

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 5802



LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 07 Oct. 2022

SUPERDOLL TRAILER MANUFACTURE COMPANYY (T), LTD  
P.O Box P.O BOX 16541 DSM  
Sir/Gentlemen/Madam,

RE: TITLE NO: 5802 LAND OFFICE NO: 1282055  
PLOT NO. 92 BLOCK KB IX AT GOFU INDUSTRIAL AREA

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

**REGISTRAR OF TITLES**

Copy to: Commisioner for Lands  
Your LD File No: TCC/56606 refers

*(Under Section 29)*

**Date of Issue:**

**Title Number:** 5802 TNG

**Land Office Number:** 1282055

**Land:** PLOT.NO.92 BLOCK "KB IX" GOFU INDUSTRIAL AREA IN TANGA CITY

**Term:** NINETY NINE (99) YEARS

Land Form 23A.

**TANZANIA**

**THE LAND ACT 1999  
(No. 4 OF 1999)  
CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

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**Land Office Number:** 1282055

**Land:** PLOT.NO.92 BLOCK "KB IX" GOFU INDUSTRIAL AREA IN TANGA CITY

**Term:** NINETY NINE (99) YEARS

TITLE No: 5802 TNQ  
 REGISTERED ON: 07-10-2022  
 AT: 01:00 P.M.  
 Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs: 30,882/- Paid  
 On Original Receipt No: 922234121970089  
 of: 16-09-2022 Land Form No. 22  
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs: 100/= Paid  
 Receipt No: 922234121970089  
 of: 16-09-2022  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 5802 TNQ  
 L.O. No. 1282055  
 L.D. No. TCC/56606

The 7th day of October Two thousand and Twenty Two

THIS IS TO CERTIFY that SUPERDOLL TRAILER MANUFACTURE CO. (T) a limited liability company registered under the companies Act Cap 212 of P.O. Box 16541 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 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 there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of **June, 2023** shall thereafter pay rent of shillings **six hundred seventeen thousand nine hundred (Tshs. 617,900/=)** 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) 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) Erect on the land building 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 **TANGA CITY 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. **The Occupier shall further:-**

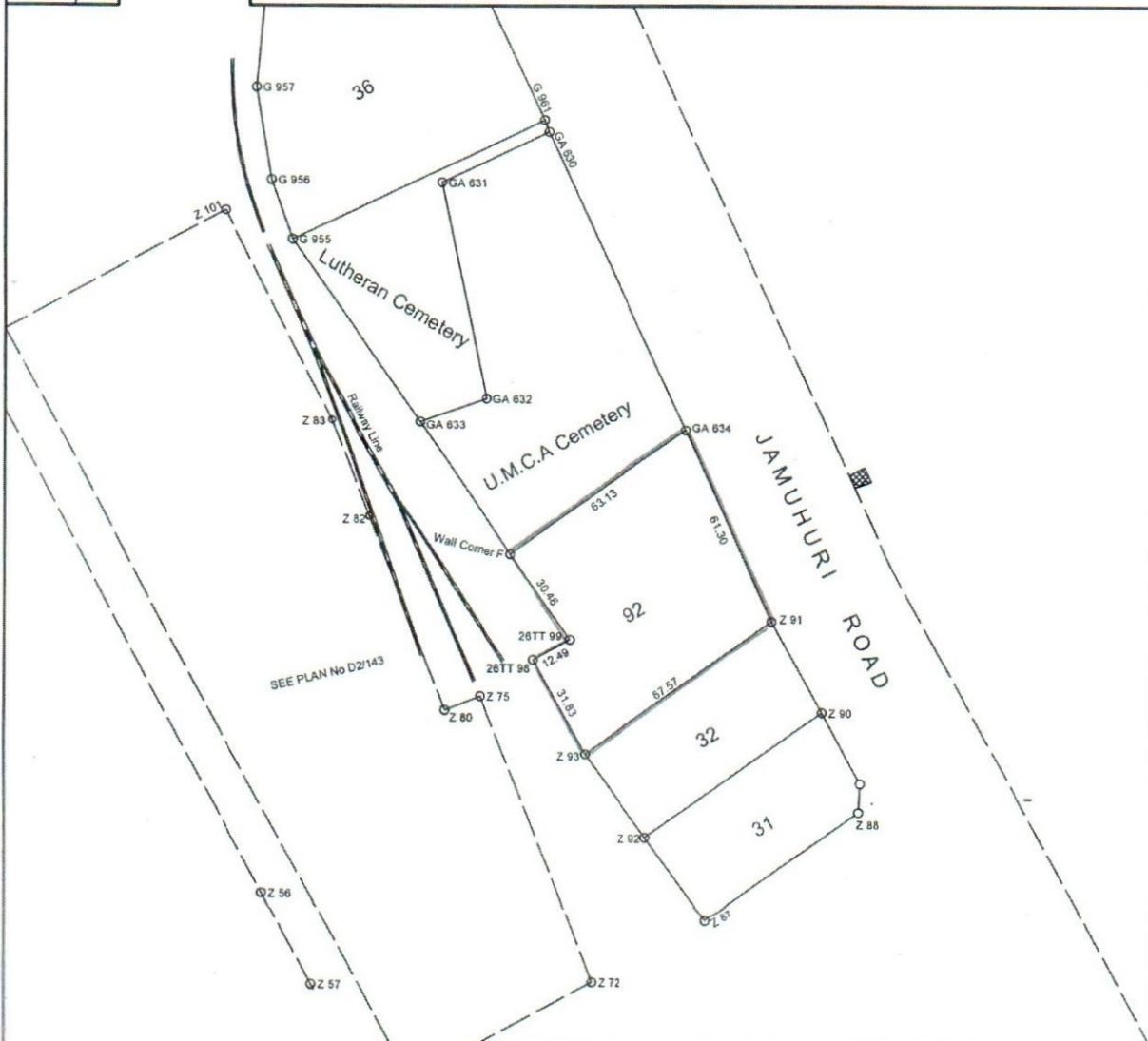
- i. Make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.
- ii. Make and keep all the buildings on the land rat-proof and carry on such measures as the Medical Officer of Health for the Authority may require for this purposes.
- 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 and the building erected thereon used for **Service Industry purposes only**. Use Group "**M**" use class (**b**) as defined in the Urban Planning (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 and in public interest.

# TANGA CITY

## INSET SHOWING DETAILS OF PLOT

|           |                      |
|-----------|----------------------|
| LOCALITY: | GOFU INDUSTRIAL AREA |
| BLOCK:    | KB IX                |
| PLOT No.  | 92                   |
| L.O No.   | 1282055              |
| AREA:     | 3,911 SQM            |



This plan is prepared in accordance with Registered plan No. **162153** is approved for the purpose of the Land Registration Ordinance.

Director of Surveys and Mapping.....Date 6/10/2022  
 Ministry of Lands, Housing and Human Settlement Development.

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

**SCHEDULE**

ALL that Land known as Plot No. 92 Block "KB IX" situated at Gofu Industrial Area in Tanga City Council containing three thousand nine hundred eleven (3,911) Square metre shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 162153 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 **SUPERDOLL TRAILER MANUFACTURE CO. (T)** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said )  
SUPERDOLL TRAILER MANUFACTURE CO. (T)) )  
and DELIVERED in our presence of us this )

This..... Day of....., 2022 )

Witness's Name NASSOR A. SEIF )

Signature  )

Postal Address: P.O. BOX 16541 D'SALAMA )

Qualification: DIRECTOR )

Witness's Name SEIF A. SEIF )

Signature  )

Postal Address: P.O. BOX 16541 D'SALAMA )

Qualification: DIRECTOR )