

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

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In reply please quote:  
Ref. No. LR/DOM/T/



REGISTRAR OF TITLES  
P. O. Box 1062,  
DODOMA.

15-9-2020

TO: DODOMA MILLERS COMPANY LIMITED  
P. O BOX 4044  
DODOMA

TITLE No. 61274-DLR L.O No. 1088688

PLOT No. 1 BLOCK No. HH LOCATION NDACHI  
DODOMA CITY

I have the honor to enclose herewith duplicate of the certificate of Title Numbered as above please.

cc LAND DIVISION

  
EDWARD MAKORI

ASST. REGISTRAR OF TITLES

(Under Section 29)

Date of Issue:


Title Number: 61274-DLR

Land Office Number: 1088688

Land: PLOT NO 1 BLOCK 'HH' NDACHI DODOMA CITY

Term: NINETY NINE (99) YEARS

TITLE No: 61274-DLR  
 REGISTERED ON: 14-9-20  
 AT: 08:30 AM



*Am. K. M.*  
 Senior Asst. Registrar of Titles

Land Form No. 22

Stamp Duty Shs. 100  
 and Revenue Receipt No. 92021100138448  
 of 29-7-2020 issued

*Am. K. M.*  
 Asst. Registrar of Titles

TANGANYIKA  
 STAMP DUTY PAID ON  
 ORIGINAL Shs. 58228  
 Receipt No. 92021100138448 29.7.2020

*Am. K. M.*  
 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: 61274-DLR  
 L.O. No. 1088688  
 LD. No. 122005

The 11<sup>th</sup> day of September two thousand and twenty

**THIS IS TO CERTIFY** that **DODOMA MILLERS COMPANY LIMITED** a limited liability Company incorporated in Tanzania under the Companies Act, 2002 of P.O. Box 4044, Dodoma (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 (99)** years from the first day of **July two thousand and twenty** 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:-

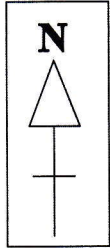
1. The Occupiers having paid rent up to the thirtieth day of **June, 2021**; shall thereafter pay rent of shillings **one million One hundred sixty four thousand seven hundred and sixty eight (Tshs.1,164,768/=)** only a year in advance on the first day of July in every year of the term without deduction **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 Occupiers' 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.

