

TITLE No. 4854
 REGISTERED 04.08.2017
 AT 01:00 PM

[Signature]
 Asst. Registrar of Titles

LAND REGISTRY
 TANGANYIKA

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs 32,490/= Paid
 on original Receipt No. 11310763
 of 06.08.2016 Issued
[Signature]
 Stamp Duty Officer

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. 11310763
 of 06.08.2016 Issued
[Signature]
 Stamp Duty Officer

Title No: 4854 LRT Tabora
 L.O. No. 709054
 L.D/KTC/10041/YSL

The 3rd day of August Two Thousand and Sixteen

THIS IS TO CERTIFY that **FRED SIMON SHOO** of P.O. Box 360 Kahama (hereinafter called "the Occupier") are 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 **Sixty six (66)** years from the first day of **April, Two Thousand and Sixteen** 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, 2016; shall thereafter pay land rent of shillings **Six hundred seventy five thousand nine hundred and ninety (675,990/=)** 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

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- (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 **Kahama Town Council** (hereinafter called "the Authority").
 - (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 **Petrol station purposes**, Use Group 'M' Use classes (a), (b) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as **amended in 1993**.
 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.

KAHAMA TOWNSHIP



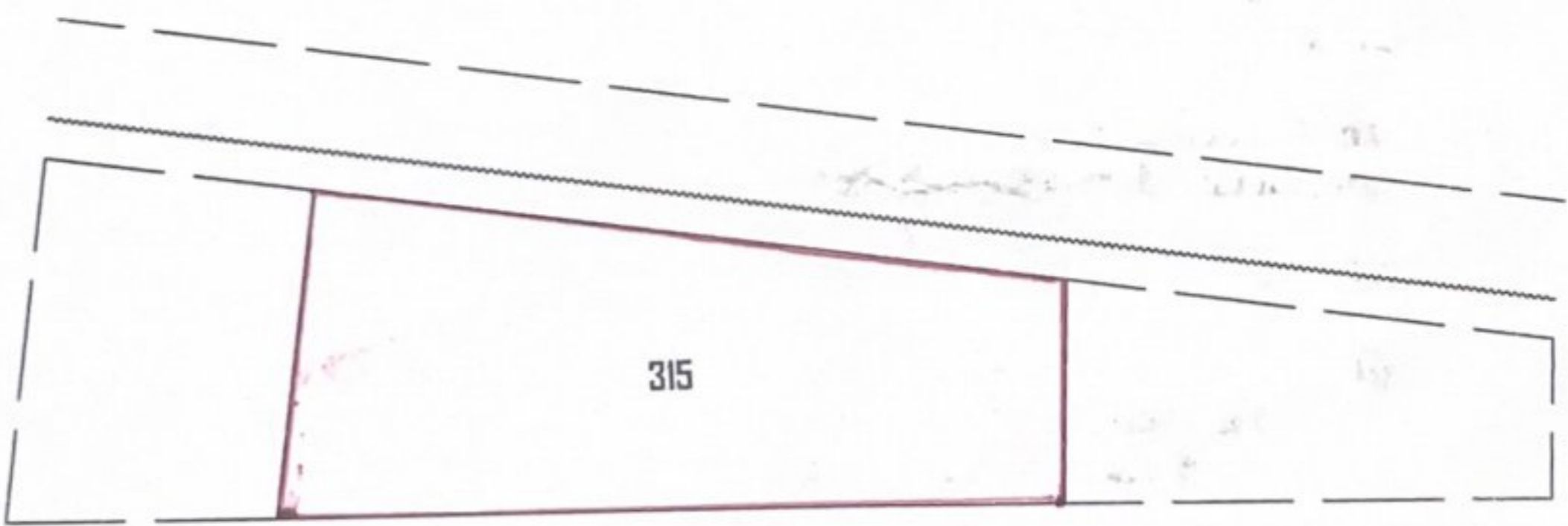
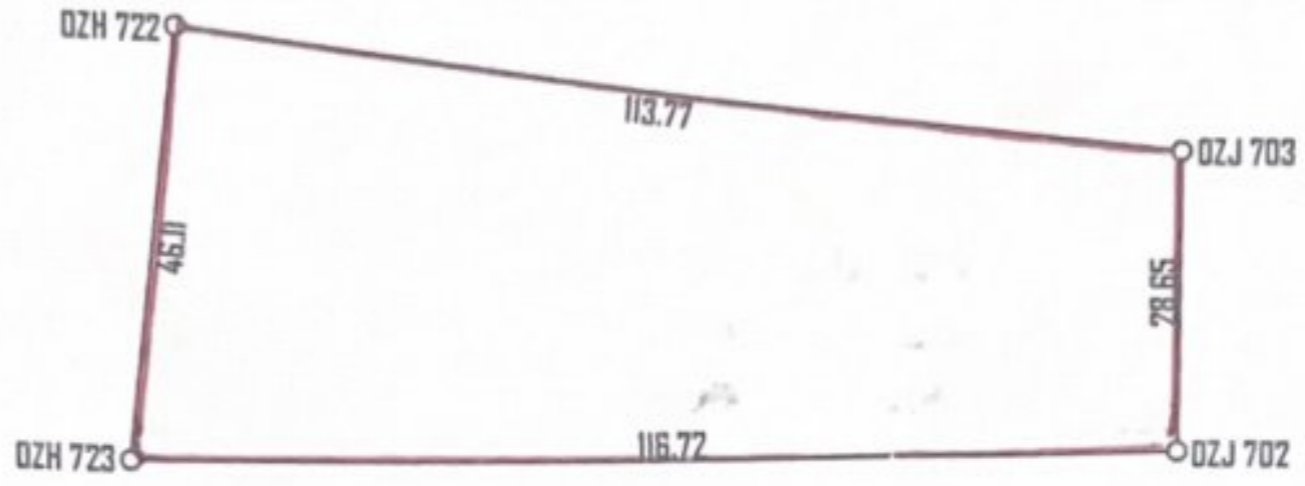
Locality..... MBULU

