

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**


*(Under Section 29)*

Date of Issue: 28-8-2012

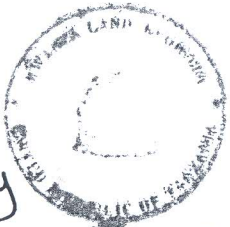
Title Number: 39987

Land Office Number: 480231

Land: PLOT NO. 638 BLOCK 'B' NYAMHONGOLO - MWANZA CITY

Certified True Copy of the Original  
Sign:  Date: 27/10/2012  
GEISTIDA MAKOBA  
Advocate, Notary  
Public & Commissioner for Oaths

Term: NINETY NINE YEARS

Title No. **39987**  
 REGISTERED ON  
**28-8-2012**  
 at **8.00 A**  
  
**M. Mwanza**  
 Registrar of Titles

Land Form No. 22

RECEIVED BY  
 Stamp Duty Shs. **1500**  
 Receipt No. **003868**  
 of **20-6-2012**  
**M. Mwanza**  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY  
(Under Section 29)

Title No. **39987** **L.B. Mwanza**  
 L. O. No. 480231  
 L.D.No.MCC/L/46785

The **27<sup>th</sup>** day of **August, 2012**

THIS IS TO CERTIFY that LUGEYE INVESTMENT LIMITED a limited liability Company incorporated in Tanzania under the Companies Act of 2002 of of P.O.Box 11624, MWANZA. 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 **January**, Two thousand and **2009** 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 **2009**, shall thereafter pay rent of shillings **four hundred sixty three thousand five hundred (Tshs 463,500/=)** 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.

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs. **23900/-** Paid  
 on original Receipt No. **003868**  
 of **20-6-2012**  
**M. Mwanza**  
 Stamp Duty Officer

- (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 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 **Mwanza City Council** (hereinafter called "the authority");
- (iv) Buildings plans to be submitted to the **Mwanza City 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. The occupier shall further;

- (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of Authority;
- (ii) make and keep all buildings on the land rat – proof and carryout 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 space shall be proved as required by the Authority. Loading and unloading facilities shall be provided with boundaries of land.

4. **USER: The land and the buildings to be erected thereon shall be used for Industrial Purposes only; Use Group 'M' Use Classes (a) or (b) or (c), as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.**

