

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 81256-DLR

Land Office Number: 11958838

Land: PLOT NO 2 BLOCK AB SEJELI KONGWA DISTRICT AREA

Term: NINETY NINE (99) YEARS

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telephone: 026 2322185
Fax: 026 2320029
Email:
In reply please quote:
Ref. No. LR/DOM/T/



REGISTRAR OF TITLES
P. O. Box 1062,
DODOMA.

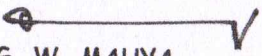
1-12- 2021


TO: ALOTAB AND BLAK BIBI COMPANY
LOCATED P.O. BOX 1125
MWANZA

TITLE No. 81256 -DR LO No. 11958838
PLOT No. 2 BLOCK No. AB LOCATION SEPELI
KONGWA DISTRICT

I have the honor to enclose herewith duplicate of the certificate of Title Numbered as above please.

cc LAND DIVISION


G. W. MAUYA
ASST. REGISTRAR OF TITLES

TITLE No: 81256-DLR
 REGISTERED ON: 30.11.21
 AT: 1:00 PM

 Senior Assi. Registrar of Titles

TANGANYIKA
 STAMP DUTY PAID ON
 ORIGINAL Stamp No. 23925485
921305076941974
 Receipt No. of 11.11.2021
 Asst. Registrar of Titles

Land Form No. 22
 Stamp Duty Shs. 100 Paid
921305076941974
 and Revenue Receipt No.
 of 11.11.2021 Issued
 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA
 THE LAND ACT, 1999
 (NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY
 [Under Section 29]

Title No. 81256-PLR
 L.O. No. 11958838
 Ref: ARD/KGW/SJL/AB/2

The 24th day of November Two thousand and Twenty One

This is to certify that **ALOTAIB AND BLAK BIBI COMPANY LIMITED** of P.O.BOX 1125 MWANZA as established under **The Companies ACT No. 12 R.E 2002** (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 first day of **October 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 there under and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of **June, 2021** Shall thereafter pay rent of shillings **Four Million Seven Hundred Eighty Four Thousand, One Hundred and Thirty (4,784,130/=)** 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 the occupier's expenses as assessed by the Director responsible for Surveys and Mapping.
 - (ii) Do everything possible to preserve 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 the environment and to achieve such objective.

- (iii) Erect on the Land building (hereinafter called (the building”) in permanent material designed for use in accordance with the condition of the Right and which conform to the building line (if any) decided by the **KONGWA DISTRICT COUNCIL** (hereinafter called “the **AUTHORITY**”).
- (iv) Within six months from commencement of the rights submit to the Authority such plans for buildings (including block plans showing the position of the buildings) such as drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building conditions.
- (v) Within six months from the date of notification by the Authority of approval of the plans and specifications, begin building on the land in accordance with such plans and specifications.
- (vi) Complete the buildings according to the plans and specifications so that they are ready for use and occupation within thirty six months from the date of commencement of the rights.
- (vii) 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”).
- (viii) 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 as here in before provided.
- (ix) Pay an amount equal to any contribution in lieu of rates which may be payable by the Government for Land during the term of the Right.

3. **USER: The land shall be used for Industrial Purposes only, Use group ‘B’ Use Class (d) as defined in the Urban Planning (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 premium, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause or in public interest.

