

TANGANYIKA STAMP DUTY ACT  
Land Form No. 22  
Stamp Duty Shs: 1900/- Paid  
On Original Receipt Shs: 99005506325  
of: 07.09.2018

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: 99005506325  
of: 07.09.2018

Stamp Duty Officer

Title No. 181671

L.O. NO: 920511

Ref. No: AR/ILA/KIT/B/1432

The 6<sup>th</sup> day of February Two thousand and Nineteen 5<sup>th</sup>

THIS IS TO CERTIFY that EAST AFRICAN PACKAGING PRINTING INDUSTRIES LIMITED, a limited liability company incorporated under the Company Ordinance and having its registered offices in Tanzania, of P.O. Box 2339, 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 **July two thousand and eighteen** 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 therefore or amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to the thirtieth day of **June 2019**, shall thereafter pay rent of shillings **One Million One Hundred and Seventy six thousand only (Tshs 1,176,000/=)** a year in advance on the first day of July in every year of the terms without deduction **PROVIDED** that the rent may be revised by the Commissioner for Lands.
1. The Occupier shall:
  - (i) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by **The Ilala Municipal Council** (Hereinafter called "the Authority"):

- (ii) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by **The Ilala Municipal Council** (Hereinafter called "the Authority");
- (iii) 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");
- (iv) Not erect or commence to erect on the land any building erect in accordance with building plans and specifications which shall have been first approved by the Authority;
- (v) Be responsible for the protection of all beacons on the land throughout the terms of the Right Missing beacons will have to be re-established at any time at the Occupiers expenses as assessed by the for Director for Survey and Mapping.

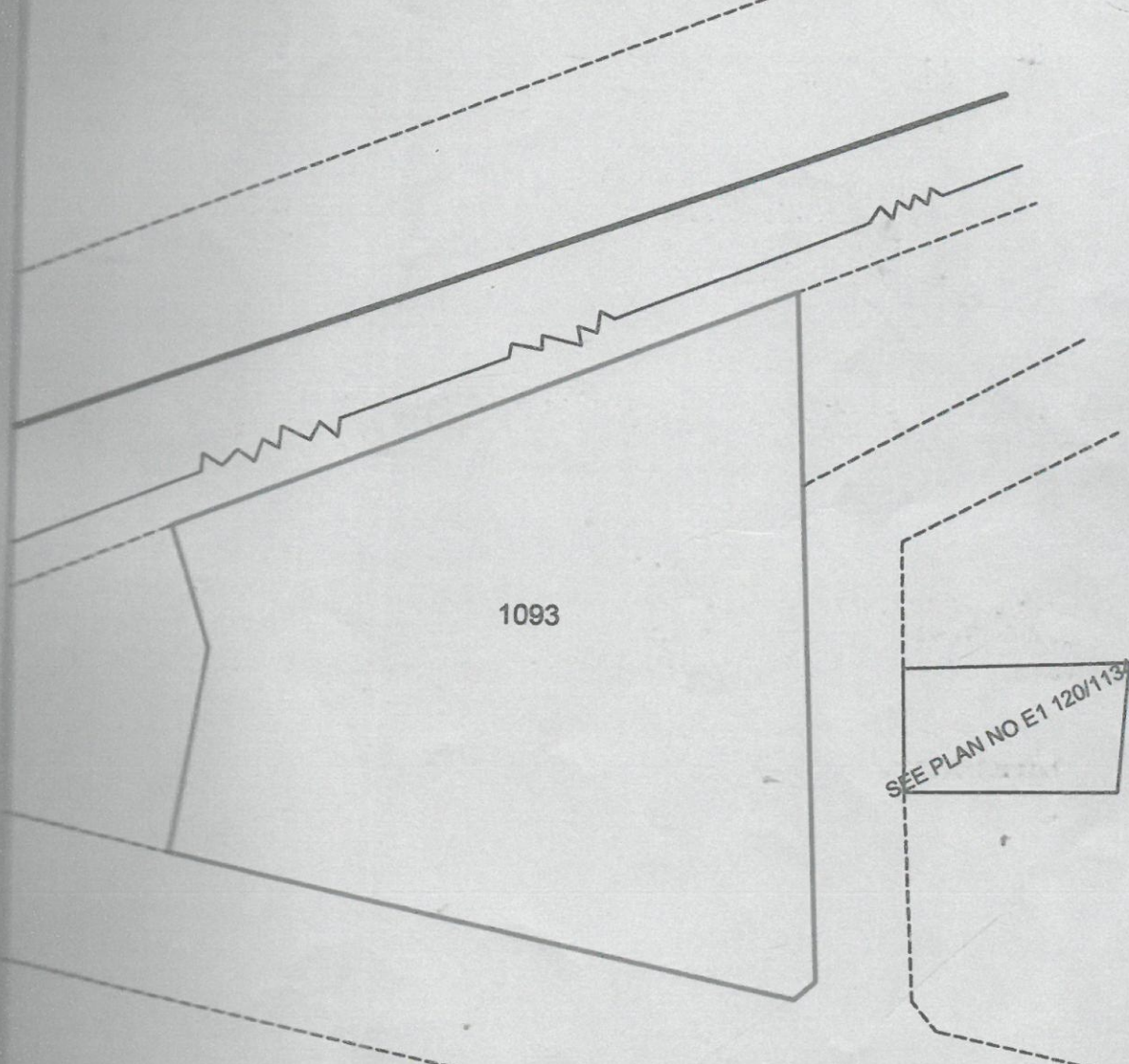
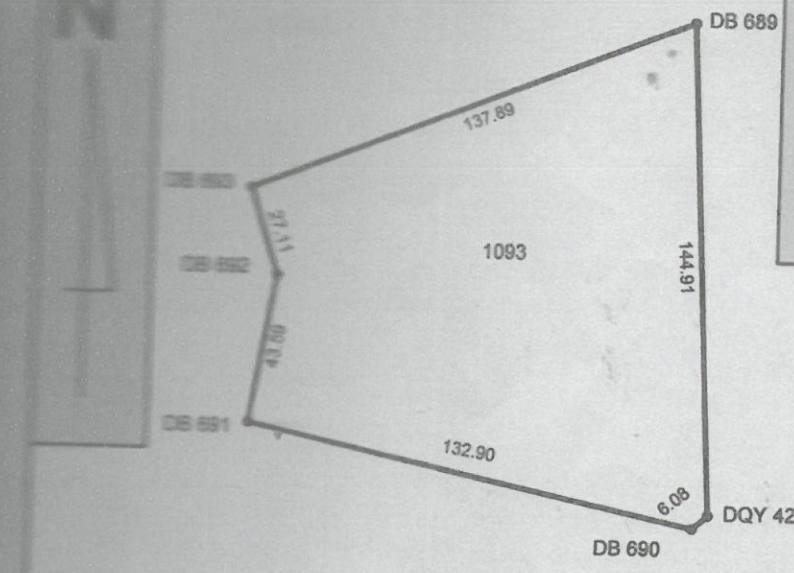
Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupier's obligation under the conditions of the Right and shall not imply waiver of modification of any condition in the Right.

