

TANZANIA

THE LAND ACT 1999
(No. 4 OF 1999)
CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:


Title Number: 2313 TNG

Land Office Number: 1136773

Land: PLOT NO. 646 AND 647 BLOCK "N" PONGWE INDUSTRIAL AREA IN TANGA
CITY

Term: NINETY NINE (99) YEARS

TITLE No: 2313 TNG
 REGISTERED ON: 12-05-2021
 AT: 1:00 P.M.
 Sepidar Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 117,956/= Paid
 On Original Receipt Shs: 921107043038769
 of: 17-04-2021
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 100/= Paid
 Receipt No: 921107043038769
 of: 17-04-2021
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 2313 TNG
 L.O. No. 1136773
 L.D. No. TCC/47905

The 12th day of May Two thousand and Twenty One

THIS IS TO CERTIFY that YOGI POLYPACK INDUSTRIES LIMITED a limited liability Company incorporation under the Companies Act, 2002 of P.O. Box 1216, TANGA (hereinafter called "the Occupiers") 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 Twenty One 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 there for or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2021 shall thereafter pay rent of shillings Two Million Three Hundred Ninety Nine Thousand Four Hundred (Tshs 2,399,400/=) 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 Occupiers 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.

CERTIFIED TRUE COPY OF THE ORIGINAL

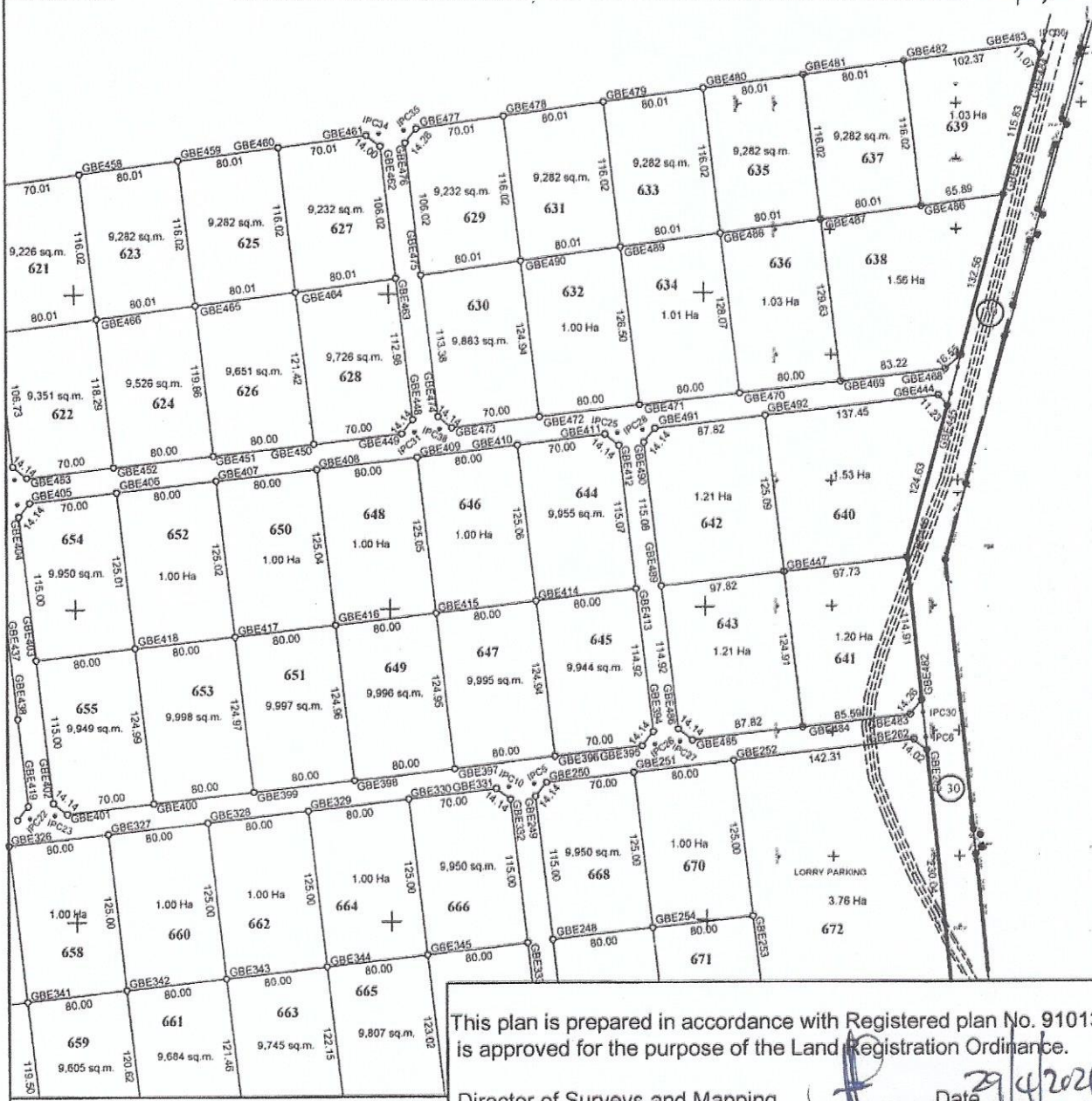


- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
 - (iii) Erect on the land building in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the **TANGA CITY COUNCIL** (hereinafter called "**the Authority**").
 - (iv) Submit to the Authority building plans within Six months from the date of commencement of **The Right**.
 - (v) Begin building construction within six months after the approval of the building plans by the Authority.
 - (vi) Complete the building construction within Thirty Six months from the date of commencement of **The Right**.
3. **USER:** The land shall be used for **Service Industrial** purposes only; Use Group 'M' use class (b) as defined in the Urban Planning (Use Groups and use classes) Regulations, 2018.
4. The Occupier shall not assign in the Right within three years of the date thereof without the prior approval of the Commissioner.
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 the payment of all premia, taxes and dues prescribed in connection with that disposition.
6. The occupier shall further:-
behalf:-
 - 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 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;
 - v) Loading and unloading facilities shall be provided within the boundaries of the land.
7. The President may revoke the right for good cause and in public interest.

TANGA CITY

INSET SHOWING DETAILS OF PLOT

LOCALITY: PONGWE INDUSTRIAL AREA
 BLOCK: N
 PLOT No. 646 & 647
 L.O No. 1136773
 AREA: 19,995 SQM



This plan is prepared in accordance with Registered plan No. 91013 is approved for the purpose of the Land Registration Ordinance.

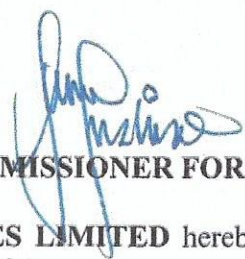
Director of Surveys and Mapping..... Date: 29/4/2021
 Ministry of Lands, Housing and Human Settlement Development.

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

SCHEDULE

ALL that Land known as **Plot No. 646 and 647 Block "N"** situated at **Pongwe Industrial Area in Tanga City Council** containing **Nineteen Thousand Nine Hundred Ninety Five (19,995) square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **91013** 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

We, the within named **YOGI POLYPACK INDUSTRIES LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said **YOGI POLYPACK INDUSTRIES LIMITED** and)

DELIVERED in our presence this 17th)
Day of April 2021)

Signature.....)

Postal Address: P.O. Box 1216)
Tanga)

Qualification: Director)

Signature: Ahmed)

Postal Address: P.O. Box 1216)
Tanga)

Qualification: Director)

Handwritten signature
CERTIFIED TRUE COPY OF THE ORIGINAL