SEJELI VILLAGE - KONGWA DISTRICT
DODOMA REGION

INSET SHOWING DETAILS OF PLOT

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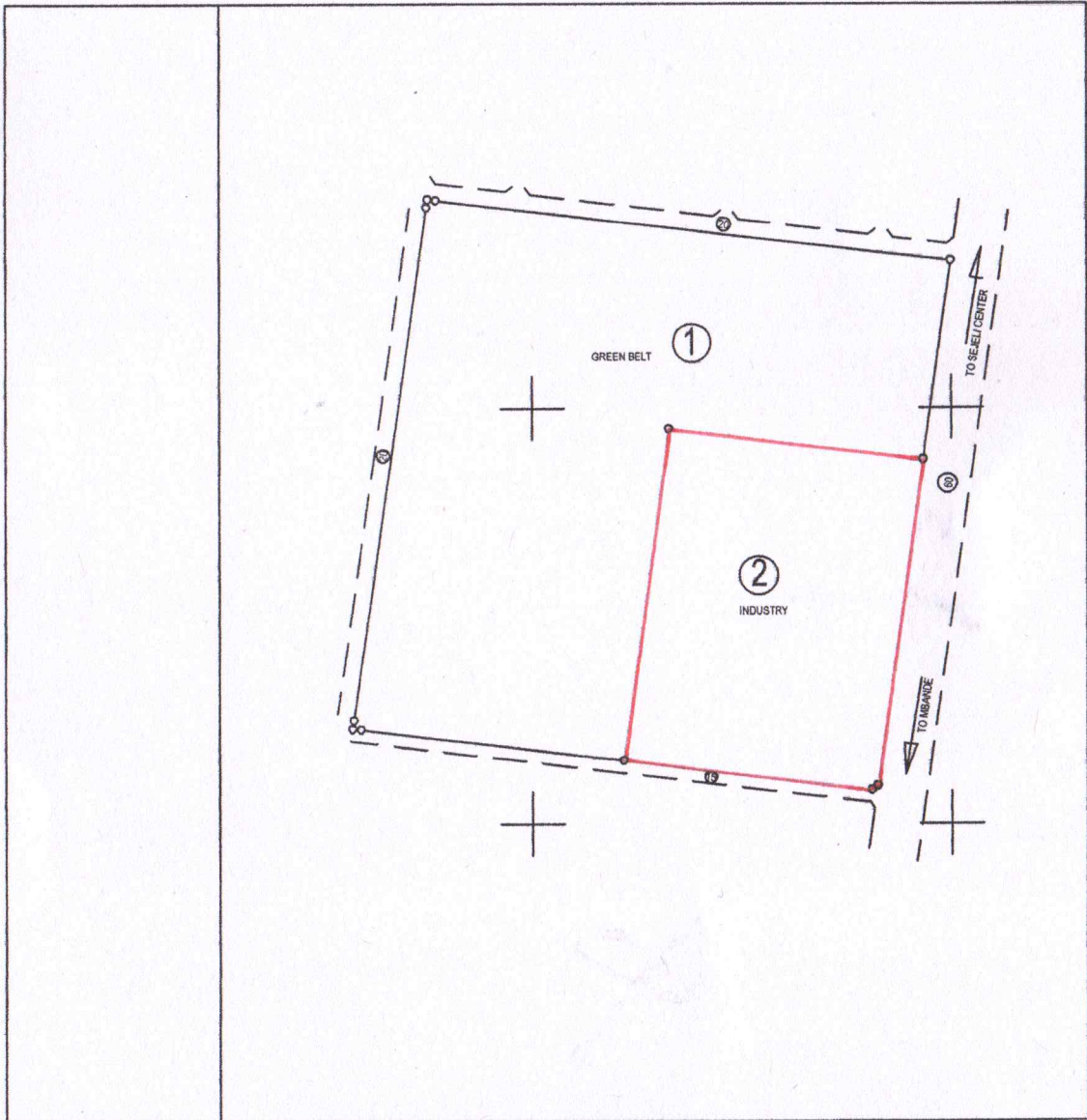
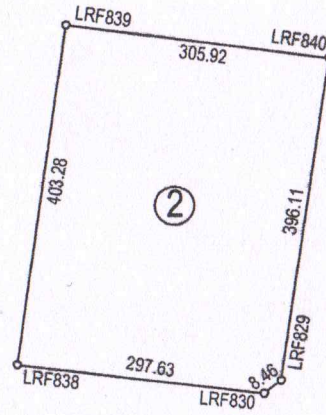
LOCALITY: SEJELI

BLOCK: AB

PLOT NO: 2

L.O.NO : 11958838

AREA : 122,670 Sqm



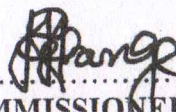
The issue of this plan implies no guarantee or admission of title by the Government.

This plan prepared in accordance with Registered Plan No. 141569 is approved for the purposes of Land Registration ordinance. Director of Surveys and Mapping.....*[Signature]*.....Date. 22/11/2021.
Surveys and Mapping Division,
Ministry of Lands, Housing & Human Settlements
Development, Dodoma.

SCHEDULE

All that land known as **PLOT No.2 Block "AB"** situated at **SEJELI VILLAGE** in **KONGWA DISTRICT AREA DODOMA REGION** containing **One Twenty Two Hundred Thousand Six Hundred Seventy (122670) Square Meters** shown for identification only edged red on the plan attached to this certificate and defined on the registered Survey Plan Numbered 141569 deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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


.....
ASST. COMMISSIONER FOR LANDS

We, the within- named **ALOTAIB AND BLAK BIBI COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

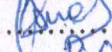
SEALED with the COMMON SEAL of the said

ALOTAIB AND BLAK BIBI COMPANY LIMITED

in my presence

this day of 2021

Name **HARUB HAMAD HILAL**

Signature 

Postal Address **P.O. BOX 1125 MWANZA**

Qualification **DIRECTOR**

Name **ABDULKADIR HILAL ALLY**

Signature 

Postal Address **P.O. BOX 1125 MWANZA**

Qualification **M.D.**