

SCHEDULE

ALL that land known as PLOT No 1 & 2 BLOCK "A" Situated at Ilungu Magu Urban Area containing One Point Nine Eight Hactre (1.98 HA) shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 70207 Deposited at the Office of the Director for survey and mapping at Dar es salaam.

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


Asst COMMISSIONER FOR LANDS


I, the within named SAMSON NG'WALIDA, here by accept the terms and conditions contained in the foregoing certificate of Occupancy.

RECEIVED and DELIVERED by the said
SAMSON NG'WALIDA who is known to me
personally/identified to me by the
..... later being known to me personally in
my presence this 27th
of APRIL 2012
NATURE
RESIDENTIAL ADDRESS P.O. BOX 2442, Mwanza
OCCUPATION AGRO-CASHE

Samson



MWANZA LAND REGISTRY
TRANSFER - 41899
Filed Document No. _____
Date of Registration 28-08-14 9:5 AM
VISHAL SODHA
PO BOX 894 MWANZA
CONS TTS 1500,000/-
M. Mairay
Senior Asst. Registrar of Titles

LAND REGISTRY MWANZA
TRANSFER
Filed Document No: 59716.
Date of Registration 10.12.2021 Time 9:00 P M
To: VIRA 2018 COMPANY LIMITED
OF P.O. BOX 894, MWANZA.
(IN CONS. TTS. 1/-)

Senior Asst. Registrar of Titles

MAGU DISTRICT

INSET SHOWING DETAILS OF PLOT

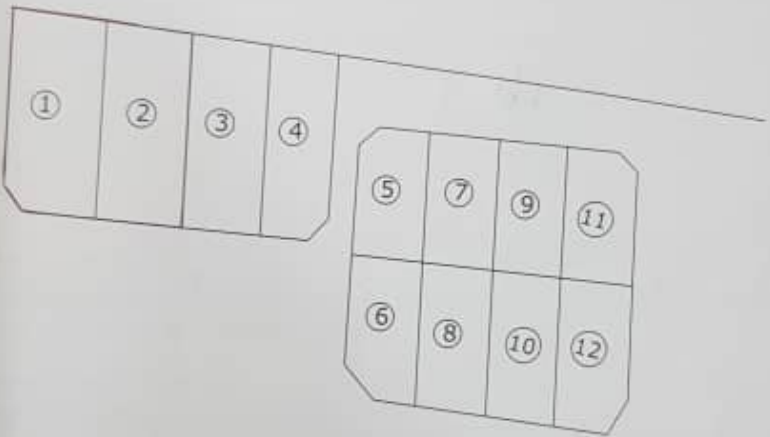
LOCATION .ILUNGU.(MAGU URBAN AREA)

BLOCK..A.

PLOT No.1 & 2

L.O.No.195959.

AREA.1.98Ha.



This plan, prepared in accordance with Registered plan No 70207 is approved for the purpose of Land Registration ordinance

For Director of Surveys and Mapping

Date 4/3/2013

Ministry of Land and Human Settlement Development
Dar Es salaam

The Issue of The plan Implies no guarantee
admission of title of Government.

- (ii) Do everything necessary to preserve the environment and protect the soil; 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) Buildings to be in permanent materials.
- (iv) Building plans to be submitted to the **Magu District Council** within six months from the commencement of the Right.
- (v) Building construction to begin within **six months** after approval of the plans.
- (vi) Buildings 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 the water supply, drainage and disposal of made refuse and affluent to the satisfaction of the authority.
- (viii) Provide and maintain on the land such ablution facilities and maintain such hygienic measures as may be required by the medical or health officers of the authority.

3. **USER:**

- The land and the buildings to be erected thereon shall be used for Service Industrial purposes only. Use Group 'M' 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 prescribed form before or at the time the disposition is carried out together with 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.

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 19-6-2013

Title Number: 45082 LR Mtwara

Land Office Number: 199999

Land: PLOT NO. 1 & 2 BLOCK 'A' ILIHEJI MAGU UHIMI AREA

Term: THIRTY THREE YEARS (33)

TITLE No. 4502
 REGISTERED ON
19.6.2013
 at 1.0.0.0

M. Miray
 Dist. Registrar of Titles

Land Form No. 22

Stamp Duty Shs. 100/= Paid
 and Revenue Receipt No. 44581965
 of 10-9-2012 issued,
 Per M. Miray
 Dist. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

TANGANYIKA
 STAMP DUTY PAID ON
 ORIGINAL Shs. 59,270/=
 Receipt No. 44581965 of 10-9-2012
 Per M. Miray
 Dist. Registrar of Titles

Title No. 4502 I.R. Mwanza
 L.O. No. 195959
 LD. No. MG/7989

The 14th day of June Two thousand and Thirteen

THIS IS TO CERTIFY that **SAMSON NG'WALIDA** of P.O. Box **11614, 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 **Thirty three** years from the first day of **first day of July, Two thousand and Twelve** 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 there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, **2013**, shall hereafter pay rent of shillings **Five hundred ninety three thousand seven hundred (Tshs. 593,700/=)** 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.