

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



LAND REGISTRY,  
P.O.Box 1191,  
Dar es Salaam.  
Date: 31st March, 2010

Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:  
Ref. No. LR/T 86489  
LAKE CEMENT LIMITED  
P. O. BOX 2545  
DAR ES SALAAM  
Sir/Gentlemen/Madam,

RE: TITLE NO: 86489 LAND OFFICE NO: 390227  
PLOT NO.265 BLOCK KIMBIJI AREA

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please:

*Asst. REGISTRAR OF TITLES*  
*J. M. Mwanje*

Copy to: Commissioner for Lands  
Your LD File No: 293847 refers

Certified True Copy of the Original  
Sign: *J. M. Mwanje* Date: 19/09/2010  
JANE JACOBS MWAMBEGELE  
Advocate, Notary  
Public & Commissioner for Oaths

Date of Issue:

Title Number: 86489

Land Office Number: 390227

Land: PLOT NO. 265 KIMBIJI AREA IN ~~DAR ES SALAAM CITY~~ TEMBEKE MUNICIPALITY

Term: NINETY NINE YEARS

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Certified True Copy of the Original  
Sign: *[Signature]* Date: *19/01/2012*  
JANE JACOBS MWAMBELE  
Advocate, Notary  
Public & Commissioner for Oaths

Date of Issue:

Title Number: *26489*

Land Office Number: *390227*

*WMA* Land: PLOT NO. 265 KIMBILI AREA IN *TEMERKE MUNICIPALITY* DAR ES SALAAM CITY

Term: **NINETY NINE YEARS**



- (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) Building to be in permanent materials;
- (iv) Building plans to be submitted to the **TEMEKE MUNICIPAL 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;
- (vii) 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;
- (viii) Make and keep on the land rat - proof and carryout such measures as the Health Officer for the Authority may require for the purpose;
- (ix) Provide and maintain on the land such ablation facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.

Certified True Copy of the Original  
 Sign: *[Signature]* Date: 19/09/2008  
**JANE JACOBS MWAMBEGELE**  
 Advocate, Notary  
 Public & Commissioner for Oaths

- 3. **USER:** Buildings to be erected on the land shall be used for **Industrial and Mining purposes only. Use Group 'O' Use Class (a)** 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 premia, taxes and dues prescribed in connection with that disposition.
- 6. The President may revoke the Right for good cause or in Public interest.

*[Handwritten notes on a separate sheet of paper, partially visible on the left edge of the page. The text is mostly illegible but appears to contain names and dates.]*

- (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) Building to be in permanent materials;
  - (iv) Building plans to be submitted to the **TEMEKE MUNICIPAL 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;
  - (vii) 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;
  - (viii) Make and keep on the land rat - proof and carryout such measures as the Health Officer for the Authority may require for the purpose;
  - (ix) 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.
3. **USER: Buildings to be erected on the land shall be used for Industrial and Mining purposes only. Use Group 'O' Use Class (a) 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 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.

Certified True Copy of the Original  
 Sign: *[Signature]* Date: 19/09/2009  
**JANE JACOBS MWAMBEGELE**  
 Advocate, Notary  
 Public & Commissioner for Oaths

**SCHEDULE**

ALL that land known as Plot No. 265 situated at Kimbiji Area in ~~Dar es Salaam~~ <sup>Temeke Municipality</sup> ~~City~~ containing twenty decimal point one (20.1) Hactres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 58177 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam. *W/KW*

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

*[Signature]*  
**ASST. COMMISSIONER FOR LANDS**

We the within named LAKE CEMENT LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SEALED with the COMMON SEAL of the said LAKE CEMENT LIMITED and DELIVERED in the presence of us this 18th day of FEBRUARY 2009.

