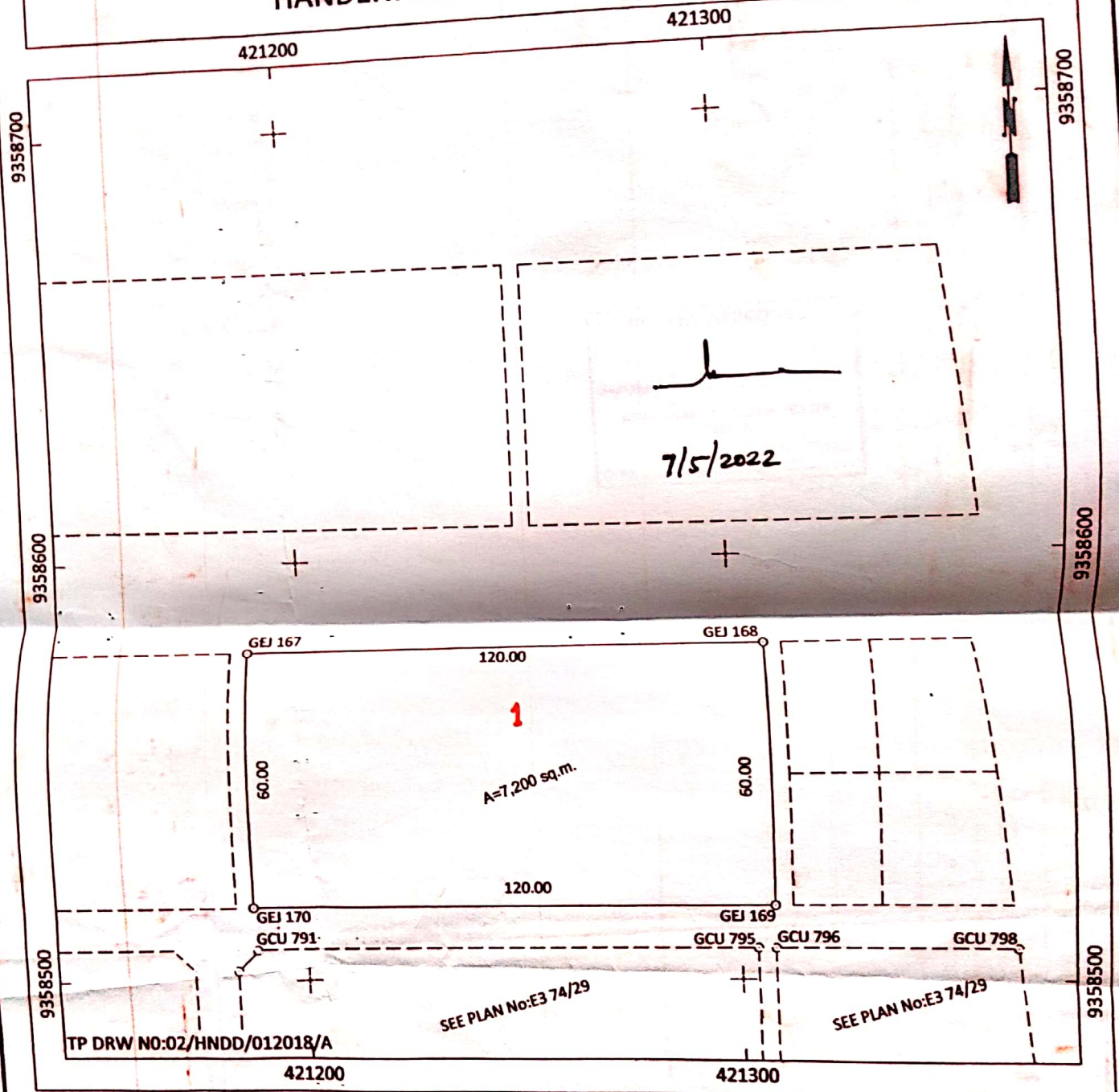


SURVEY OF PLOT NO:.....**1**..... BLOCK**V**..... AT MKATA AREA
 HANDENI DISTRICT- TANGA REGION



TP DRW NO:02/HNDD/012018/A

SEE PLAN No:E3 74/29

SEE PLAN No:E3 74/29

SCALE=1:1000

Comps. **E3/74B**
 M.P. **148/IV/1**
 Std Sheet. **148/IV**
 Action by CC:.....
 PLAN No: **E3/74/107**

AMMENDMENTS MADE BY:
 1. **M. KIBULA (Plots no) 05-05-22**
 2.....
 3.....
 Photostart copies sent to:
 1.....
 2.....

