

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Certified true copy of the Original
Sign: *Dorothea Ndaliani* Date: *01.12.2019*
DOROTHEA NDALIANI E-METHOD
Advocate, Notary Public Commissioner
for Oaths

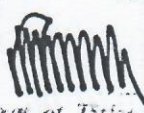
Date of Issue: 20.11.2019

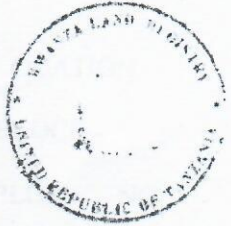
Title Number: 83236

Land Office Number: 359398

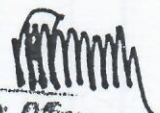
Land: PLOT NO. 19 & 20 BLOCK "A" KIHANGA-- KARAGWE DISTRICT

Term: NINETY NINE YEARS

TITLE No. **83236**
 REGISTERED ON
20.11.2019
 at **1:00P**

 Registrar of Titles



Land Form No. 22

TANZANIA STAMP DUTY ACT
 Stamp Duty Shs. **500/=**
 and Revenue Receipt No. **99028327807**
 of **21.10.2019** Issued

 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
 NO. 4 OF 1999

CERTIFICATE OF OCCUPANCY
 (Under Section 29)


Title: No. **83236**
 L.O: No. 359398
 L.D: No. KR/AR/3053

The **15th** Day of **November** 2019

THIS IS TO CERTIFY that **KAHAMA FRESH LIMITED** (Established under the Companies Act, 2002 of **P.O.BOX 19 KARAGWE** (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 from the first day of **October two thousand and nineteen** according to the true intent and meaning of the Land Act and subject to the provision hereof and to any regulations made thereunder and to any enactment in substitution therefore 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 **two million two hundred seventeen thousand three hundred twelve (Tshs.2,217,312/=)** 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.

Certified true copy of the Original
 Sign: **Muthel** Date: **05/02/2021**
DOROTHEA NDALIFANYE METHOD
 Advocate, Notary Public Commissioner
 for Oaths

TANZANIA STAMP DUTY ACT
 Stamp Duty Shs. **147,410/=**
 on original Receipt No. **99028327807**
 of **21.10.2019**

 Stamp Duty Officer

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 be re-established at any time at the Occupier's expenses as assessed by Director responsible for Survey 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) Building to be in permanent materials
- (iv) Building plans to be submitted to the **Karagwe District Council**
- (v) Building construction to begin within six months after approval of the plans.
- (vi) Building to be completed within thirty six months from the commencement of the right.