# MWANZA CITY



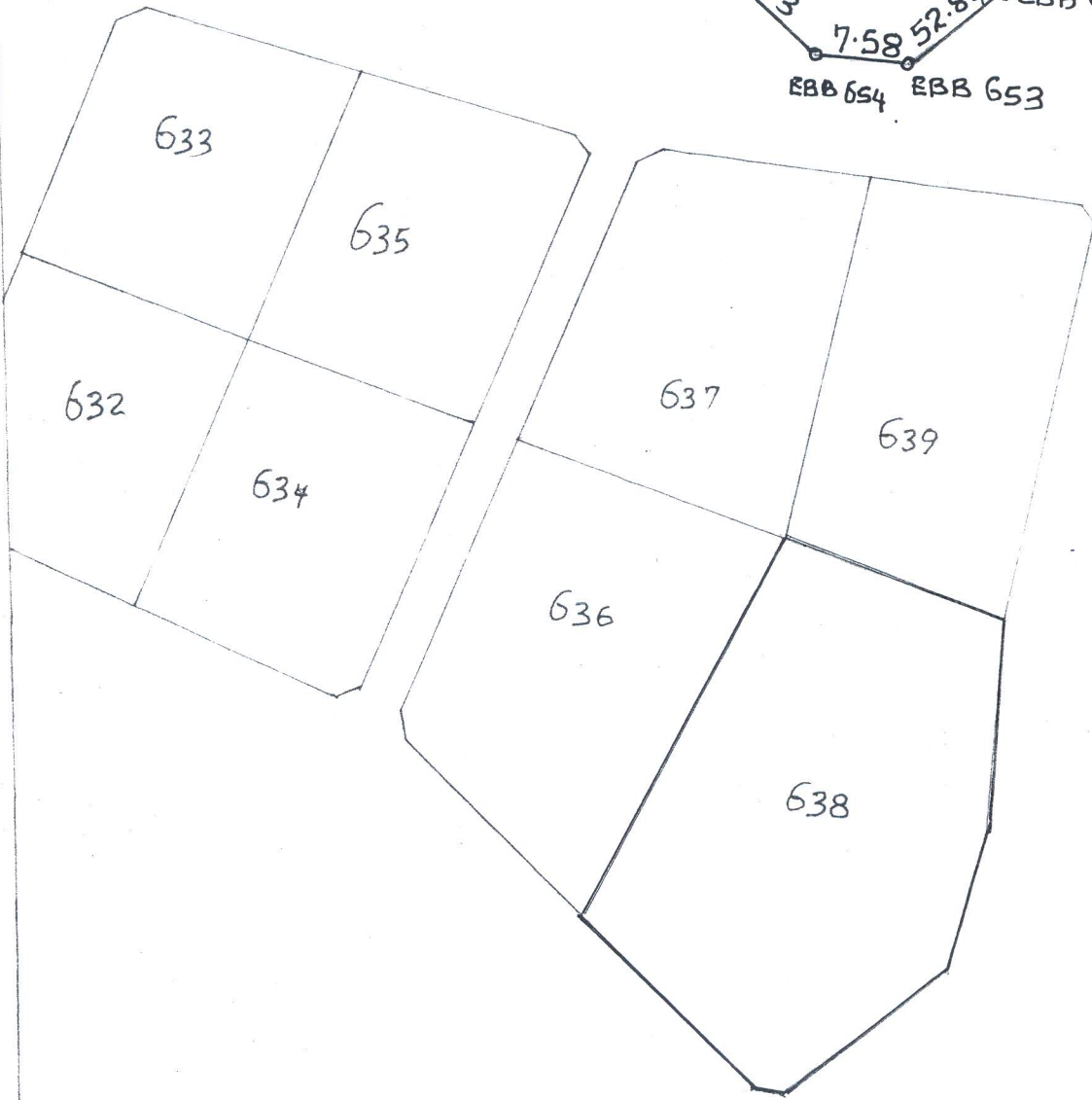
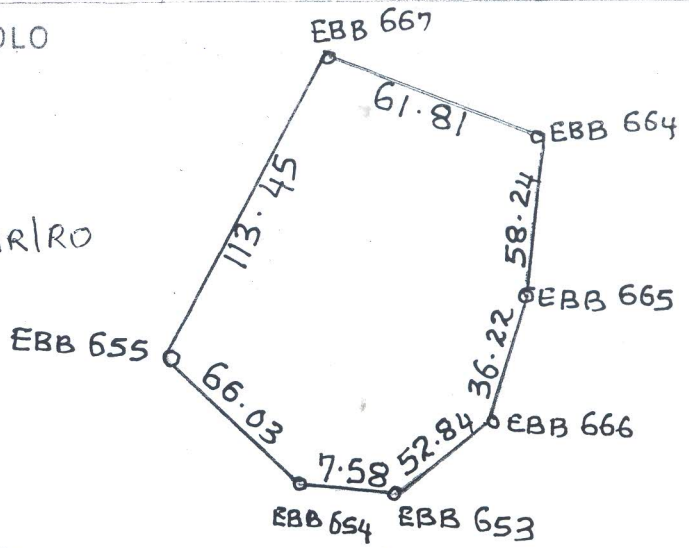
LOCATION NYAMHONGOLO

BLOCK <sup>del</sup> B

PLOT NO 638

L.O NO. 480231

AREA ~~10300 SQM~~ <sup>112</sup>  
10300 SQM DMR/RO



This plan is for  
plot 53909  
located at  
*Kahemulali*  
dated  
28/06/2012

5. The Occupier shall not assign the right within three years of the date hereof without the prior approval of 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 premia, taxes and dues prescribed in connection with that disposition.
7. The President may revoke the right for good cause and in public interest.

**SCHEDULE**


ALL that Land known as Plot No. 638 Block "B" situated at Nyamhongolo in Mwanza City containing ten thousand three hundred (10300) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan numbered 53909 deposited at the Office of the Director for Survey and Mapping at Dar es Salaam.


