

TITLE No. 39986
 REGISTERED ON
28-8-2012
 800 A
 M. M. Mway
 Registrar of Titles



Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 100/- Paid
 Receipt No. 003687
 of 18-6-2009
 M. M. Mway
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 39986 L.R. Mwanza
 L. O. No. 480232
 L.D.No.MCC/L/46783

The 27th 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 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 **nine** ~~ninety nine~~ years from the first day of January, Two thousand and ~~2009~~ ^{nine} 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 **three hundred sixteen thousand four hundred (Tshs 316,400/=)** 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 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.

Mwanza

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 15900/- Paid
 on original Receipt N. 003687
 of 18-6-2009
 M. M. Mway
 Stamp Duty Officer



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- (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.

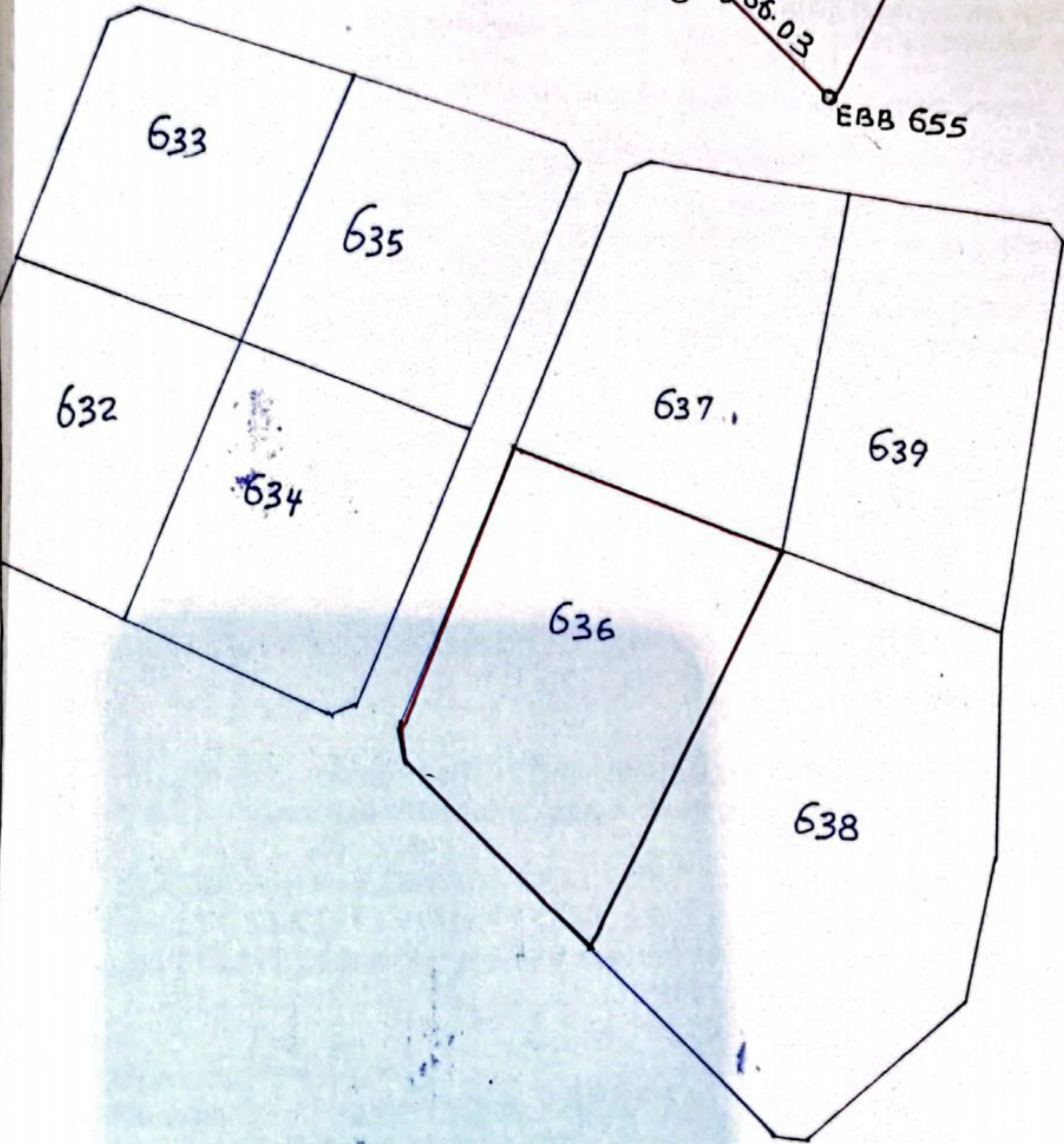
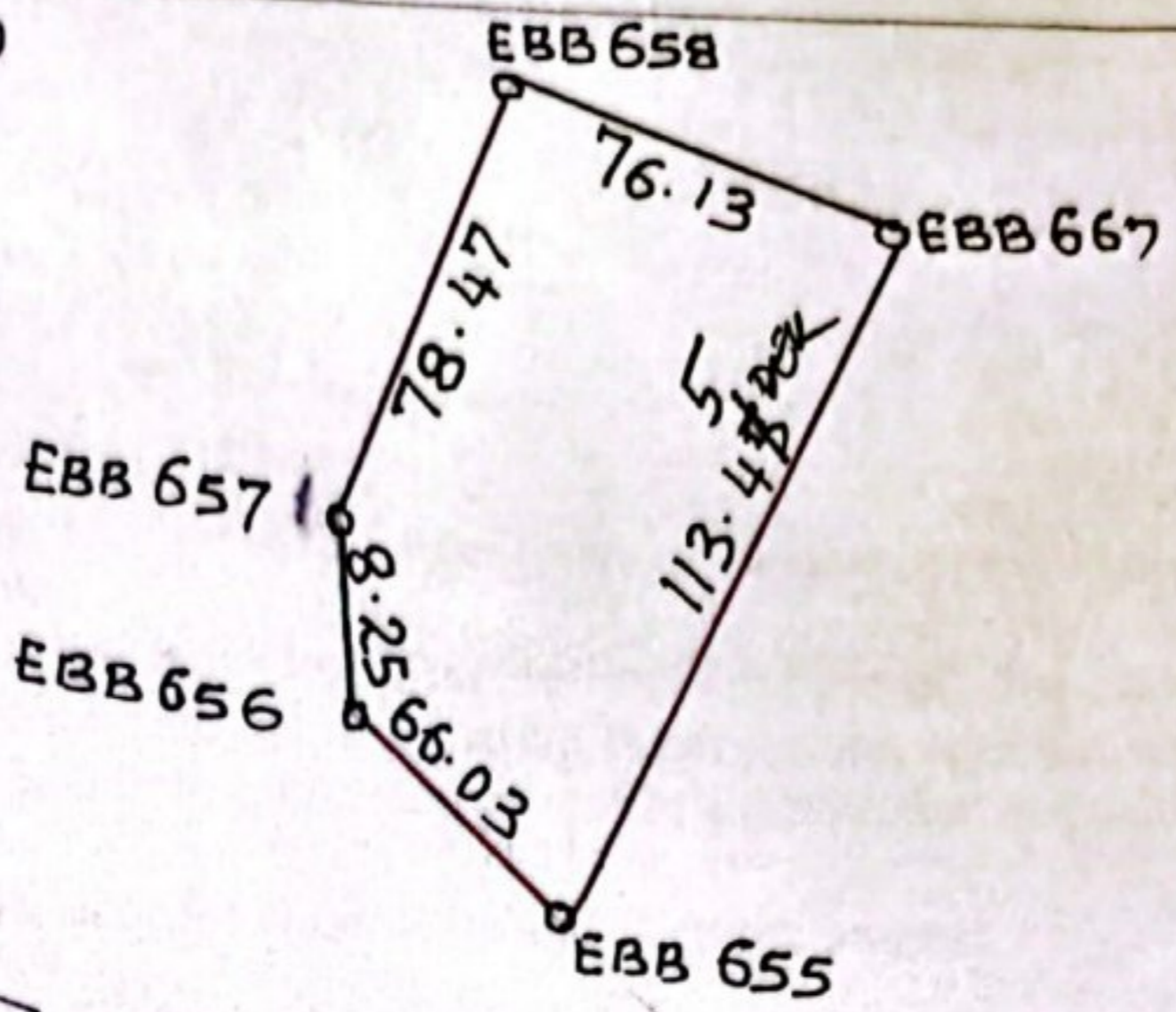
4. **USER:** The land and the buildings to be erected thereon shall be used for **Industrial Purposes only; Use Group 'M' Use Classes (a) or (b) or (c), as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.**



