

KENYA

THE LAND ACT 1999  
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)



Date of Issue: 28-3-2018

Title Number: 68679 L.R. Mwanza

Land Office Number: 569653

Land: PLOT NO. 54 BLOCK 'B' IGUEJA KISSA TRADITIONAL COMMUNITY TRUST  
MAHU DISTRICT

Term: THIRTY NINE (39) YEARS

REGISTERED  
28-3-2018  
at 9-00 A m



Registrar of Titles

LAND FORM NO. 22  
TANZANIA STAMP DUTY ACT  
Stamp Duty Shs. 500/-  
and Revenue Receipt No. 9900116988  
12-2-2018  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY  
(Under section 29)

Title No. 68679 R Mwanza  
L.O.No 569653  
L.D.No LD/MG/4241

The 28<sup>th</sup> day of March Two Thousand and Eighteen

THIS IS TO CERTIFY that KISSY & SONS COMPANY LIMITED of P.O. BOX 2927 MWANZA incorporated under the Companies Act, 2002 and that Company is Limited (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 **Ninety Nine Years** from the **First Day of January, Two Thousand and Eighteen**. According to the intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made hereunder and to any enactment in substitution therefore or amendment thereof and to the following special conditions:

1. The Occupier having paid rent up to the thirtieth day of June 2018, shall thereafter pay rent of **Shillings Seven Hundred Twenty Thousand Three Hundred (Tshs. 720,300) 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 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.

Certified True Copy of the Original  
**EZEKIEL JAMES**  
21 FEB 2018  
Signature  
Advocate, Notary Public & Commissioner for Oaths

TANZANIA STAMP DUTY ACT  
Stamp Duty Shs. 71,530/-  
Original Receipt No. 9900116988  
12-2-2018  
Stamp Duty Officer

(iii) Build on the land building (hereinafter called "the building") in permanent materials designed for use in accordance with the conditions for the right and which conform to the building line (if any) decided by the **Magu District Council** (hereinafter called "the authority");

(iv) Buildings plan 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 the approval of the plans.

(vi) Building to be completed within **Thirty-six** months from the day of commencement of the Right.

3. The Occupier shall further;

(i) 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

(ii) Make and keep all the buildings on the land rat-proof and carry out such measurements as Medical Officer of Health for the authority may require for this purpose;

(iii) Provide and maintain on the land such ablution facilities and maintain such Hygienic measures as may be required by the said medical or officer of health.

(iv) Fence the land with good quality fencing, car-parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided with the boundaries of the land.

**USER;** The land and the buildings to be erected thereon shall be maintained and the same shall be used for **Petrol Station Purpose Only**. Use Group "F" use classes (a) as defined in the Town and Country Planning (use classes) Regulation 1960 as amended in 1993.

4. The Occupier shall not assign the right within three years of the date hereof within three of the date hereof without the prior approval of commissioner.

5. The Occupier shall deliver to the commissioner notification of in prescribed form before or at the disposition is carried out together with the payment of all premier, taxes and dues prescribed in connection with that disposition.

