

Land Form 221

TANZANIA

THE LAND ACT 1999  
(NO. 10 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under section 29)*

Date of Issue:


Title Number: 28504-NL2

Land Office Number: 38602

Land: PLOT NO. 6 BLOCK C KISHIMWI KIBAIGWA URBAN AREA

TEMPORARY CHARGE (S) (55)

TITLE No. 28504-AR  
 REGISTERED ON  
6-11-2015  
 at 1.00 P.m



Asst. Registrar of Titles

Land Form No. 22

Stamp Duty Shs. 100K Paid and  
 Revenue Receipt No. 5706154  
 of 20-9-2015 issued.  
 Stamp Duty Officer

TANGANYIKA  
 STAMP DUTY PAID ON  
 ORIGINAL Shs. 199,100K  
 Receipt No. 5706154 of 30-9-2015  
 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. 28504-AR  
 L.O. No. 438602  
 Ref: ARD/KGW/KBG/KIS/G/6.

The 15th day of November, Two thousand and ~~fourteen~~ fifteen HAW/ACU

This is to certify that **KIBAIGWA FLOUR SUPPLIES LIMITED** of P.O.BOX 80 KIBAIGWA, KONGWA DISTRICT (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 **thirty three years** from first day of **July Two Thousand and fifteen** 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, 2016 Shall thereafter pay rent of shillings **four hundred eighty seven thousand four hundred (487,400/=)** 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 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 building 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 'M' as defined in the Town and Country Planning (use classes) Regulations, 1960 as amended in 1993.**
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 premier, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause or in public interest.

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**SCHEDULE**

All that land known as **PLOT No. 6 Block "G" KISIMANI** situated at **KIBAIGWA URBAN AREA** containing ~~ten thousand six hundred and sixty eight (10688) square metres~~ <sup>one decimal point and sixty eight (10688) square metres</sup> shown for identification only edged red on the plan attached to this certificate and defined on the registered Survey Plan Numbered **81395** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam. CR met

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

ASST. COMMISSIONER FOR LANDS

We, the within- named **KIBAIGWA FLOUR SUPPLIES LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SEALED** with the **COMMON SEAL** of the said )  
**KIBAIGWA FLOUR SUPPLIES LIMITED** )  
and **DELIVERED** in our presence this )  
..... 23 ..... day of OCT, 2015 )

Name SEBASTIAN ABDALLAH MSUA )  
Signature [Signature] )  
Postal address Box 80 KIBAIGWA )  
Qualification CHAMAN / DIRECTOR )

Name VICTORIA SEBASTIAN MSUA )  
Signature [Signature] )  
Postal Address BOX 80 KIBAIGWA )  
Qualification SECRETARY / DIRECTOR )

# KIBAIGWA URBAN AREA

## INSET SHOWING DETAILS OF PLOT

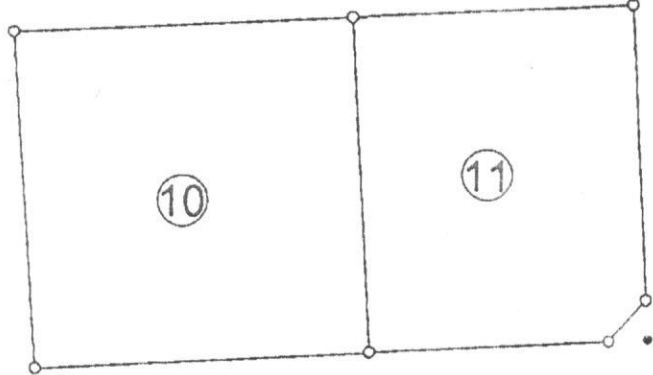
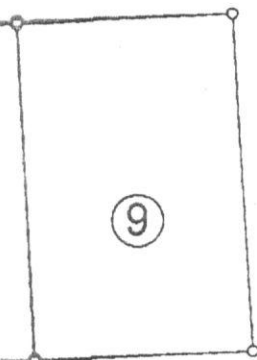
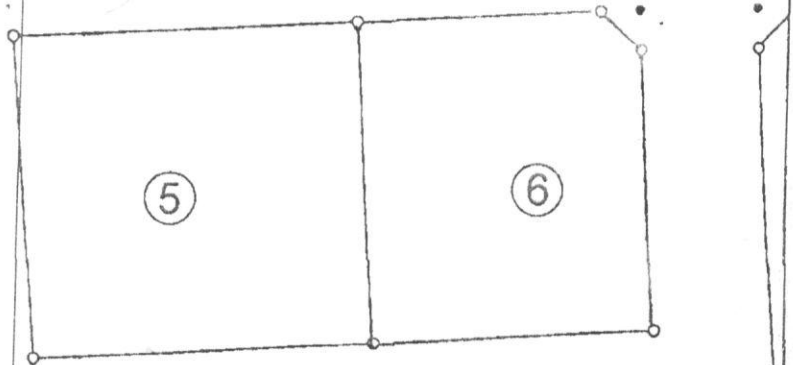
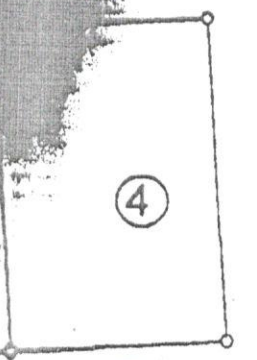
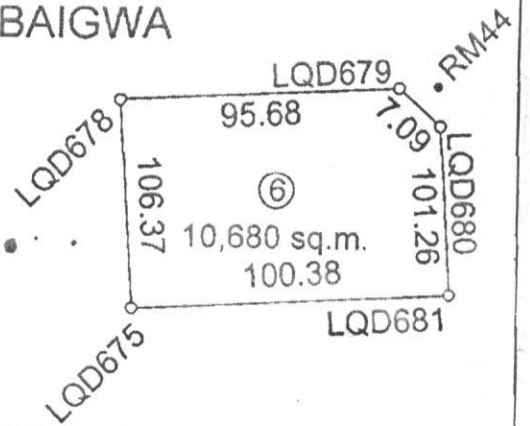
LOCALITY : KISIMANI - KIBAIGWA

BLOCK : 'G'

PLOTS NO : 6

NO : 43 8602

AREA : 10,680 sq.m.



This plan prepared in accordance with registered Plan no.81395 is approved for the purposes of Land Registration Act. For Director of Surveys and Mapping...  
Date 06/10/2015