
 Stamp Duty Officer

Title No: PWN: 3039
 L.O. No. 978131
 Ref. No. BAG/LD/39865

The 17th day of July Two thousand and ~~nineteen~~ ^{Twenty} k.

THIS IS TO CERTIFY that MSAGARA INVESTMENT COMPANY LIMITED, a limited liability company incorporated under the companies Act, 2002 and having its registered officer in Tanzania of P.O. Box 15711, DAR ES SALAAM (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 (99) years from the first day of April, 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 thereunder and to any enactment in substitution therefor or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2020 shall thereafter pay rent of shillings seven hundred forty four thousand and four hundred (744,400/=) 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:-

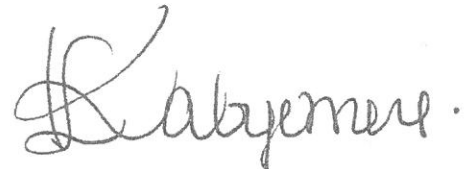
(i) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.

Certified true copy of the Original
 Sign: DOMINICK YUDA
 Advocate, Notary Public & Commissioner for Oaths
 Date: 22.7.20

SCHEDULE

All that land known as **Plot No. 63 Block 'K'** situated at **Kitopeni in Bagamoyo Urban Area** containing **eleven thousand five hundred and eighty eight (11588) square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **112876** 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.



Ag. ASSISTANT COMMISSIONER FOR LANDS


The within named **MSAGARA INVESTMENT COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** by the said **MSAGARA INVESTMENT COMPANY LIMITED** and delivered in the presence of us this.....17..... day of.....MAY.....2020)

Name.....AMEIR ALLY BINZOO)
Signature:..........)


Postal Address :.....15711.....D.S.M.....)

Qualification:.....MANAGING DIRECTOR.....)

Name.....FARAS ALLY SAEED)
Signature:..........)

Postal Address :.....P.O. BOX 15711.....)

Qualification:.....DIRECTOR.....)

Certified true copy of the Original
Sign:.......... Date: 22.7.20
DOMINICK YUDA
Advocate, Notary Public & Commissioner
for Oaths