Plan drawn by FRIDAY KIBONA
 I hereby certify that the Survey represented by this plan was
 carried out in accordance with the Survey Regulations.
 Date: **23.04.2022**

 MAHMOUD S. JONGO
 Government Land Surveyor-Handeni
 Registered Plan No: **150775**

SCHEDULE

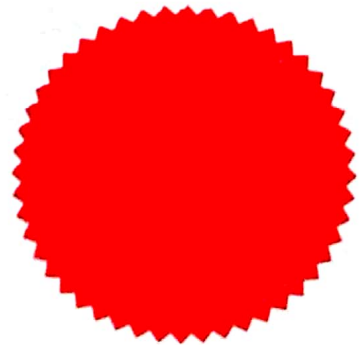
ALL that Land known as Plot No. 1 Block 'V' situated at Mkata Area in Handeni District Council containing seven thousand two hundred (7200) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 150775 deposited 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

The within named BERNICE MEDICAL SOLUTIONS LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
 BERNICE MEDICAL SOLUTIONS LIMITED)
 and DELIVERED in the presence of us)
 this... 26 ... day of ... 07 2022.)
 Name ... DAUD MICHAEL HAPE)
 Signature... *[Signature]*)
 Postal Address... P.O. BOX 72814)
 ... DAR-ES-SALAAM, TANZANIA)
 Qualification... DIRECTOR)
 Name ... MAGRETH ROY NYANDICHE)
 Signature... *[Signature]*)
 Postal Address... P.O. BOX 72814)
 ... DAR-ES-SALAAM, TANZANIA)
 Qualification... DIRECTOR)





- (iv) Plant, maintain, protect and preserve or conserve not less than five trees on the land within thirty six months from the day of commencement of the Right. The occupier may plant fruit or wood trees depending on the climatic conditions of such land or as it can be directed by planning authority and shall ensure such trees are kept, maintained or replaced throughout the term of such Right of occupancy.
 - (iv) Submit to the Authority building plans within Six months from the date of commencement of **the Right**.
 - (v) Begin building construction within six months after the approval of the building plans by the Authority.
 - (vi) Complete the building construction within Thirty Six months from the date of commencement of **the Right**.
3. **USER:** The land shall be used for **Industrial - Service Trades Purposes only**, Use Group 'M' Use classes (a) as defined in 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 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 a good quality 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.
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**.

TITLE No: 5804 ING
REGISTERED ON: 10/10/2022
AT: 12:00 P.M.
Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 16190/= Paid
On Original Receipt Shs: 922180113884510
of: 29/07/2022
Stamp Duty Office

Land Form No. 22

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 100/= Paid
Receipt No: 922180113884510
of: 29/07/2022
Stamp Duty Office

Title No: 5804 ING
L.O. No. 560448
L.D. No. HD/5701

The 10th day of October Two Thousand and Twenty Two

THIS IS TO CERTIFY that **BERNICE MEDICAL SOLUTIONS LIMITED** a limited liability company incorporated in Tanzania under the Companies Ordinance (Cap.212) of P.O. Box 72814 DAR ES SALAAM, PHONE NO: 0678925359, 0652060181 (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 (99)** years from the first day of **January Two Thousand and Twenty Two** 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 therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2022; shall thereafter pay land rent of shillings **Three hundred and twenty four thousand (324,000/=)** 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) Erect on the land 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 **HANDENI DISTRICT COUNCIL** (hereinafter called "the Authority").

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 5804

LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 11 Oct, 2022

BERNICE MEDICAL SOLUTIONS LIMITED
P.O Box 72814
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 5804 LAND OFFICE NO: 560448
PLOT NO. 1 BLOCK V AT MKATA

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

ASST. *[Signature]*
REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: HD/5701 refers