Block..... "P"

Plot No..... 315

L.O No. 709054

Area..... 4292 SQM.



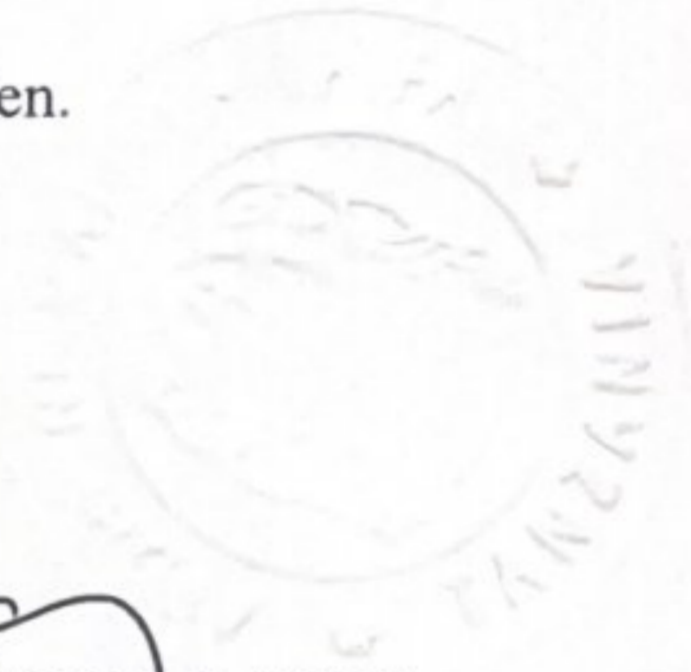
This Plan Prepared In accordance with Registered Plan No. **85191** is approved for the purpose of Land Registration Ordinance. Director of surveys and Mapping *[Signature]* Date *22/5/2017*
Surveys and Mapping Division, Ministry of Lands, Housing and Human Settlement Development,
Dar es Salaam.

This issue implies no guarantee or admission of title by the government.

SCHEDULE

ALL that Land known as Plot No. 315 Block 'P' situated at Mbulu in Kahama ^{Township} ~~Township~~ ~~Council~~ containing four thousand two hundred ninety two (4292) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 85191 deposited at the Office of the Director for Surveys and Mapping at Dar Es Salaam. ^{IK/AEL}

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



[Signature]
ASST. COMMISSIONER FOR LANDS

I, the within named FRED SIMON SHOO hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
FRED SIMON SHOO who is)
known to me personally/~~identified~~)
to me by.....)
the latter being known to me personally)
in my presence this 21 day of 03 2016)

[Signature]

Name: Y. S. LUTHUMBA)
Signature: *[Signature]*)
Postal Address: P.O. Box 472 KAHAMA)
Qualification: LAND OFFICER)