MWANZA CITY



LOCATION... NYAMHONGOLO
BLOCK... B
PLOT NO... 636
L.O NO.. 480232
AREA 7030SQM



This plan prepared in accordance with Registered Plan No. 53909 is approved for the purpose of Land Registration Ordinance.
Raheruwa
For Director of Surveys and Mapping.
Date 28/06/2012
Ministry of Lands and Human Settlement Development

This plan implies no guarantee of commission of title by the government



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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.

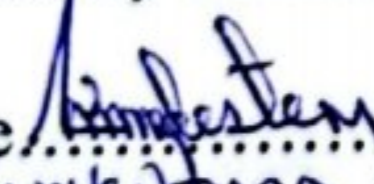
SCHEDULE


ALL that Land known as Plot No. 636 Block "B" situated at Nyamhongolo in Mwanza City containing seven thousand thirty (7030) 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. VJM/AL


 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)
29.....day of....JUNE.....2012)

Signature )
 Name BONVENTURA KISWAMA DESTERY)
 Qualification MANAGING DIRECTOR)

Signature )
 Name MICHAEL BUSUMABU)
 Qualification DIRECTOR)



LAND REGISTRY MWANZA
TRANSFER

Filed Document No. 57288

Date of Registration 10.12.2020 10:40 AM

To: JC GEAR GROUP (D) LIMITED
OF P.O. BOX 6009, DLSALAMU.
~~CASH~~ CONS. TUTH 70,000,000/-

Senior Asst. Registrar of Titles