2. **USER:** The existing buildings erected thereon shall be maintained and the same shall be used for **Service Industries**. Use Group 'M' use classees (a), (b) & " (c)" as defined in the Town and Country planning (Use classes) Regulations, 1960 as amended in 1993.
3. The President may revoke the Right for good cause and in public interest.

# ILALA MUNICIPALITY



Location KITUNDA  
Block B  
Plot No 1093  
L.O. No 920511  
Area 1.4 Ha ~~sqft/sqm~~



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

The plan prepared in accordance with Registered Plan No. 95895 is approved for purpose of the Land Registration Ordinance. For Director of Surveys and Mapping. M.S.L. Date 26 Oct, 2018 Ministry of Lands & Human Settlements Development . DSM

SCHEDULE

ALL that Land known as Plot No. 1093 Block 'B' situated at Kitunda in Ilala Municipality containing fourteen thousand (14000) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 95895 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

The within named EAST AFRICAN PACKAGING PRINTING INDUSTRIES LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said )  
EAST AFRICAN PACKAGING PRINTING )  
INDUSTRIES LIMITED )  
and DELIVERED in the presence of us )  
this \_\_\_\_\_ day of \_\_\_\_\_ 2018. )

Signature )  
HAROON DAWOOD )  
ABDALLAH. )

Postal Address P.O. Box 5804 )  
DAR ES SALAAM TANZANIA. )

Qualification DIRECTOR )

Signature )  
OSMAN HARUN )  
JUSABANI. )

Postal Address P.O. Box 38086 )  
DAR ES SALAAM TANZANIA. )

Qualification DIRECTOR )