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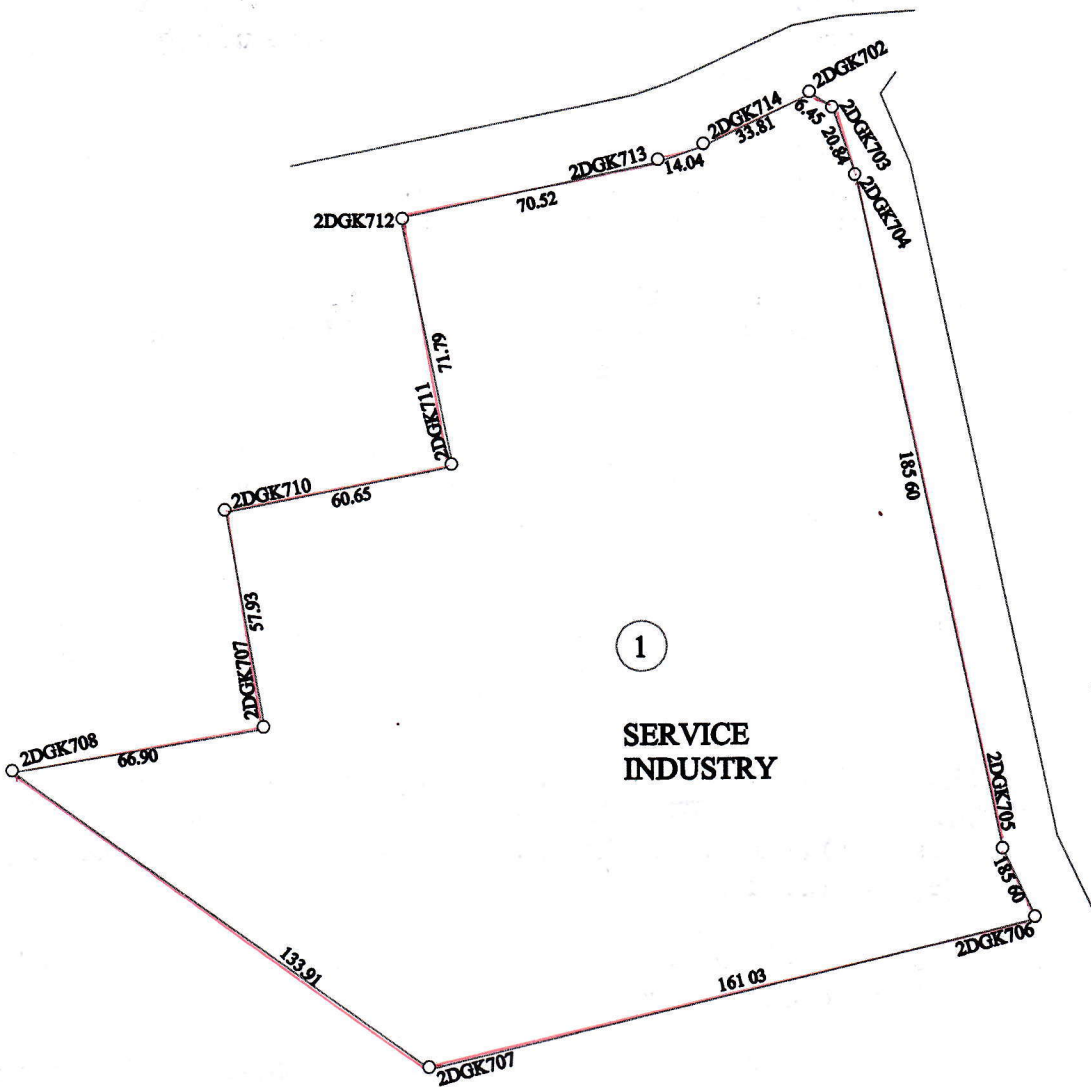
- (iii) Erect on the Land Buildings (hereinafter called 'the building') in permanent material  
Is designed for use in accordance with the condition of the Right and which conform to the building line (if any) decided by **City Council of Dodoma** (hereinafter called 'the authority').
  - (iv) Within 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 the building conditions.
  - (vi) Complete the buildings according to the plans and specifications so that they 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.
3. **USER:** The land and the buildings to be erected thereon shall be used for **INDUSTRIAL - SERVICE TRADES** purposes only. **Use Group 'M' Use classes (a)** as defined in the Urban Planning (Use Groups and Use Classes) Regulations, **2018**.
  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 and in public interest.

# DODOMA CITY COUNCIL

*Handwritten signature*



LOCATION ... NDACHI.....  
 PLOT No ..... 1.....  
 BLOCK ..... 111.....  
 L.O No ..... 1088688.....  
 AREA ..... 36399 .....SQM



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SERVICE  
INDUSTRY

This plan prepared in accordance with the Registered plan No114084, is approved for the purpose of Land Registration Act cap 334.

Director of Surveys and Mapping ..... *katete* .....

Date..... *14/08/2020* .....  
 Ministry of Lands and Human Settlement Development Dodoma.

The issue of this plan implies no guarantee or admission of the title by the Government

**SCHEDULE**

ALL that Land known as Plot No. 1 Block "HH" situated at NDACHI in Dodoma City Council containing thirty-six thousand three hundred ninety-nine (36399) square meter shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 114084 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.

**ASSISTANT COMMISSIONER FOR LANDS**

We, the within named **DODOMA MILLERS COMPANY LIMITED**, hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SEALED and DELIVERED** by the common seal }  
of **DODOMA MILLERS COMPANY LIMITED** }  
in our presence this 4<sup>th</sup> day of August 2020 }

**Witness's**

Signature.....

Postal Address..... P.O. Box 4044 Dodoma

Qualification:..... DIRECTOR

Signature.....

Postal Address..... P.O. Box 4044 Dodoma

Qualification:..... DIRECTOR