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

  
 Asst COMMISSIONER FOR LANDS

We, the within named **LUGEYE INVESTMENT LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the )  
 said LUGEYE INVESTMENT LIMITED )  
 and DELIVERED in the presence of us this )  
 .....<sup>29</sup> day of... JUNE .....2012 )

Signature  )  
 Name BONAVENTURA KISWAMA DESTERY )  
 Qualification MANAGING DIRECTOR )

Signature  )  
 Name MICHAEL BUSUMABU )  
 Qualification DIRECTOR )

56408

01.09.2020

01:00 p

S FEARS INVESTMENT  
COMPANY LIMITED OF P.O. BOX 7729,  
MWATZA. (CONS. TSH 50,000,000/=)



Senior Asst. Registrar of Titles

If  
Ta  
org  
pro  
RE

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT (CAP.133)  
TRANSFER OF A RIGHT OF OCCUPANCY  
[Under Section 62]

C.T NO: 39987 LR MWANZA  
L.O NO: 480231  
PLOT NO.638,  
BLOCK"B" NYAMHONGOLO  
MWANZA CITY

IN CONSIDERATION of the sum of Tanzania Fifty Million Only (Tsh.50,000,000/=) I, LUGEYE INVESTMENT LIMITED of P.O. Box 11624 MWANZA, DO HEREBY TRANSFER to SPEARS INVESTMENT COMPANY LIMITED of P.O.Box 7729 MWANZA, in respect of Right of Occupancy registered under the above reference.

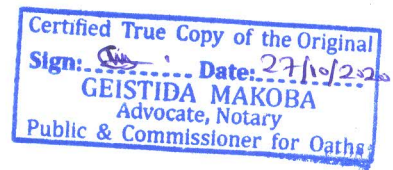
SEALED with the COMMON SEAL of the LUGEYE INVESTMENT LIMITED and DELIVERED at MWANZA This 3<sup>RD</sup> day of August, 2020

TRANSFEROR

SIGNATURE: *[Signature]*  
NAME: BONIVENTURA D. KISWALA  
ADDRESS: 11624 MWANZA  
QUALIFICATION: MANAGING DIRECTOR

SIGNATURE: *[Signature]*  
NAME: MICHAEL B. BUSUMABU  
ADDRESS: 11624 MWANZA  
QUALIFICATION: DIRECTOR

BEFORE ME:  
NAME: *[Signature]* KAVULA E. KIMBA  
SIGNATURE: *[Signature]*  
ADDRESS: 1596 MWANZA  
QUALIFICATION: COMMISSIONER FOR OATHS.



SEALED with the COMMON SEAL of the SPEARS INVESTMENT COMPANY LIMITED and DELIVERED at MWANZA This 3<sup>RD</sup> day of August, 2020

TRANSFEEEE

SIGNATURE: *Machimu*  
NAME: PIUS MACHIMU MALIFEDHA  
ADDRESS: P.O BOX 7729  
QUALIFICATION: MANAGING DIRECTOR

SIGNATURE: *M.P.*  
NAME: EDSON PIUS MACHIMU  
ADDRESS: P.O BOX 7729  
QUALIFICATION: DIRECTOR

BEFORE ME:  
NAME: KAVULA E. KIMILA  
SIGNATURE: *Kimila*  
ADDRESS: 1096 MWANZA  
QUALIFICATION: COMMISSIONER FOR OATHS.



STAMP DUTY 1030,000/- ERV NO  
920234004934243 Q. 21/8/20  
CONSENT FEE  
SIGNATURE: *Darius*

IN EXERCISE OF THE POWERS VESTED IN ME  
UNDER SECTION 37 OF THE LAND ACT NO 4 OF 1999  
Grace P. Nassame  
HEREBY APPROVE THIS DISPOSITION  
AUTHORIZED OFFICER  
DATE: 1st September 2020

FILED COPY  
RECORDED ON  
01.09.2020  
at 01:00 P  
*[Signature]*

56408

Certified True Copy of the Original  
Sign: *[Signature]* Date: 27/10/2020  
GEISTIDA MAKOBA  
Advocate, Notary  
Public & Commissioner for Oaths