

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)


Date of Issue: 06.07.2022

Title Number: 101798 LB. MV. 11/2022

Land Office Number: 688968

Land PLOT NO. 1620 BLOCK 'B' (KAYENZE NDOGO) MHONZE - ILEMELA MUNICIPALITY

Term: NINETY NINE YEARS

101798 L.R. M/31720
 06-07-2022
 REGISTERED ON:
 1:00 P.M.

 Stamp Duty Officer

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 500/= Paid
 922047094418765
 Receipt No:
 of: 16-02-2022

 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

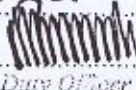
(Under Section 29)

Title No. 101798
 L.O. No. 688988 L.R. M/31720
 L.D. No. IMC/L/63119

The 01st day of July two thousand and twenty two

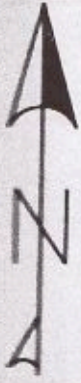
THIS IS TO CERTIFY that **MILLENNIUM ENGINEERS ENTERPRISES LIMITED** of P.O. Box 10412, Dar es salaam, (hereinafter called "the Occupiers") are entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **ninety nine** years from the **first day of July**, two thousand and **twenty one** according to the true intent and meaning of the Land Act and subject to the provisions there of and to any regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2022 shall thereafter pay rent of shillings **one hundred forty thousand (Tshs.140,000/=)** only a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupiers 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 and to achieve such objective.

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 4397/= Paid
 922047094418765
 On Original Receipt Shs:
 of: 16-02-2022

 Stamp Duty Officer

- (iii) Maintain 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 **Ilemela Municipal Council** (hereinafter called "the authority");
 - (iv) At all times during the term of the Right have on the land buildings 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");
 - (v) 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;
 - (vi) Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.
3. **USER: The land and the buildings erected thereon shall be maintained and the same shall be used for Service industry purposes only; Use Group 'M' Use Class (a) as defined in the Urban Planning Act No. 8 of 2007, (Use Classes) Regulations of 2018.**
 4. The Occupiers shall not assign the right within three years of the date hereof without the prior approval of Commissioner.
 5. The Occupiers 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 and in public interest.

