

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

Title No:.....  
L.O. NO.1078357  
LD/MK/6454

The                      day of                      Two thousand and Twenty

THIS IS TO CERTIFY that **MAXIMA INDUSTRIES (T) LIMITED**, a limited liability company incorporated in Tanzania under the Companies Ordinance(Cap 212) of P.O. Box 20071 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 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 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,2020, shall thereafter pay rent of shillings **fourteen thousand one hundred thirty three (14,133/=)**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 buildings") in permanent materials designed for use in accordance with the conditions of Right and with conform to the building line (if any) decided by the **Mkuranga District 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 Authority.
- (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 the authority.

3. The Occupier shall further

- (i) Make and maintain of the land throughout the term adequate arrangement for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.
- (ii) 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.
- (iii) Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
- (iv) Fence the land with good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.

4. **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for **Service Trade purposes only**. Use Group 'M' use classes (a) as defined in the Urban Planning Act No.8 of 2007 (Use Groups and Use Classes) Regulation, 2018

5. The occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.

6. 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 premier, taxes and dues prescribed in connection with that disposition.

7. The President may revoke the right for good cause or in public interest.

**SCHEDULE**

ALL that land known as **Plot No. 4 Block "H"** situated at **Vikindu** in **Mkuranga District** Containing **one thousand three hundred forty six (1,346) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **111760** 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 **MAXIMA INDUSTRIES (T) LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SEALED** with the **COMMON SEAL** of the said )  
**MAXIMA INDUSTRIES (T) LIMITED** )  
and delivered in the presence of us this )  
this... 19<sup>TH</sup> day of JUNE 2020 )

Signature:..... [Signature] )  
Postal Address:..... 5403 DSN )  
Qualification:..... Director )

Signature:..... [Signature] )  
Postal Address:..... PO BOX 20071 DSN )  
Qualification:..... DIRECTOR )