

Land Form 23 A.

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date of Issue:

Title Number: 140508

Land Office Number: 466501

Land: PLOT NO. 4 - 11 BLOCK "G" AT DUNDAMI IN MKURANGA DISTRICT.

Term: NINETY NINE (99) YEARS.

TITLE No. 140508  
 REGISTERED 12-8-2015  
 AT 1:00 Pm  
 LAND REGISTRY  
 TANGANYIKA  
 Asst. Registrar of Titles

Land Form No. 22  
 TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 100/- Paid  
 Receipt No. 5679712  
 of 26-7-5A 2015  
 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. 274422/- Paid  
 On Original Receipt Shs. 5679712  
 of 26-7-5A 2015  
 Stamp Duty Officer

Title No. 140508  
 L.O. No. 466501.  
 LD/MK/2951.

The 7<sup>th</sup> day of August Two thousand and fifteen. FIFTEEN FOURACK

THIS IS TO CERTIFY that **STARWAYS GROUP LIMITED** a limited liability Company Incorporated under the Companies Ordinance (Cap. 212) of P.O. Box 76128, **MKURANGA** (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 fifteen** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder 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, 2015; shall hereafter pay rent of shillings **five million five hundred and six thousand six hundred fifty (5,506,650/=)** 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 the Right and which 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 Commissioner for Lands (hereinafter called "the Commissioner").
  - (v) 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.
3. The Occupier shall further
  - (i) Make and maintain of the land throughout the term adequate arrangements 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 a 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 **Industrial** purposes only. Use Group 'O' use class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as **amended in 1993.**
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 all premia, taxes and dues prescribed in connection with the disposition.
6. The President may revoke the right for good cause or in public interest.

# MKURANGA DISTRICT

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LOCATION: DUNDANI.....

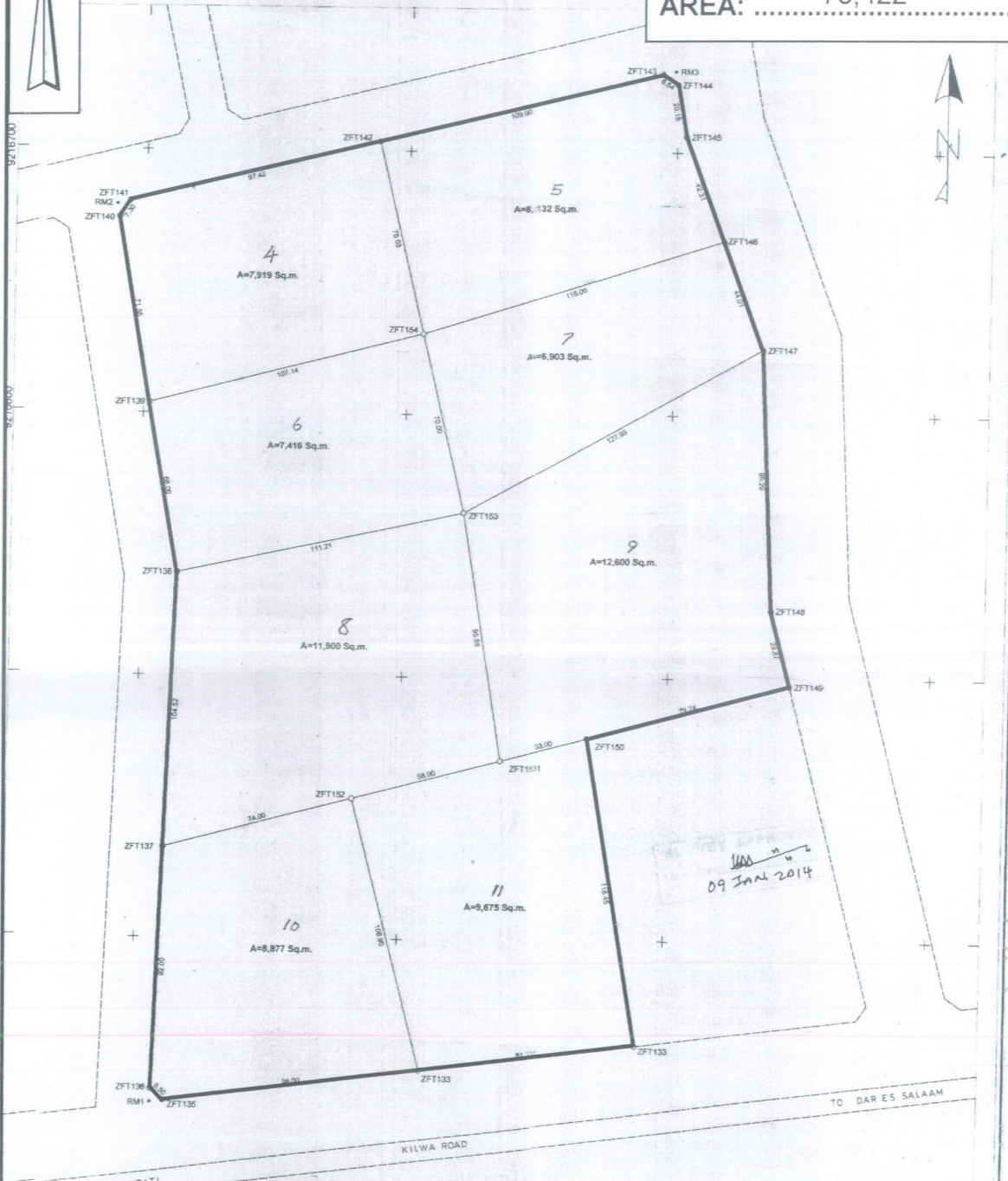
BLOCK: "G".....

PLOTS No: 4,5,6,7,8,9,10 & 11.....

L.O. No: 466501.....

AREA: 73,422 SQM.

SURVEY OF PLOTS Nos. 4-11 BLOCK.....  
MKURANGA DISTRICT - COAST REG



COMPS No **E' 303**

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

The plan prepared in accordance with Registered Plan No: 74917

is approved for purpose of the Land Registration ordinance

Director of Surveys and Mapping. *[Signature]* Date *08/12/15*

Ministry of Lands Human Settlements Development, Dar es Salaam.

**SCHEDULE**

ALL that Land known as Plot No.4 - 11 Block 'G' situated at **Dundani** in **Mkuranga District** containing **seventy three thousand four hundred twenty two (73422) square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **74917** deposited at the Office of the Director for Surveys and Urban Planning in 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 **STARWAYS GROUP LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SIGNED and DELIVERED** of the said )  
**STARWAYS GROUP LIMITED and DELIVERED** )  
in the presence of us this.....day of.....2015.)

Signature: )

Postal Address: P.O. BOX 76128 )

Qualification: MANAGING DIRECTOR )

Signature: )

Postal Address: P.O. BOX 76128 )

Qualification: DIRECTOR )