

TITLE No: 2961-RukLR
 REGISTERED ON: 10-05-2024
 AT: 11-00 AM
 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Form No. 22
 On Original Receipt Shs: 924127248151645
 of: 06-05-2024
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/- Paid
 Receipt No: 924127248151645
 of: 06-05-2024
 Stamp Duty Officer

(Under Section 29)

Title No. 2961-RukLR
 L.O. No. 1593679
 L.D/SMC/L.2894

The 10th day of May Two thousand and Twenty-Four

THIS IS TO CERTIFY that **DEW DROP DRINKS COMPANY LIMITED** a Limited liability company incorporated under the **Companies Act, 2002** of P.O. Box 155 SUMBAWANGA Mob: **0252802163** (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 (99)** years from the first day of **April Two Thousand Twenty Four** 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 Occupier having paid rent up to the thirtieth day of June, **2025**, shall hereafter pay rent of shillings **Two millions Eight Hundred Forty Thousand Five Hundred (Shs. 2,840,500/=)** 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.
 - (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 **Sumbawanga Municipality**(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 Commissioners").
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 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) Plant, maintain, protect and preserve not less than five trees on the land within thirty six months from the day of commencement of the Right. You may plant fruit or wood trees depending on the climatic conditions of such land or as it can be directed by Planning Authority and ensure such trees are kept, maintained or replaced throughout the term of the Right of Occupancy.
4. **USER:** Only one main building together with the usual and necessary outbuildings shall be built on the land and the same shall be used for **SERVICE TRADE INDUSTRY** purposes only. Use Group 'M' use classes (a) (b) and (c) as defined in the Urban Planning (Use Classes) Regulations, **2018**
5. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. The Occupiers 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.1769 Block "TT" situated at Kizwite Area in Sumbawanga Municipality containing Two decimal point nine nine (2.99) Hacters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 194320 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 **DEW DROP DRINKS COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

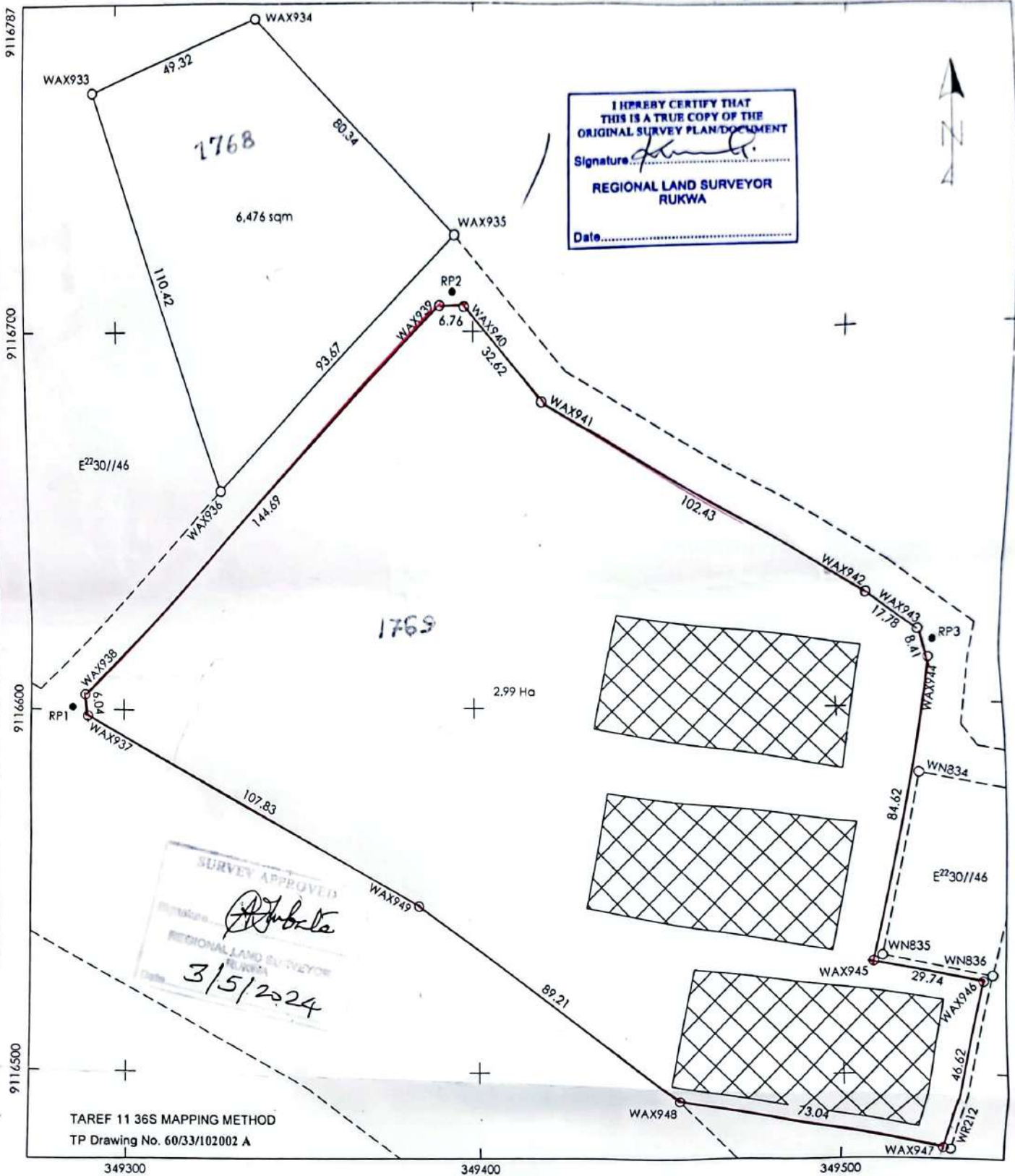
SEALED with the **COMMON SEAL** by the said **DEW DROP DRINKS COMPANY LIMITED** who is known to me personally/identified to me by the latter being known to me personally in my presence this..... day of.....**2024.**



Witness's:
Name.....AZIZ MOHAMED SOOD
Signature.....
Postal Address:.....155 SUMBAWANGA
Qualification:.....DIRECTOR

Witness's:
Name.....AZIZ MOHAMED
Signature.....
Postal Address:.....155 SUMBAWANGA
Qualification:.....DIRECTOR

SURVEY OF PLOTS No 1768 & 1769 BLOCK "I.I." KIZWITE AREA, SUMBAWANGA MUNICIPALITY



I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL SURVEY PLAN/DOCUMENT
 Signature: *[Signature]*
 REGIONAL LAND SURVEYOR RUKWA
 Date:

SURVEY APPROVED
[Signature]
 REGIONAL LAND SURVEYOR RUKWA
 3/5/2024

TAREF 11 36S MAPPING METHOD
 TP Drawing No. 60/33/102002 A

349300 349400 349500
 SCALE 1 : 1000

Comp No. E²² 30A
 M.P No 207/III/IVOL III
 S.T.D Sheet 207/III
 Action C.C.
 PLAN No. E²² 30/290

Amendments made by:
 1.
 2.
 3.
 Photostat Copies Sent to:
 1.
 2.
 3.

Plan drawn by ; Sixberth D Peter.
 I hereby certify that the survey represented by this plan was done in accordance to the survey regulations.
 Date 02/05/2024
 JAMES J. KAJUNGU
 GOVERNMENT LAND SURVEYOR
 RUKWA REGION
 Registered Plan No. 194320