

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

Telephone: 026 2322185
Fax: 026 2320029
Email:
In reply please quote:
Ref. No. LR/DOM/T/



REGISTRAR OF TITLES
P. O. Box 1062
DODOMA

30/11/2018

TO: CAPITAL QUARRIES LIMITED.
P.O. BOX 567,
DAR ES SALAAM

TITLE No. 39477-DLR LO No. 982448
PLOT No. 1 BLOCK No. F LOCATION MATUMBULU.
DODOMA MUNICIPALITY.

I have the honor to enclose herewith duplicate of the certificate of Title Numbered as above please

cc LAND DIVISION.

G.W. MAUYA
ASST. REGISTRAR OF TITLES



Date of Issue:

Title Number: 39477-DLR

Land Office Number: 982448

Land: PLOT NO 1 BLOCK 'F' MATUMBULU DODOMA MUNICIPALITY

Term: NINETY NINE (99) YEARS

TITLE No. 39477-DLR
REGISTERED ON
28-11-2018
1:00 P.M.
Asst. Registrar of Titles



Certified as True Copy of the Original
Kaizer Msosa
Advocate, Notary Public
& Commissioner for Oaths
Date: 22/12/18 Sign: [Signature]

Land Form No. 22

Stamp Duty Shs. 100/= Paid and
Revenue Receipt No. 99007782706
of 23-10-2018 issued.
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA
STAMP DUTY PAID ON
ORIGINAL Shs. 1138800/=
Receipt No. 99007782706 of 23-10-18
Asst. Registrar of Titles

THE LAND ACT, 1999
(NO. 4 OF 1999)
CERTIFICATE OF OCCUPANCY
(Under Section 29)

CT. No. 39477-DLR
L.O. No. 982448
Ref. No: CCD/LD/88866

The 27th day of November, Two thousand and eighteen

THIS IS TO CERTIFY that **CAPITAL QUARRIES LIMITED**, a limited Liability Company Incorporated under the Companies Act, 2002 of P.O. Box 567- Dar es salaam, (hereinafter called "the Occupier") are 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 **October, Two thousand and eighteen** 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, 2019; shall thereafter pay rent of shillings **twenty two million, seven hundred seventy five thousand, five hundred and twenty (Tshs. 22,775,520/=)** 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.

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;