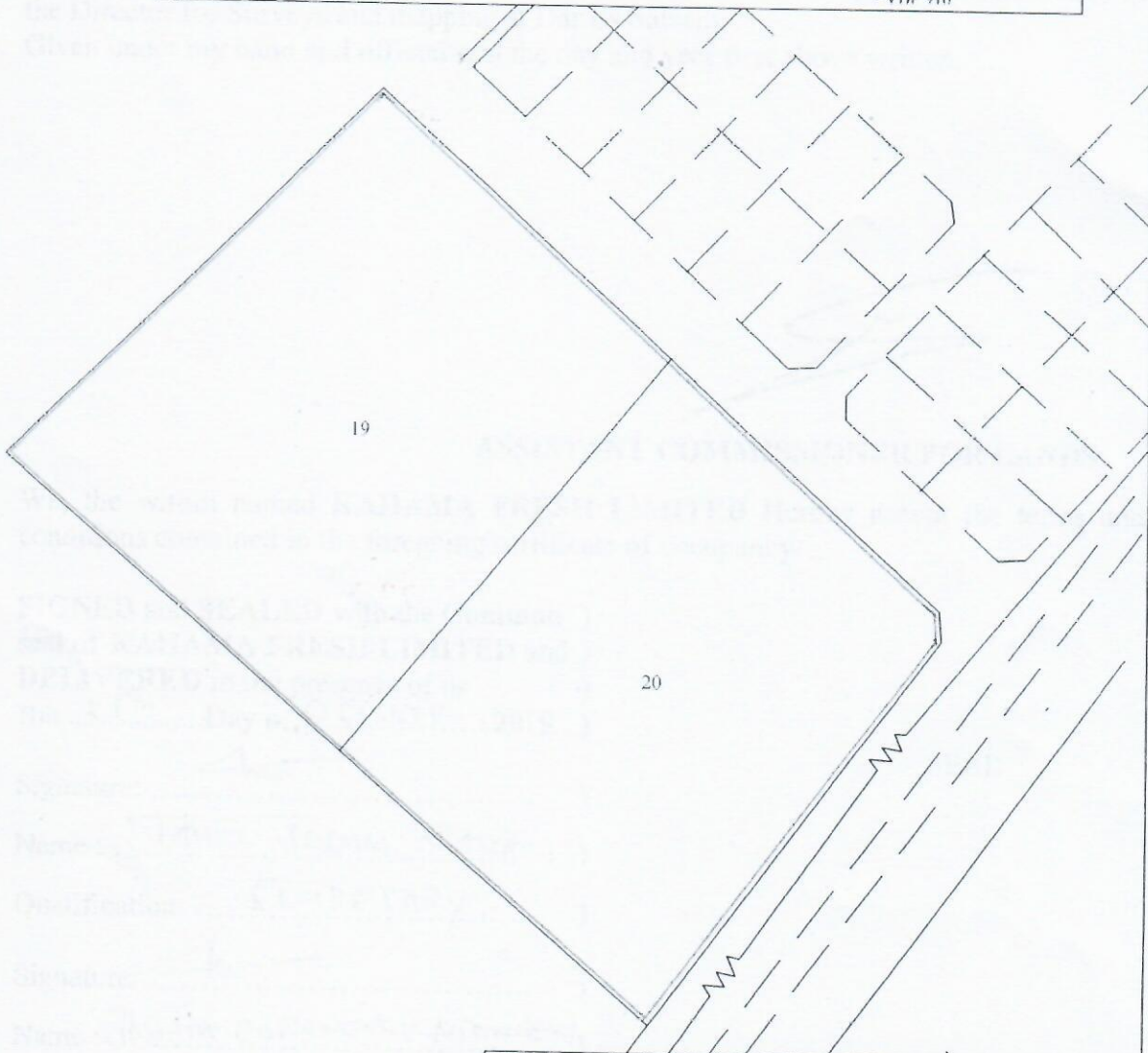
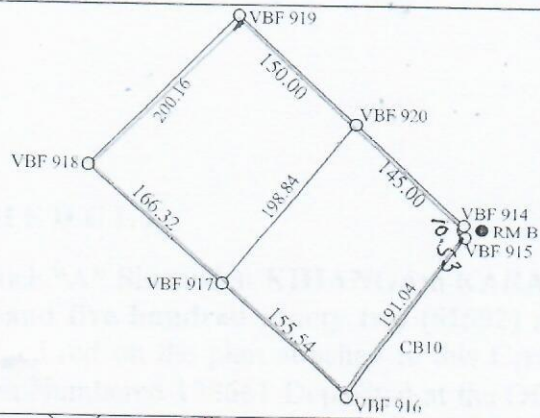
3. **USER: The land and the buildings to be erected thereon shall be used for Industry- Service Trade purposes only; Use Group "M" use class (a) as defined in the Town and Country planning (use classes) Regulations 1960 as amended in 1993.**

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 at the time the dispositions 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

KARAGWE DISTRICT



LOCATION	KIHANGA	
BLOCK	"A"	
PLOT NO	19 & 20	
L . O NO	359398	
AREA	61592 SQM	



This plan, prepared in accordance with Registered Plan no. 108661, is approved for the purpose of Land Registration Ordinance.
 Director of surveys and mapping *S. M. M. Mwezi*
 Date: 24.10.2019
 Surveys and Mapping Division, Ministry of Land, Housing and Human Settlement Development, Dar es Salaam

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

Certified true copy of the Original
 Sign: Date:
 DOROTHEA NDALIFANYE METHOD
 Advocate, Notary Public Commissioner
 for Oaths

SCHEDULE

All land known as PLOT NO.19&20 Block "A" Situated at KIHANGA in KARAGWE DISTRICT Containing sixty one thousand five hundred ninety two (61592) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 108661 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, the within named KAHAMA FRESH LIMITED Hereby accept the terms and conditions contained in the foregoing certificate of occupancy.

SIGNED and SEALED with the Common)
seal of KAHAMA FRESH LIMITED and)
DELIVERED in the presence of us)
This 25th Day of OCTOBER 2019)

Signature:)

Name : JAMES JOSEPH NTANGA)

Qualification: SECRETARY)

Signature:)

Name : BOSSAM CORONARY NTANGA)

Qualification: HANGANA DIRECTOR)

SEAL

Certified true copy of the Original
Sign: Date: 05/10/2019
DOROTHEA NDALIFANYE METHOD
Advocate, Notary Public Commissioner
for Oaths