

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 188707

Land Office Number: 907899.

Land: PLOT NO. 347 KURASINI INDUSTRIAL AREA.

Term: NINETY NINE YEARS.

TITLE No. 188707
REGISTERED 09 / 01 / 2020
10:00 AM
LAND MINISTRY
TANGANYIKA
Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 153,900/= Paid
On Original Receipt Shs: 99032523654
of: 10 / 12 / 2019
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: 99032523654
of: 10 / 12 / 2019
Stamp Duty Officer

Title No. 188707
L. O. No. 907889.
L. D. No. 186981.

The 23rd day of December Two thousand and Nineteen.

THIS IS TO CERTIFY that **GBP TANZANIA LIMITED** is a limited liability Company Incorporate in Tanzania Under the Companies ordinance (Cap. 212) of P.O. Box 3728, 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 **October, Two thousand and Nineteen** 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 hereafter pay rent of shillings **two million nine hundred thirty eight thousand four hundred eighty (2,938,480/=)** 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,

The Occupier shall:-

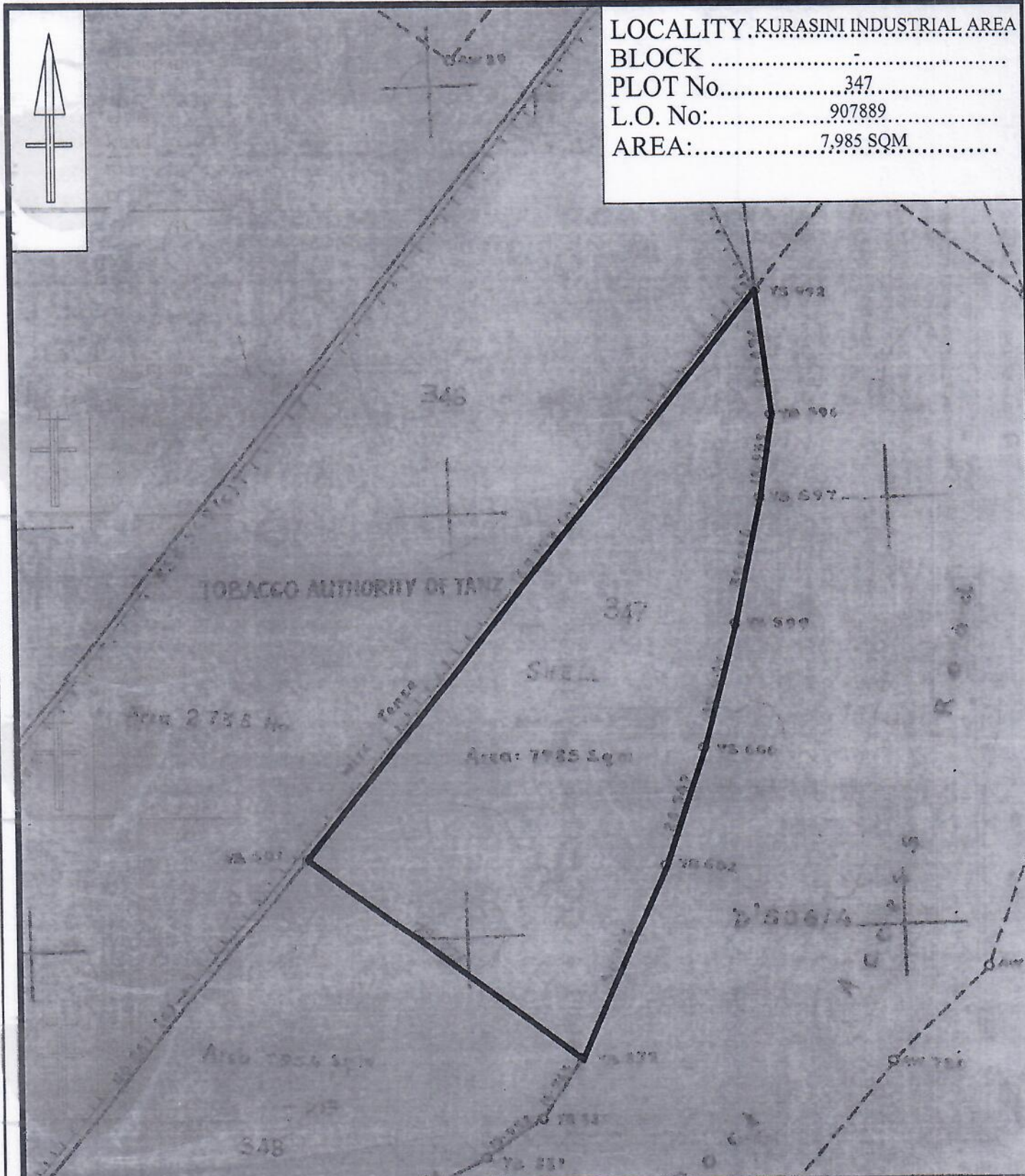
- (i) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.

- (i) 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.
 - (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 **Temeke Municipal 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 buildings except in accordance with building plans and specifications which shall have been first approved by the Authority.
 - (vi) 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 or modification of any condition in the Right.
3. **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for the land shall be used for **Industrial** purposes only. Use Group 'M' Use classes (a), (b) and (c) as defined in the Urban Planning Act No. 8, 2007 (Use groups and Use Classes), Regulations 2018.
 4. The Occupier shall not assign the Right within three years of the date hereof 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 President may revoke the right for good cause or in public interest.

DAR ES SALAAM CITY



LOCALITY KURASINI INDUSTRIAL AREA
BLOCK
PLOT No..... 347.....
L.O. No:..... 907889.....
AREA:..... 7,985 SQM.....



This plan is prepared in accordance with Registered Plan No.....17718.....

It is approved for purpose of the Land Registration Act 334

Director of Surveys and Mapping.....*[Signature]*.....Date 19/12/19

Ministry of Lands, Housing and Human Settlements Development, Dodoma

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

SCHEDULE

ALL that Land known as Plot No. 347 situated at ^{SALAMA} Kurasini in Temeke Municipality containing seven thousand nine hundred ~~thirty~~ ^{eight} (7988) square metres shown for identification only edged black on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 17718 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam. ACE


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



ASSISTANT COMMISSIONER FOR LANDS

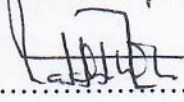
The within named **GBP TANZANIA LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
GBP TANZANIA LIMITED)
and **DELIVERED** in the presence of us)
this... 12TH... day of... **DECEMBER**....., 2019.)


Signature.....)

Postal Address: P.O Box 3728)
DAR ES SALAAM)

Qualification: **MANAGING DIRECTOR**)


Signature.....)

Postal Address: P.O Box 3728)
DAR ES SALAAM)

Qualification: **COMPANY SECRETARY**)