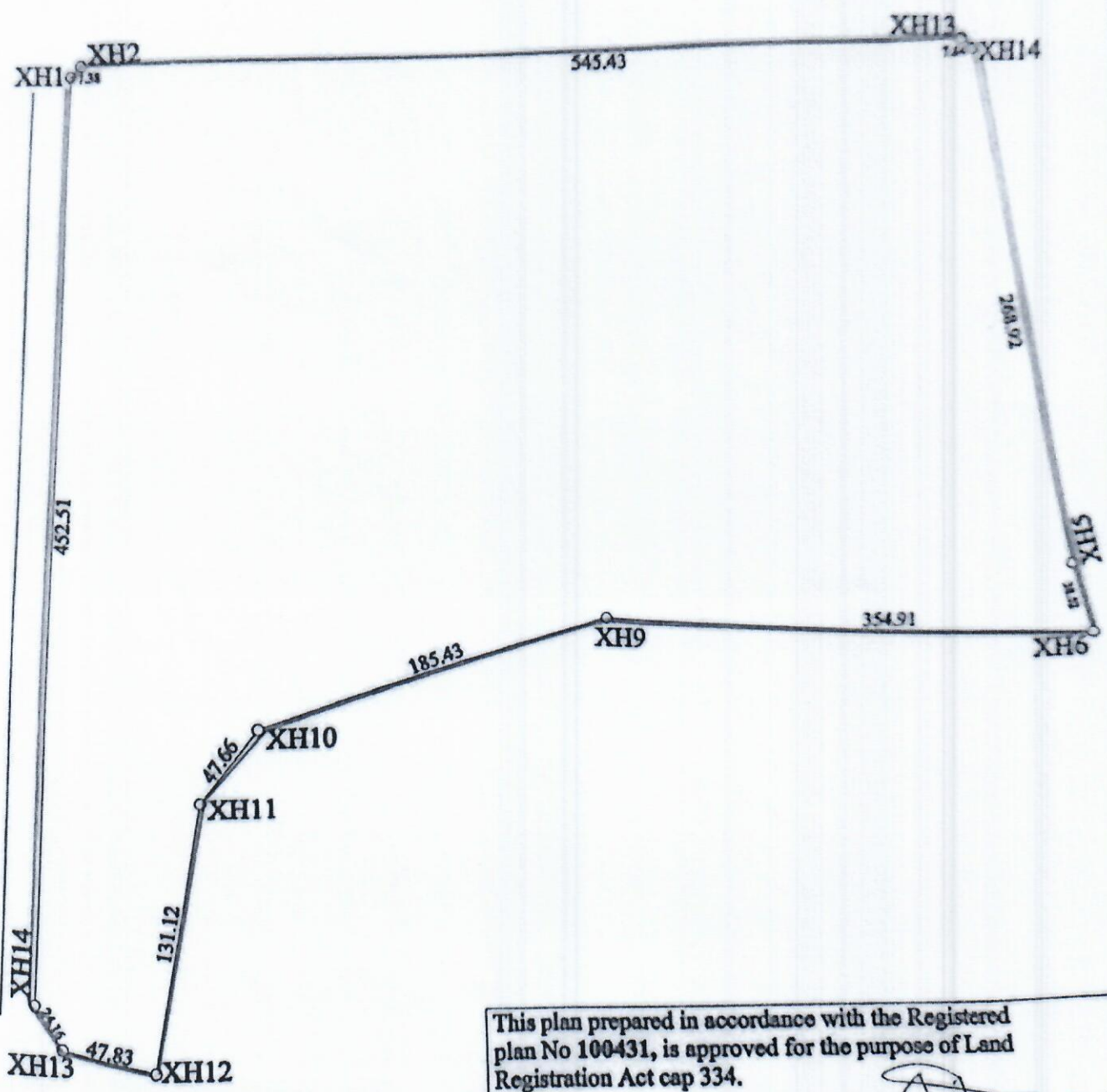
- (ii) Make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose;
 - (iii) Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said medical Officer of Health.
3. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:-
 - (i) any further fees or stamp duties which may be discovered to be payable by the occupier in connection with the Right.
 - (ii) an amount equal to any contribution in lieu of rates which may be payable by Government or the land during the term of the Right.
 - (iii) Such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve road.
4. **USER:** The land shall be used for **Special Industrial Purposes only**; Use Group 'N' use class (a) as defined in the Urban Planning (Use Groups 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.

DODOMA MUNICIPALITY



LOCATION	MATUMBULU
PLOT No	1
BLOCK	F
L.O No	982448
AREA	189,796 SQM

Certified as True Copy of the Original
Kaizer Msosa
 Advocate, Notary Public
 & Commissioner for Oaths
 Date: 13/11/2011 Sign: [Signature]



This plan prepared in accordance with the Registered plan No 100431, is approved for the purpose of Land Registration Act cap 334.

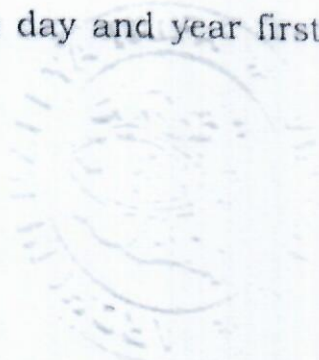
Director of Surveys and Mapping
 Date 13/11/2011



SCHEDULE

ALL that Land known as Plot No. 1 Block "F" situated at **Matumbulu** in **Dodoma City** containing **one hundred eighty nine thousand, seven hundred ninety six (189,796) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **100431** 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.



.....
ASSISTANT COMMISSIONER FOR LANDS

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

SEALED with the **COMMON SEAL**)
of the said **CAPITAL QUARRIES LIMITED**)
and **DELIVERED** in the presence of us)
this.... 23rd day of November, 2018)

Name: SALMIN AHMED MBARAK)
Signature: [Signature])
Postal Address: Box 567)
DODOMA)
Qualification: DIRECTOR)

Name: ABDALLAH AHMED MBARAK)
Signature: [Signature])
Postal Address: Box 567)
DODOMA)
Qualification: DIRECTOR)

