

TITLE No. **3564 TNG**
 REGISTERED ON: **2.12.2021**
 AT: **1:00 P.M.**
 Stamp Duty Officer: *[Signature]*
 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Chq. **90471/=**
 On Original Receipt No. **92126707020311** and Form No. 22
 of: **24.09.2021**
 Stamp Duty Officer: *[Signature]*

TANGANYIKA STAMP DUTY ACT.
 Receipt No. **92126707020311**
 of: **24.09.2021**
 Stamp Duty Officer: *[Signature]*
 Paid **100/=**

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

Title No. **3564 TNG**
 L.O. No. **808275**
 FILE NO. **KTC/LD.4171**

The *[Signature]* day of *November* Two thousand and Twenty One.

THIS IS TO CERTIFY that **MAGODA BAMBOO COMPANY LIMITED** is a Limited Liability Company incorporated under Companies Act, 2002 (Cap.212) and having its registered offices in Tanzania of P.O. Box 31086, 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** years from the first day of **July, Two Thousand and Twenty One** 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 there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirteenth day of **June, 2021**, shall hereafter pay rent of shillings **one million eight hundred thousand nine thousand six hundred thirty (1,809,630/=) 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 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 **KOROGWE 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 **Industrial Service Trade Purpose Only**. Use group “**M**” classes (b) & (e) as define The 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 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.
6. The **President** may revoke the right for **good cause** and in **public interest**

SCHEDULE

ALL that Land known as Plot No. 1 Block 'D' situated at Kwakombo in Korogwe Town Council containing twenty thousand one hundred seven (20,107) square metre shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 139956 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.


ASST COMMISSIONER FOR LANDS

We, the within named MAGODA BAMBOO COMPANY LTD accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the Common seal of the said
MAGODA BAMBOO COMPANY LTD in Presence of us

Witness's name SALUM AHMED MSHAMU

Witness's signature 

Postal Address: 31086 DAR-ES-SALAAM

Qualification: DIRECTOR

Witness's name SHABIRI MUSSA BOMBWE

Witness's signature 

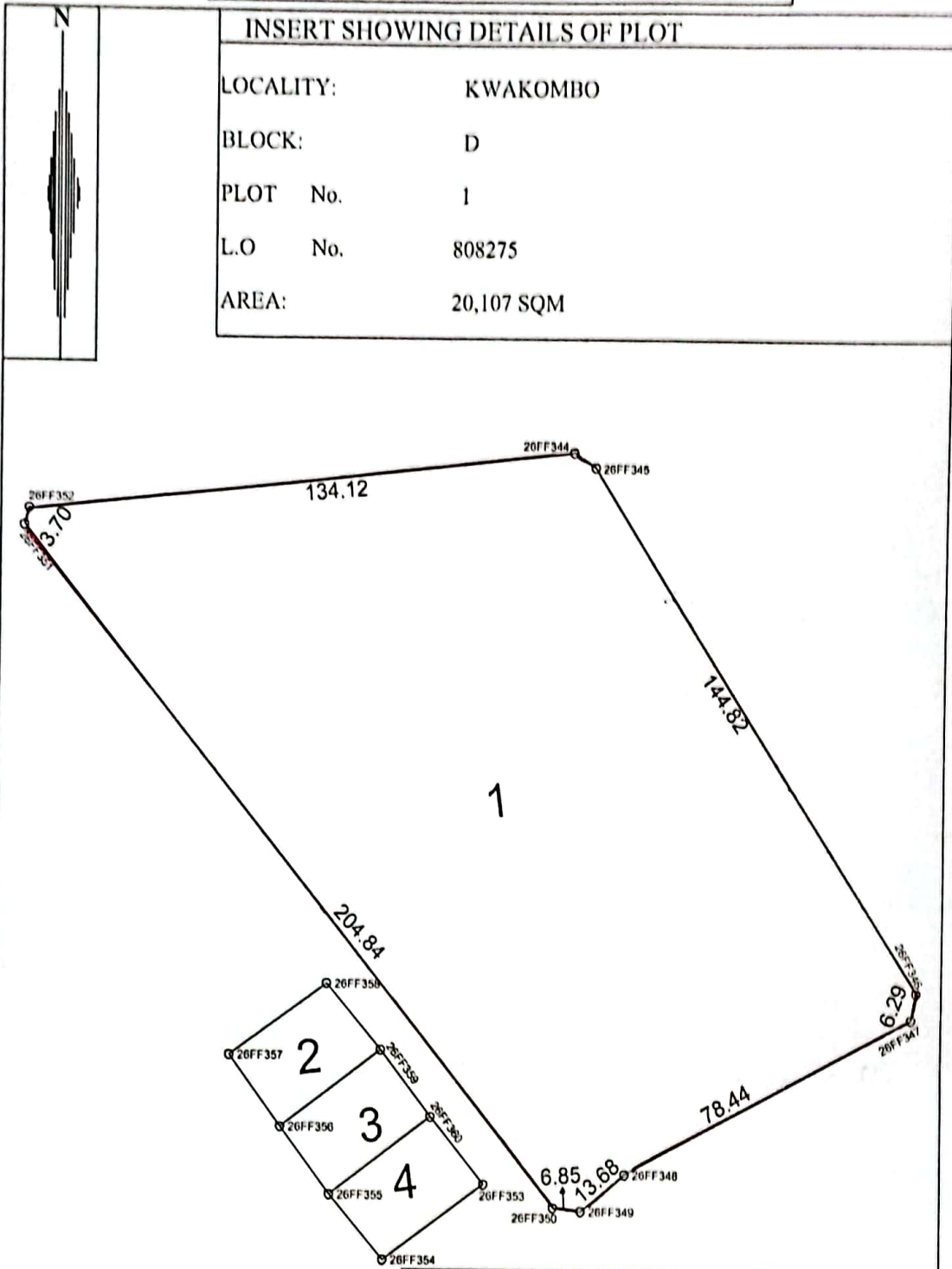
Postal Address: 31086, DAR ES SALAAM

Qualification: DIRECTOR

KOROGWE TOWN COUNCIL

INSERT SHOWING DETAILS OF PLOT

LOCALITY: KWAKOMBO
BLOCK: D
PLOT No. 1
L.O No. 808275
AREA: 20,107 SQM



This plan is prepared in accordance with Registered plan No. 139956
is approved for the purpose of the Land Registration Ordinance.

Director of Surveys and Mapping *[Signature]* Date *08/10/2022*
Ministry of Lands, Housing and Human Settlement Development.

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

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 3564



LAND REGISTRY,
P.O. Box 1191,
Dar es Salaam
Date: 03 Jan, 2022

MAGODA BAMBOO COMPANY LIMITED

P.O. Box 31086

DAR ES SALAAM

Sir/Gentlemen/Madam,

RE: TITLE NO. 3564 LAND OFFICE NO. 808275

PLOT NO. 1 BLOCK D AT KWAKOMBO

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

Asst. Registrar of Titles

Copy to: Commissioner for Lands

Your LD File No: KIC/LD.4471 refers

Date of Issue:

Title Number: 3564 TNG

Land Office Number: 808275

Land: PLOT NO. 1 BLOCK "D" KWAKOMBO IN KOROGWE TOWN COUNCIL.

Term: 99 YEARS