

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

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In reply please quote:

Ref. No. LR/DOM/T/30496-DLR



REGISTRAR OF TITLES

P. O. Box 1062,

DODOMA.

27th 2016

TO: **GST OSTEK FARMING LIMITED**
P.O. BOX 106242
DAR ES SALAAM

TITLE No. **30496-DLR** L.O. No. **440496**
PLOT No. **1-12** BLOCK No. **A** LOCATION **Mnyoni**
MANYONI URBAN AREA

I have the honor to enclose herewith duplicate of the certificate of Title Numbered as above please.

cc Land decision

G.W. MAUYA
ASST. REGISTRAR OF TITLES

Date of Issue:


Title Number: **30496-DLR**

Land Office Number: **440460**

Land: **PLOT NO. 1 - 12 BLOCK 'A' RESIDENT AREA IN MANYONI URBAN**
MANYONI DISTRICT

Term: **THIRTY NINE YEARS (39YRS)**

TITLE No. **30496-NR**
 REGISTRATION
27-7-2016
 at **11.00 A.M.**
 Asst. Registrar of Titles



Land Form No.22

Stamp Duty Shs. **100K** Paid and
 Revenue Receipt No. **11497047**
 of **20-7-2016** issued.
 Stamp Duty Officer

TANGANYIKA
 STAMP DUTY PAID
 ORIGINAL Shs. **156,598/-**
 Receipt No. **11497047** of **20-7-2016**
 Asst. Registrar of Titles

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

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. **30496-NR**
 L.O. No. **440460**
 ARD/MAN/1-12/A/3

The **26th** Day of **July**, Two thousand and **sixteen**
 THIS IS TO CERTIFY that **QSTEK FARMING LIMITED** of P.O Box **106242**,
DAR ES SALAAM (hereinafter called "the Occupier") is entitled to a 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 (99yrs) from the first day of **July, 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 therefor 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 **Three Million one hundred twenty eight thousand one hundred sixty (3,128,160/=)** 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 the occupier's expenses as assessed by the Director responsible for Surveys and Mapping.
 - (ii) Do everything possible to preserve 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 the environment and to achieve such objective.

- (iii) Erect on the Land building (hereinafter called "the building") in permanent material designed for use in accordance with the condition of the Right and which conform to the building line (if any) decided by the **MANYONI DISTRICT COUNCIL** (hereinafter called "the Authority").
 - (iv) Submit building plans to the **MANYONI DISTRICT COUNCIL** within six months from the commencement of the right.
 - (v) Begin building on the land within six months after approval of the plan.
 - (vi) Complete the buildings within thirty six months (36) from the date of commencement of the right.
 - (vii) At all times during the term of the Right have on the land building 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").
 - (viii) 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.
 - (ix) Approval of plans of any building by the authority shall not imply that the construction of such 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 buildings to be erected thereon shall be used for **INDUSTRIAL PURPOSES ONLY. Use Group 'M'; Use classes (3) (a)** 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 or in public interest.

SCHEDULE

ALL that land known as **Plot No. 1 - 12 Block 'A'** situated at **MNADANI AREA** in **MANYONI URBAN** containing **Thirty nine thousand one hundred and two (39,102) square meters** as shown for identification only edged red on the plan attached to this at Certificate and defined on the registered Survey Plan Numbered **86471** 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.

ASSISTANT COMMISSIONER FOR LANDS

We, **QSTEK FARMING LIMITED** the within named **HEREBY** accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the common **SEAL** of **QSTEK FARMING LIMITED** and **DELIVERED** in the presence of us this 22 Day of JULY 2016



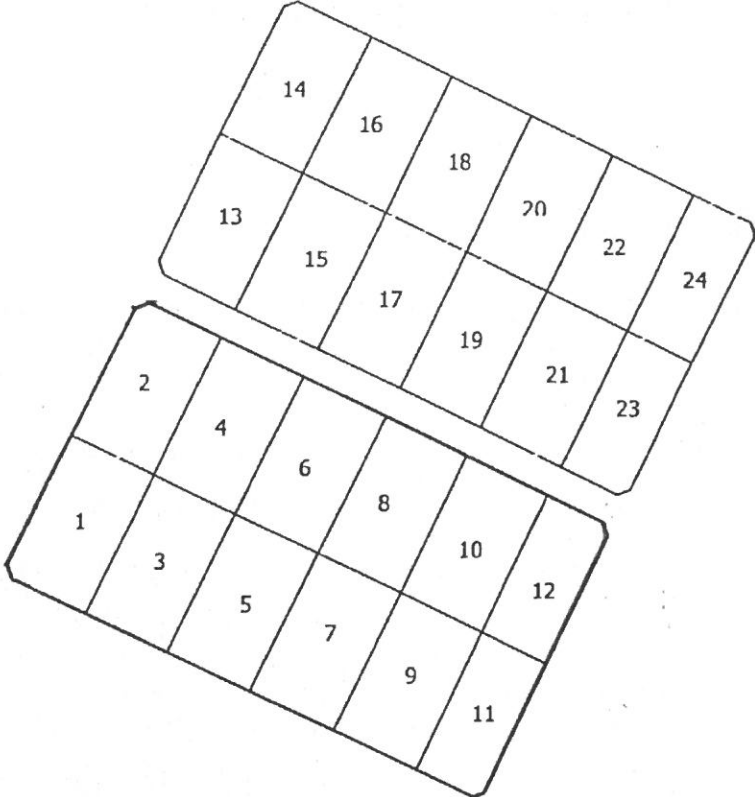
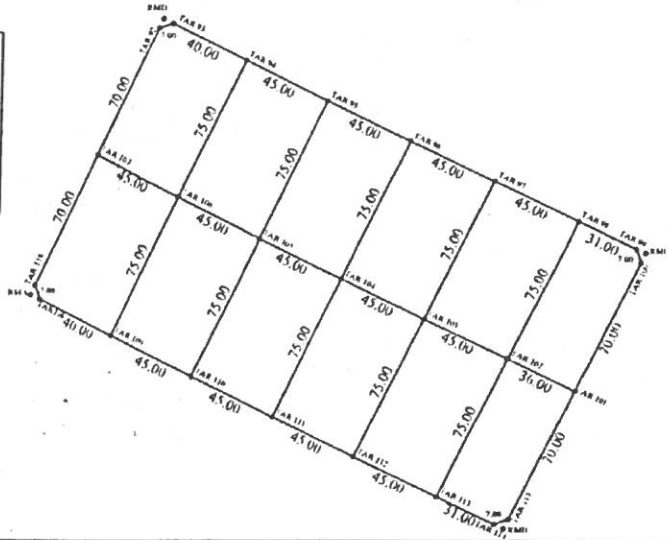
Name: EMMANUEL NAGUNWA
Signature: [Signature]
Qualifications: DIRECTOR

x Name: GEORGE MAGONYOZI
Signature: [Signature]
Qualifications: DIRECTOR

MANYONI URBAN AREA



LOCALITY MNADANI
 BLOCK A
 PLOT NO 1 - 12
 L.O 440460
 AREA 39,102 SQFT/SQM



This plan prepared in accordance with Registered plan No ...86471... is approved for the purpose of the Land Registration ordinance

Director of Survey and Mapping *[Signature]*

Date 23rd July, 2016

Survey and Mapping Division Ministry of Lands, Housing and Human settlements development - Dar Es Salaam.

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



