



- (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.
  - (iii) Building to be in permanent materials.
  - (iv) Submit building plans to the **Misungwi District Council** within six months from the date of the commencement of the Right.
  - (v) Building construction to begin within six months after approval of plans.
3. Building to be complete with The Occupier shall further:-
- (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
  - (ii) make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose;
  - (iii) provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
  - (iv) fence the land with good quality fencing, car-parking space shall be provided as required by the Authority. Loading and unloading facilities shall be provided with boundaries of land
  - (vi) in thirty six (36) months from the date of the commencement of the Right.
4. **USER:** The land shall be used **Heavy Industry** purposes only, Use Group '**O**' use classes (**a**) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. 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 all premia, taxes and dues prescribed in connection with the disposition.
7. The President may revoke the right for good cause or in public interest.



MISUNGWI  
 Ofisi ya Mkurugenzi Mtendaji (w),  
 Idara ya ardhi  
 S.L.P 20,  
**MISUNGWI**

255-732980745  
 c. 255- 732980745  
 BaruaPepe: [dedmisungwi@gmail.com](mailto:dedmisungwi@gmail.com)

Kumb. Na.MSG/4816  
 Kamishna Msaidizi wa kanda  
 Kanda ya Ziwa.  
 S.L.P. 668.

Tarehe 09 / 06/2016

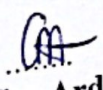
MWANZA

**YAH: KIWANJA NO 2 KITALU 'B' ENEO LA NYASHISHI-USAGARA.**

Barua yangu ya tarehe 8/06/2016 niliyomuandikia kampuni ya TEXAS HARDWARE LIMITED inahusika.  
 Kodi ya Kiwanja na ada vimelipwa kama inavyoonesha hapa chini.

KICHWA CHA MALIPO	KODI	STAKABADHI
Malipo ya mbele	1,245,000/=	5684461
Ada ya hati	50,000 /=-	5684462
Ada ya usajili	158,760//=-	5684462
Gharama za upimaji	-	-
Ada ya Ramani	20,000/=	5684462
Ushuru wa serikali	95,126/=	5684462
Kodi ya kiwanja 1/4/16 – 30/6/16	<u>264,600/=</u>	5684462
<b>JUMLA</b>	<b><u>1,833,486 /-</u></b>	

Fedha zimelipwa kwa Afisa Ardhi wa Wilaya na Stakabadhi zinazo husika ni za tarehe 06/05/2016

  
**LAND OFFICER**  
**MISUNGWI**  
 Afisa Ardhi  
**MISUNGWI**

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

Tel: 0222121241-9  
 Email: cl@ardhi.go.tz



P.O.Box 9230,  
 Dar es Salaam.

In reply please quote:

Refer. No. M/S6/4216

(Date) 8/6/2016

To TEXAS HARDWARE LIMITED  
P.O. BOX 2647  
DAR ES SALAAM

RE: ACKNOWLEDGEMENT OF PAYMENTS

Please refer Plot No. 2 Block B NYAMUNGU - USUJARDI  
 Measuring 16,000 And an annual Land Rent of 1,000,000/- For INDUSTRY

This is to notify you of the receipts of various fees you effected pertaining to land parcel bearing details described above; that is:-

		Shillings	ERV No's	Date
i	Costs of acquiring, planning and surveying:			
ii	Premium:			
iii	Certificate preparation fee:			
iv	Registration fee:			
v	Survey fee:			
vi	Deed plans fee:			
vii	Stamp Duty			
viii	Land Rent from: <u>1/1/16</u> To <u>31/12/16</u>			
	<b>TOTAL</b>			

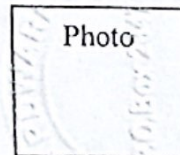
By virtue of these payments, the Commissioner for Lands or his Authorised Officer shall prepare and issue you with a Certificate of Occupancy according to section 29 of the Land Act Cap 113 (R.E. 2002) as amended. The terms and conditions of your Right of Occupancy will run with effect from the date of completion of your payments bill.

**LAND OFFICER**  
**MISSUNGWU**

AUTHORISED OFFICER

I/We TEXAS HARDWARE LIMITED (The applicants) hereby certify that, the contents of this document are correct and accepted.

