

TITLE No: PWN: 4517
REGISTERED ON: 14.12.2020
AT: 11:30 A.M
Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 63,700/= Paid
On Original Receipt Shs: 1601297695535070
of: 28.09.2020
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 100/= Paid
Receipt No: 1601297695535070
of: 28.09.2020
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: 4517
L.O. No. 978851
Ref. No. BAG/LD/51016

The 7th day of December Two thousand and twenty.

THIS IS TO CERTIFY that **DERM ELECTRICS (T) LIMITED** is a limited liability company incorporated under the Companies Ordinance (Cap. 212) and having its registered offices in Tanzania of P.O. Box 4756, DAR ES SALAAM (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 (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 thereunder and to any enactment in substitution therefor 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 **one million two hundred seventy four thousand two hundred (1,274,200/=)** 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 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) Building to be in permanent materials.
 - (iv) Submit building plans to the **Bagamoyo Township Authority** 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. The Occupier shall further
- (i) Make and maintain of 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 a good quality fencing, car parking spaces shall be provided as required by Authority. Loading and unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land shall be used for **industry** Purposes only, Use Group '**M**' Use Class **(b)** as defined in the Urban Planning Act No. 8 of 2007 (Use Groups and 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 and in public interest.

SCHEDULE

All that land known as **Plot No. 9 Block 'W'** situated at **Ukuni in Bagamoyo Urban Area** containing **twenty thousand two hundred twenty five (20,225) square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **115015** 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.



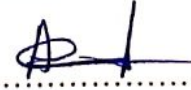
Ag. ASSISTANT COMMISSIONER FOR LANDS

The within named **DERM ELECTRICS (T) LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
DERM ELECTRICS (T) LIMITED)
and **DELIVERED** in the presence of us this.....)
day of 17th July, 2020.)

x Name RIDWAN MRINGO)
Signature: )

Postal Address: Box 456)
DAR ES SALAAM)
Qualification: CHAIRMAN/DIRECTOR)

x Name ARNOLD SAMUEL OBO)
Signature: )

Postal Address: 4756, DSM)
Qualification: DIRECTOR)