

8-2-2017  
1:00 P.M.



Registrar of Titles  
Rwab

LAND FORM NO. 22

TANZANIA STAMP DUTY ACT

Stamp Duty Shs. 500/-  
and Revenue Receipt No. 9290368  
of 17-3-2016 Issue

Rwab  
Stamp Duty Officer

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

TANZANIA STAMP DUTY ACT  
Stamp Duty Shs. 199,500/-  
on original Receipt No. 9290368  
of 17-3-2016

CERTIFICATE OF OCCUPANCY  
(Under section 29)

Rwab  
Stamp Duty Officer

Certified true copy of the Original  
Date: 23/09/2016  
Sign: EMMANUEL ELIJAH RASIEL  
Advocate, Notary Public & Commissioner  
for Oaths

Title No. 61603 R Mwar  
L.O.No 569238  
L.D.No LD/MG/4111

The 8<sup>th</sup> day of February

Two Thousand and Sixteen  
Seventeen

THIS IS TO CERTIFY that LAKE VICTORIA GOLF CLUB LIMITED of P.O. BOX 16, MWANZA incorporated under the Companies Act, 2002 and that Company is Limited (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 Sixty Six Years, from the First Day of January, Two Thousand and Fifteen according to the intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made hereunder 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 2016, shall thereafter pay rent of Shillings Thirteen Million Nine Hundred and Two Thousand (Tshs 13,902,000) 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 term of the Right. Missing beacons will have to be re-established 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) Build on the land building (hereinafter called "the building") in permanent materials designed for use in accordance with the conditions for the right and which conform to the building line (if any) decided by the Magu District Council (hereinafter called "the authority");

(iv) Buildings plan to be submitted to the Magu District Council within six months from the commencement of the Right.

(v) Building Construction to begin within six months after the 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 **Special Residential Purpose Only. Use Group 'C' Use Classes (c) and (e)** 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 within three of the date hereof without the prior approval of commissioner.

5. The Occupier shall deliver to the commissioner notification of in prescribed form before or at the disposition is carried out together with the payment of all premier, taxes and dues prescribed in connection with that disposition.

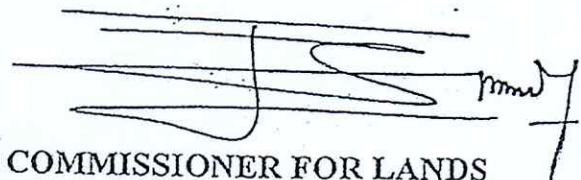
6. The president may revoke the right for good cause or in public interest.



SCHEDULE

ALL that land known as PLOT No 5 & 6 BLOCK "A" Situated at Bugabu (Magu urban area) in Magu District containing Fifteen Point Zero Eight Hectors (15.08 Ha) shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 82570 Deposited at the Office of the Director for Survey and Mapping at Dar es salaam.

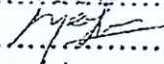
Given under my hand and the official seal the day and year first above written.




ASSISTANT COMMISSIONER FOR LANDS

We, the within named LAKE VICTORIA GOLF CLUB LIMITED, here by accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED with COMMON SEAL of the said LAKE VICTORIA GOLF CLUB LIMITED, and Delivered in presence of us this ..... Day of.....2016

NAME.....PREMNATH KALUKE.....  
SIGNATURE..........  
POSTAL ADDRESS.....P.O. Box 16 Mwanza.....  
QUALIFICATION.....DIRECTOR.....

NAME.....DINESH KOSIMBA MERRI.....  
SIGNATURE..........  
POSTAL ADDRESS.....P.O. Box 7178 D.S.A.MEN.....  
QUALIFICATION.....DIRECTOR.....