Signature (s) [Signature] Date 28/5/2016





PICHA

PICHA SHERIA YA ARDHI NA. 4 YA 1999

MAOMBI YA HAKI YA KUMILIKI ARDHI

(Chini ya kifungu Na. 25)

1. Mimi/Sisi..... TEXAI HARDWARE LTD ..... Jinsia.....
2. Anuani ya Nyumbani/Biashara/Kazini..... S.L.P. 2647 MWANJA ..... Jinsia.....
3. Uraia..... MTANZANIA ..... Ninaomba/Tunaomba haki ya kumiliki Ardhi, Simu.....
4. Namba ya kiwanja..... 2 KITALU B ..... Ukubwa wa kiwanja..... 1.68 Ha
5. Matumizi ya ardhi inayooombwa ni Makazi/Biashara/Huduma..... BIASHARA
6. Eneo linalopendekezwa, (Usagara/Misungwi/Misasi)\*  
7. Ninathibitisha/Tunathibitisha kuwa ninamiliki/tunamiliki ardhi/shamba katika maeneo  
mengine..... HAPANA
8. (a) Je, Ulikuwa tayari kujenga katika muda wa miezi 36 kuanzia tarehe ya kupewa miliki, Niko/tupo tayari kujenga katika muda wa miezi 36 kuanzia tarehe ya kupewa miliki.  
(b) Je, Ulikuwa na shamba katika eneo unaloomba? (Ndiyo/Hapana)\* taja namba ya uthamini..... HAPANA  
(c) Je, Unamiliki nyumba katika eneo unaloomba? (Ndiyo/Hapana)\* Kama ndiyo, taja Na. ya uthamini.....  
(c) Je, Ulichangia gharama za upimaji? (Ndiyo/Hapana)\* Kama ndiyo, taja Na. ya Risiti..... ya tarehe..... Ukubwa wa kiwanja, ujazo wa Juu/Kati/Chini\*
9. Nitazingatia masharti ya kumiliki ardhi kwa mujibu wa sheria.
10. Nathibitisha/tunathibitisha kwamba maelezo yote niliyoyatoa/tuliyoyatoa hapo juu ni ya kweli kwa uelewa wangu/wetu.
11. Saini ya Mwombaji..... [Signature] ..... Tarehe..... 07.05.2016

NB: Ada ya maombi ni Tsh. 20,000/=

KWA MATUMIZI YA OFISI TU

- KUMBUKUMBU NA.....
- A. Ada ya maombi imelipwa kwa stakabadhi Na. \* ..... ya tarehe.....
  - B. Ombi limekubaliwa, amepewa/wamepewa kiwanja Na..... Kitalu..... Ukubwa.....
  - C. Ombi limekatajiwa; Maoni.....

Kamishna wa Ardhi/Afisa Ardhi Mteule

Nimekabidhiwa/tumekabidhiwa nakala. Saini ya mwombaji/waombaji.....

Tarehe.....

# MISUNGWI DISTRICT COUNCIL

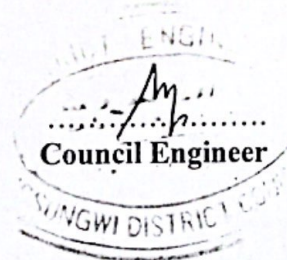


Works Department  
P. O Box 20,  
Misungwi

01/07/2016

## Re: BUILDING PERMIT. Under the Township (Building) Rules act, (Cap.101)

Permission is hereby given to **TEXAS HARDWARE P.O Box – 2642, MWANZA** to erect a **Wall Fence at Plot No 2 block "B" Nyashishi Misungwi** in accordance with the approved Plan No **E.118/102** attached hereto and with all the conditions imposed by the township (Building) rules, Cap.101.



Your attention should be to the following Rules and By Laws:

- i. The Electrical rules, (Cap.131) which require you before commencing works to erect a building to notify the TANESCO Ltd. And the Regional Director (eng) Tanzania, P.O Box 1350, Mwanza and Telecommunications Admin. P.O Box 8, Mwanza. Should the electric wires or Telephones wires or cables in the street be accessible from any portion of such building when erected or from the scaffolding required during its construction.
- ii. Rule 18(4) Township Rules (Cap. 101) 'Every Contractor or other person employing workmen for erection of any building or other work shall provide for such workmen sufficient and convenient latrine accommodation to the satisfaction of authority'
- iii. Rule 28 of the Township (Building) Rules (Cap. 101) relating to design and decoration.
- iv. That height levels recommended by the Tanzania Civil Aviation should be adhered to.