

TITLE No: **55444-MBYLR**
 REGISTERED ON: **18-02-2022**
 AT: **01:00 P.**

 Senior Asst Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **100/-** Paid
 Receipt No: **921113044026523**
 of: **03-05-2021**
 Land Form No. **22**
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **6474/-** Paid
 On Original Receipt No: **921113044026523**
 of: **03-05-2021**
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
 No. 4 OF 1999

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: **55444-MBYLR**
 L.O. No: **779882**
 L.D. No: **MB/1595**

The **11th** day of **February** two thousand and twenty **Two**

SAM/ACL

THIS IS TO CERTIFY that **SHANATEC LIMITED** a **Limited Liability Company** incorporated under the Companies Act Cap 212 (RE:2002) of P.O. Box **551, MBEYA, Mob.0786277077** (hereinafter called "the Occupier") is entitled to a 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 **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 any regulations made there under 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 **2021** shall thereafter pay rent of shillings **Six hundred fifty three thousand six hundred twenty five (653,625/=)** 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 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 and to achieve such objective;
- (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 **Mbeya District 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.

3. 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 maybe required by the said medical officer.
- iv. Fence the Land with adequate fencing, car parking spaces shall be provided as required by the Authority.
- v. Loading and unloading facilities shall be provided within the boundaries of the Land.

4. **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for **Industrial- service trades** only. Use Group '**M**' Use Class (**a**) as defined in the urban planning (Use group and use classes) Regulations 2018.

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 the payment of all premia, taxes and dues prescribed in connection with that disposition.

7. The President may revoke the right for good cause or in public interest.

SCHEDULE

All that land known as Plot **No.3 Block 'B' Idiga Songwe Area** Mbeya district containing **Ten thousand three hundred seventy five (10,375) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **99994** deposited at the Office of the Director for Surveys and mapping at Dodoma.

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


ASSISTANT COMMISSIONER FOR LANDS

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

SEALED with the common **SEAL** of)

SHANATEC LIMITED)

and delivered in the presence of us)

This 02 day of 05 2021)

Witness's:

Name: MUSSA MOHAMED MNASI)

Signature: [Signature])

Qualification: DIRECTOR)

Name: HAWA BAKARI KISENDE)

Signature: [Signature])

Qualification: DIRECTOR)

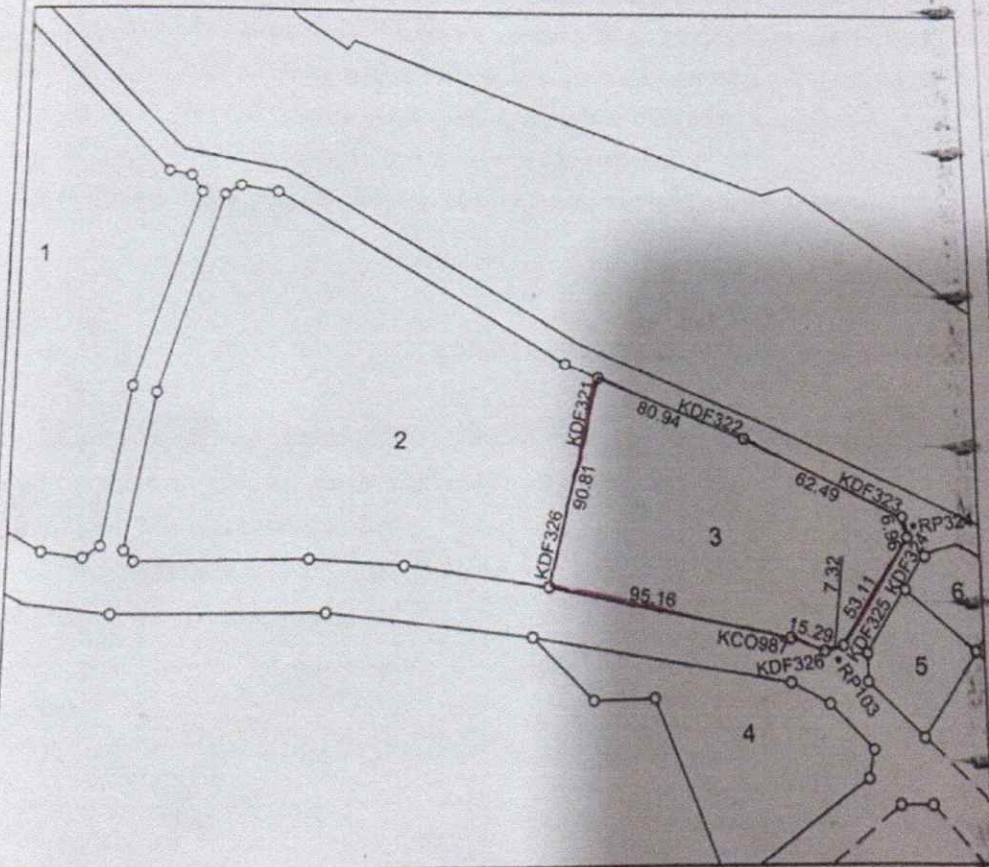
MBEYA DISTRICT

N



INSET SHOWING DETAILS OF PLOT

Location. IDIGA SONGWE AREA
BLOCK "B"
Plot No. 3
L.O No. 779882
Area. 10.375Sqm



This plan prepared in accordance with Registered plan no. 99994

is approved for the purpose of Land Registration Ordinance.

For Director of Surveys and Mapping *[Signature]*

Date 31/5/2024

Ministry of Lands, Housing and Human Settlements Development Dodoma

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