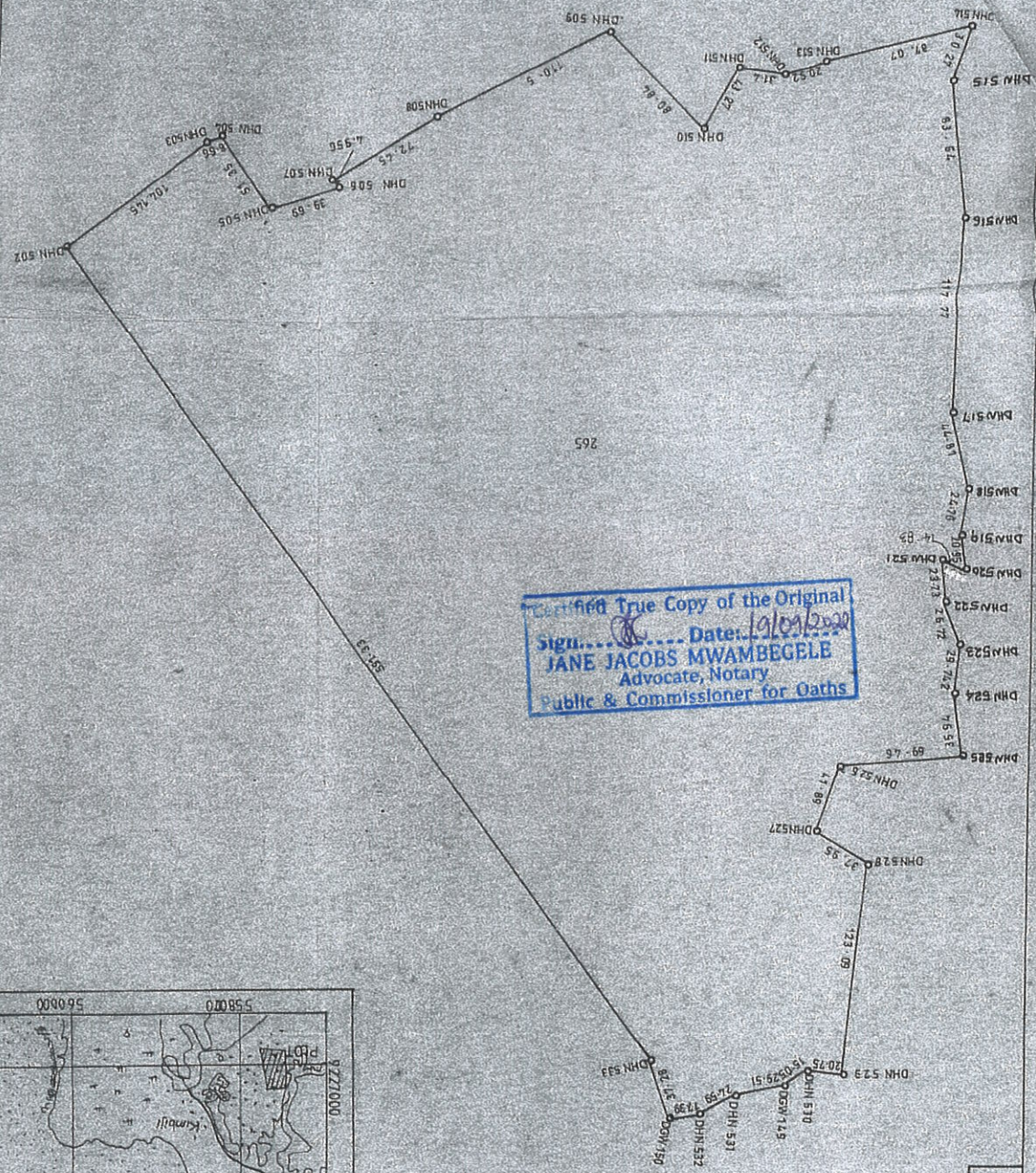
Signature: *[Signature]* A. N. JOSEPH (DURU)  
 Postal address: BOX 2545  
 DAR ES SALAAM  
 Qualification: D.D.E.C.T.R.  
 Signature: *[Signature]* B. S. S. S. S.  
 Postal address: BOX 2545  
 DAR ES SALAAM  
 Qualification: COMM. O. A. N. Y. S. E. C. R. E. T. A. R. Y.

The plan prepared in accordance with the provisions of the Land Use Decree, 1963, and the Land Use Regulations, 1964, is hereby approved for registration.

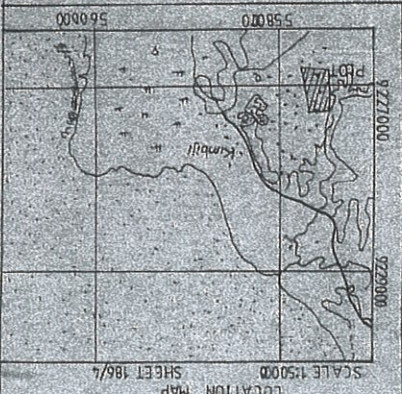
Date: 06/11/2009

Ministry of Lands, Housing and Settlements Development, Dar es Salaam

The terms of this plan implies a... of the Government



Certified True Copy of the Original  
 Sign: [Signature] Date: 19/05/2009  
 JANE JACOBS MWAMBECELE  
 Advocate, Notary  
 Public & Commissioner for Oaths



Location	Kimeji
Block	-
Plot No.	265
Area	20.1 sqm