6. The president may revoke the right for good cause or in public interest.

MAGU DISTRICT



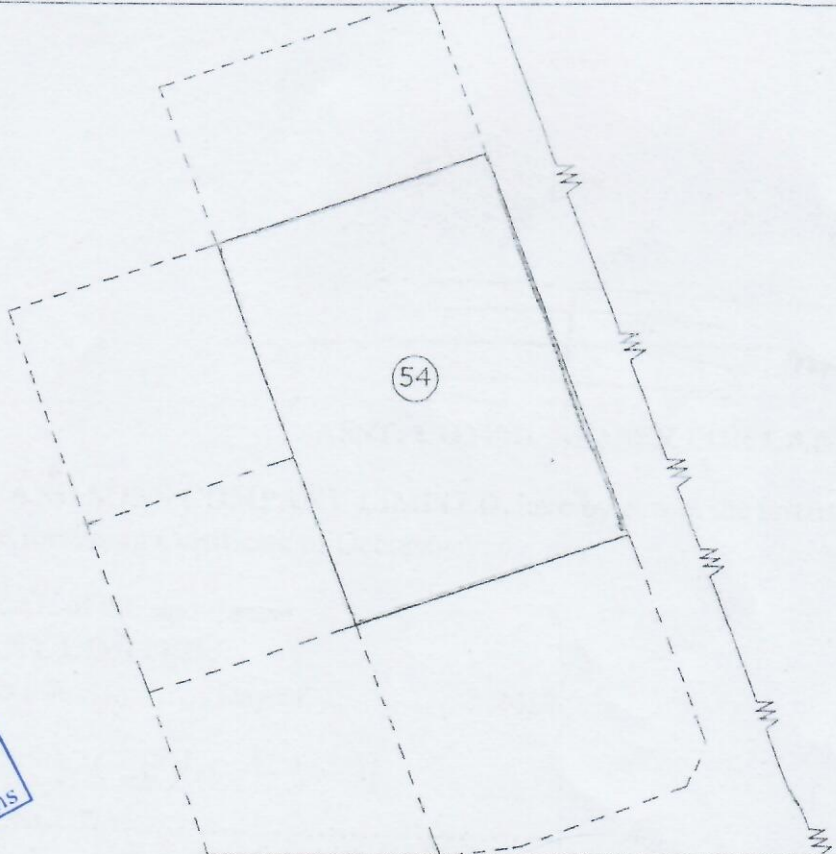
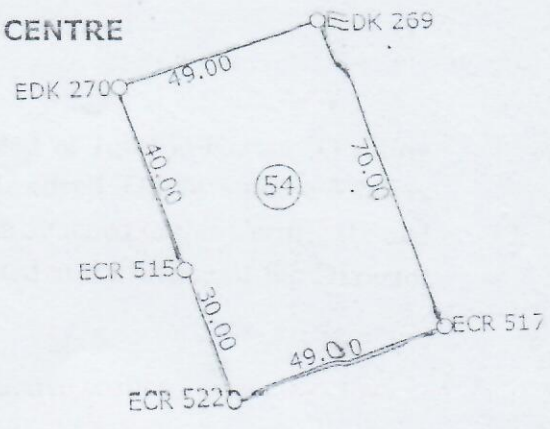
LOCATION. IGUDIJA KISESA TRADING CENTRE

BLOCK.....'J'.....

PLOT No..... 54 .....

L.O.No..... 569653 .....

AREA ..... 3430 SqM .....



Certified True Copy of the Original  
**EZEKIEL JAMES**  
 21 FEB 2022  
 Sign: *Ezekiel James*  
 Advocate, Notary  
 Public & Commissioner for Oaths

This Plan prepare in accordance with Registerd Plan No. 94793 is approved for the purpose of Land Registration Ordinance.

*March*  
 For Director of Surveys and Mapping.

Date..... 31/01/2018 .....

Ministry of Lands, Housing and Human Settlement  
 Development Dar Es Salaam.

The Issue of The Plan Implies no guarantee or admission of tittle of Government.

SCHEDULE

ALL that land known as PLOT No. 54 BLOCK "J" Situated at Igudija-Kisesa Trading Centre in Magu District containing Three Thousand Four Hundred Thirty Square Meters (3,430 SQM) shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 94793 Deposited at the Office of the Director for Survey and Mapping at Dar es salaam.

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

*[Handwritten Signature]*

ASST: COMMISSIONER FOR LANDS

We, the within named KISSY AND SONS COMPANY LIMITED, here by accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED

SIGNED with COMMON SEAL of the said

KISSY AND SONS COMPANY LIMITED,

and Delivered in presence of us this ..... Day of.....2018

NAME... AMUHA EL KIBEYO KISSY

SIGNATURE... *[Handwritten Signature]*

POSTAL ADDRESS... P.O. Box 2927, MWAIZA

QUALIFICATION... MANAGER DIRECTOR

NAME... GEORGE MAGIBHO KISSY

SIGNATURE... *[Handwritten Signature]*

POSTAL ADDRESS... BOX 106 TARIME

QUALIFICATION... DIRECTOR

Certified True Copy of the Original  
EZEKIEL JAMES  
21 FEB 2022  
Sign. *[Handwritten Signature]*  
Advocate, Notary  
Public & Commissioner for Oaths

2021/196