

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: PWN: 6530

Land Office Number: 979955

Land: PLOT No. 730 BLOCK 'H' AT KITIPEMI IN BAGAMOYO URBAN AREA

Term: NINETY NINE (99) YEARS

TITLE No. PWN: 6530
 REGISTERED ON: 28. 06. 2021
 AT: 02: 30 P.M.

 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 161,244/= Paid
 On Original Receipt No: 921138047548783
 of: 18. 05. 2021
 Stamp Duty Officer

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/= Paid
 Receipt No: 921138047548783
 of: 18. 05. 2021
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999
 (NO.4 OF 1999)
 CERTIFICATE OF OCCUPANCY**

(Under Section 29)

Title No. PWN: 6530
 L.O. No. 979955
 Ref. No. BAG/LD/51926

The 25th day of June Two thousand and twenty one.

THIS IS TO CERTIFY that **GREEN NATURE CO. LIMITED** is limited liability company incorporated under the companies Ordinance (Cap. 212) and having its registered offices in Tanzania of P.O. Box 33308, DAR ES SALAAM (hereinafter called "the occupiers") 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 (99) years** from the first day of **April, two thousand and twenty one** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to the regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following special conditions:-

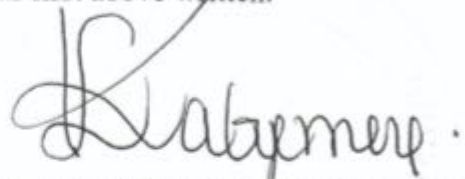
1. The Occupier having paid rent up to the thirtieth day of **June, 2021**; shall thereafter pay rent of shillings **three million two hundred twenty five thousand and ninety six (3,225,096/=) only**, a year in advance on the first day of July in every year of the term without deduction **PROVIDED** 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.

- (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 to achieve such objective.
 - (iii) Building to be in permanent materials.
 - (iv) Building plans to be submitted to the **Bagamoyo Township Authority** within six months from the date of the commencement of the Right.
 - (v) Building construction to begin within six months after approval of plans.
 - (vi) Building to be completed within thirty six months from the date of the commencement of the right.
3. **USER:** The land shall be used for **Light Industry** Purposes only; Use Group '**M**' Use **classes (a) & (b)** as defined in the urban Planning Act No. 8 of 2007 (use groups and classes) Regulations, 2018.
 4. The Occupier shall not assign the Right within three years of date hereof without the prior approval of the Commissioner.
 5. The occupier shall deliver to the Commissioner for Lands 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 all dues prescribed in connection with the disposition.
 6. The President may revoke the right for good cause and in public interest.

SCHEDULE

All that land known as **Plot No 730 Block 'H'** situated at **Kitopeni** in **Bagamoyo Urban Area** containing **fifty one thousand one hundred ninety two (51192) square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **131972** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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



Ag. ASSISTANT COMMISSIONER FOR LANDS

The within named **GREEN NATURE CO. LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
GREEN NATURE CO. LIMITED)
and **DELIVERED** in the presence of us this.....)

day of 18th May 2021.)

Signature:..... W. Mani)

Postal Address:..... P. O. BOX 33308)

Qualification..... DIRECTOR)

Signature:..... )

Postal Address:..... P O BOX 33308)

Qualification..... DIRECTOR)



Notes

06/05/2021

489500

489750

118.96

ZFG532

120.88

ZFG531

75.98

ZFG530

62.77

ZFG529

85.25

ZFG528

192.67

ZFG527

733

A=55,942 sq.m

103.43

SCALE 1:2,500

Comps No..... 30/G

Mp No..... 168/IV/2

C/d Sheet No..... 168/IV

Action BY C.C.....

PLAN: No : E17/370

Amendments made By: I. G. Kawemba (P/05 no) 4/5/2021

Photostat Copies Sent to

- I.....
- II.....
- III.....

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL SURVEY PLANS AND DOCUMENTS.

Signature..... *N. N. N.*

REGIONAL LAND SURVEYOR
COAST REGION

Date..... 16/05/2021

Plan drawn by VICENT F. NGAHWELA
by this plan was carried out in accordance
I hereby certify that the survey represented
with the survey regulations.

Date 22-04-2021

EDWIN EMILLIAN NKinzo
GOVERNMENT SURVEYOR

REGISTERED PLAN No. 131972

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

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 6530



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 29 Jun, 2021

GREEN NATURE CO. LIMITED
P.O Box 33308
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 6530 LAND OFFICE NO: 979955
PLOT NO. 730 BLOCK H AT KITOPENI

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

 ~~REGISTRAR OF TITLES~~

Copy to: Commisioner for Lands
Your LD File No: LD/PW/4326 refers