

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: PWN 14938

Land Office Number:


973291

Land:

FLOT NO. 348 BLOCK 'A' AT CBD AREA IN KIBAHA TOWNSHIP

Term:

TITLE No: PWN: 4938
 REGISTERED ON: 12/02/2021
 AT: 1:00 PM M



[Signature]
 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 57,566/- Paid
 991016028348339
 On Original Receipt Shs: 8339
 of: 16-01-2021

[Signature]
 Stamp Duty Officer

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/- Paid
 Receipt No: 991016028348339
 of: 16-01-2021

[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: PWN: 4938
 L.O.No. 973291
 KTC/LD/ PT/17410

The 11th day of February Two thousand and Twenty One.

THIS IS TO CERTIFY that **EXOMARK INVESTMENTS LIMITED A limited liability Company incorporated under the Companies Act, 2002** of P.O. Box 30296, KIBAHÀ (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in Schedule hereto (hereinafter called "the Land") for a term **Ninety nine** years from the first day of **January, 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 thereunder and to any enactment in substitution thereof 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 **Five hundred seventy six thousand six hundred sixty (576,660/=) 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

KIBAHA TOWNSHIP



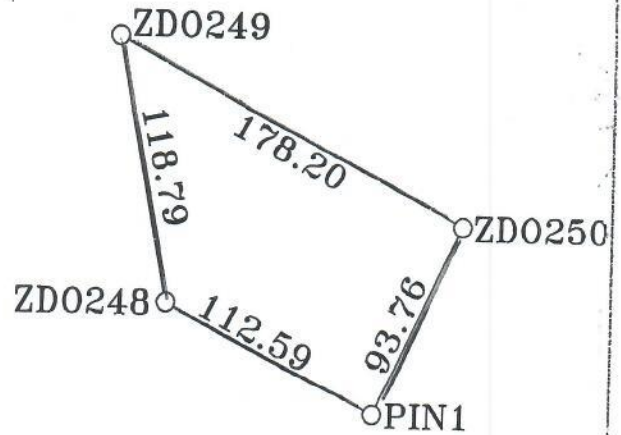
LOCATION... CBD AREA

BLOCK... A

PLOT No... 348

L.O No... 973291

AREA...1,373hectares



This plan prepared in accordance with registered plan no. 65177 is approved for the purposes of the Land Registration Act 334.

Director of Surveys and Mapping *[Signature]* Date 18/01/2021

Ministry of Lands, Housing and Human Settlements Development,
Dodoma.

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

- (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 **Kibaha Town 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.
 - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.
3. **USER:** The land shall be used for **Residential Buildings (Other than dwelling houses)** purposes only. Use **Groups(s)'B' Use class (es) (c) and (d)** 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 all premia, taxes and dues prescribed in connection with the disposition.
 6. The President may revoke the right for good cause or in public interest.

SCHEDULE

ALL that land known as **Plot No.348 Block 'A'** situated at **CBD AREA** in **Kibaha Township** containing **One decimal point three seven three (1.373)** Hectors shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered **65177** 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

Ag ASSISTANT COMMISSIONER FOR LAND

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

SEALED with the **COMMON SEAL** of the said)
EXOMARK INVESTMENTS LIMITED)

and **DELIVERED** in the Presence of us)

This 18th day of January 2021)

Signature: [Signature])

Postal Address: 30296, KIBAHA)

Qualification: DIRECTOR)

Signature: [Signature])

Postal Address: 30296 KIBAHA)

Qualification: DIRECTOR)

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

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 4938



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 17 Feb, 2021

EXOMARK INVESTMENTS LIMITED

P.O Box 30296

KIBAHA

Sir/Gentlemen/Madam,

RE: TITLE NO: 4938 LAND OFFICE NO: 973291

PLOT NO. 348 BLOCK A AT CBD AREA

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.


REGISTRAR OF TITLES

Copy to: Commissioner for Lands

Your LD File No: ld/pw/2919 refers