ILEMELA MUNICIPALITY



INSET SHOWING DETAILS OF THE PLOT

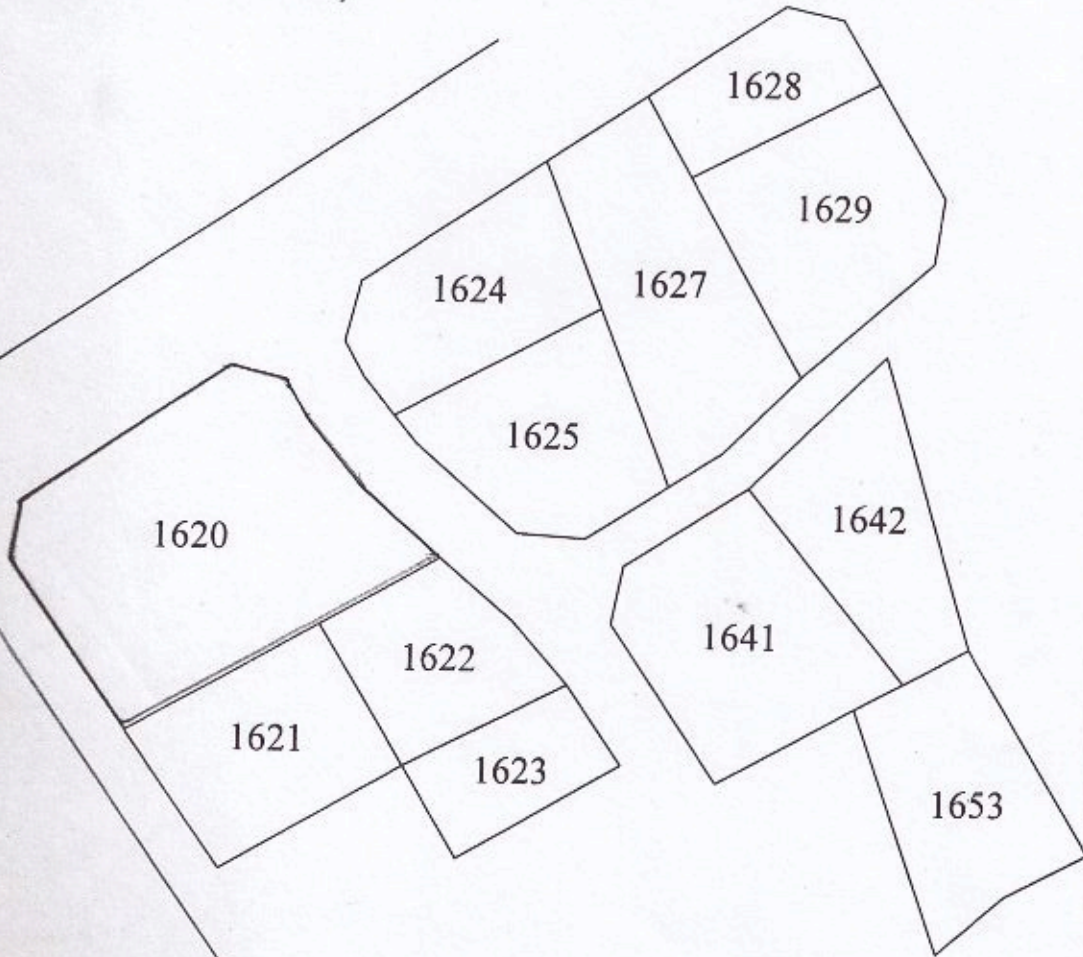
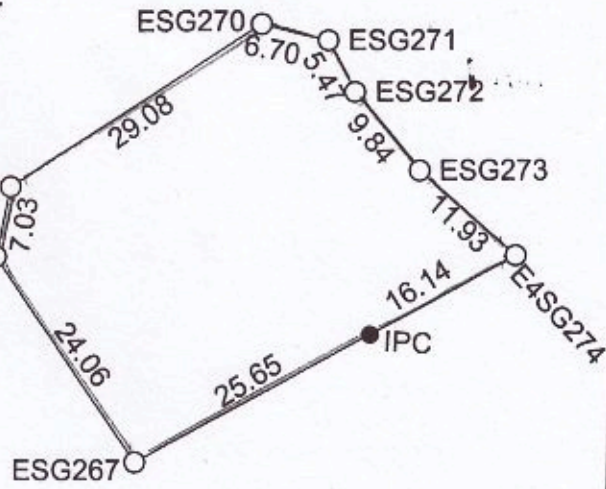
LOCATION: (KAYENZE NDOGO)MHONZE

BLOCK NO: B

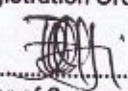
PLOT NO: 1620

L.O.NO: 688988

AREA: 1166 SQ.M



This plan prepared in accordance with Registered Plan No. 116917 is approved for the purpose of the Land Registration Ordinance.


For Director of Surveys and Mapping.

Date 06/6/2022

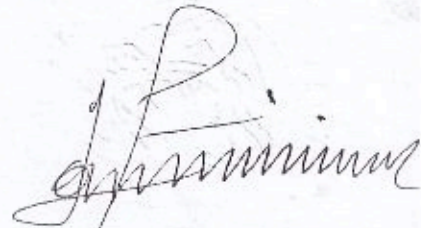
Ministry of Lands and Human Settlements
Development Dar es Salaam.

This plan implies no guarantee or liability by the Government.

SCHEDULE

ALL that Land known as Plot No. 1620 Block 'B' situated at Kayenze ndogo(Mhonze) in Itemela Municipality containing one thousand one hundred sixty six (1166) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan numbered 116917 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.



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ASSISTANT COMMISSIONER FOR LANDS

We, the within named **MILLENNIUM ENGINEERS ENTERPRISE LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with COMMON SEAL of the said)
MILLENNIUM ENGINEERS ENTERPRISE LIMITED)
in presence of us this... 26 day)
of..... MAY 2022.)

Witness)
Witness' name... DIANA STEPHEN MBOGO)
Signature..... Diana)
Postal Address:..... 10412 DARESSALAAM)
.....)
Qualification :..... DIRECTOR)

.....)
Witness' name... VICTORIA TAPHET MARANDY)
Signature..... Victoria Marandy)
Postal Address:..... 10412 DARESSALAAM)
.....)
Qualification :..... DIRECTOR)