
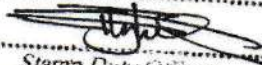



TITLE No. 170296
 REGISTERED 2-2-2018
 AJ 1:00pm

 Asst. Registrar of Titles

Land Form No. 22
 TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 100/- Paid
 Receipt No: 99000677727
 of: 22-11-2017

 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 33383/- Paid
 On Original Receipt Shs: 99000677727
 of: 22-11-2017

 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 170296
 L.O. No. 757401
 Ref. No. BAG/LD/32921

The 31st day of January Two thousand and Seventeen

THIS IS TO CERTIFY that CONNECTION INVESTMENT (T) LIMITED a limited liability company incorporated in Tanzania under the Companies Ordinance (Cap 212) of P.O. Box 66637, 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 **October, two thousand and seventeen** 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of **June, 2018** shall thereafter pay rent of shillings **six hundred sixty seven thousand eight hundred and seventy (667870/=)** 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 Occupiers 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) Building to be in permanent materials.
 - (iv) Submit building plans to the **Bagamoyo District Council** within six months from the date of the commencement of the Right
 - (v) Building construction to begin within six months after approval of plans.
 - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right
3. **USER:** The land shall be used for **Industry** Purposes only, 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 Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
 5. The Occupiers 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 or in public interest.

SCHEDULE

All that land known as **Plot No. 1 Block 'F'** situated at **Zinga in Bagamoyo Urban Area** containing **one decimal point four two one (1.421) hectares** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **79076** 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 **CONNECTION INVESTMENT (T) LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
CONNECTION INVESTMENT (T) LIMITED)
and **DELIVERED** in the presence of us this...**23**...)
day of **NOVEMBER**....., 2017.)

Signature: **[Signature]**)

Postal Address: **66637**)
DARESALAAM.)

Qualification **DIRECTOR GENERAL**)

Signature: **[Signature]**)

Postal Address: **66637**)
DAR ES SALAAM.)

Qualification **COMPANY SECRETARY**)

BAGAMOYO URBAN AREA

N

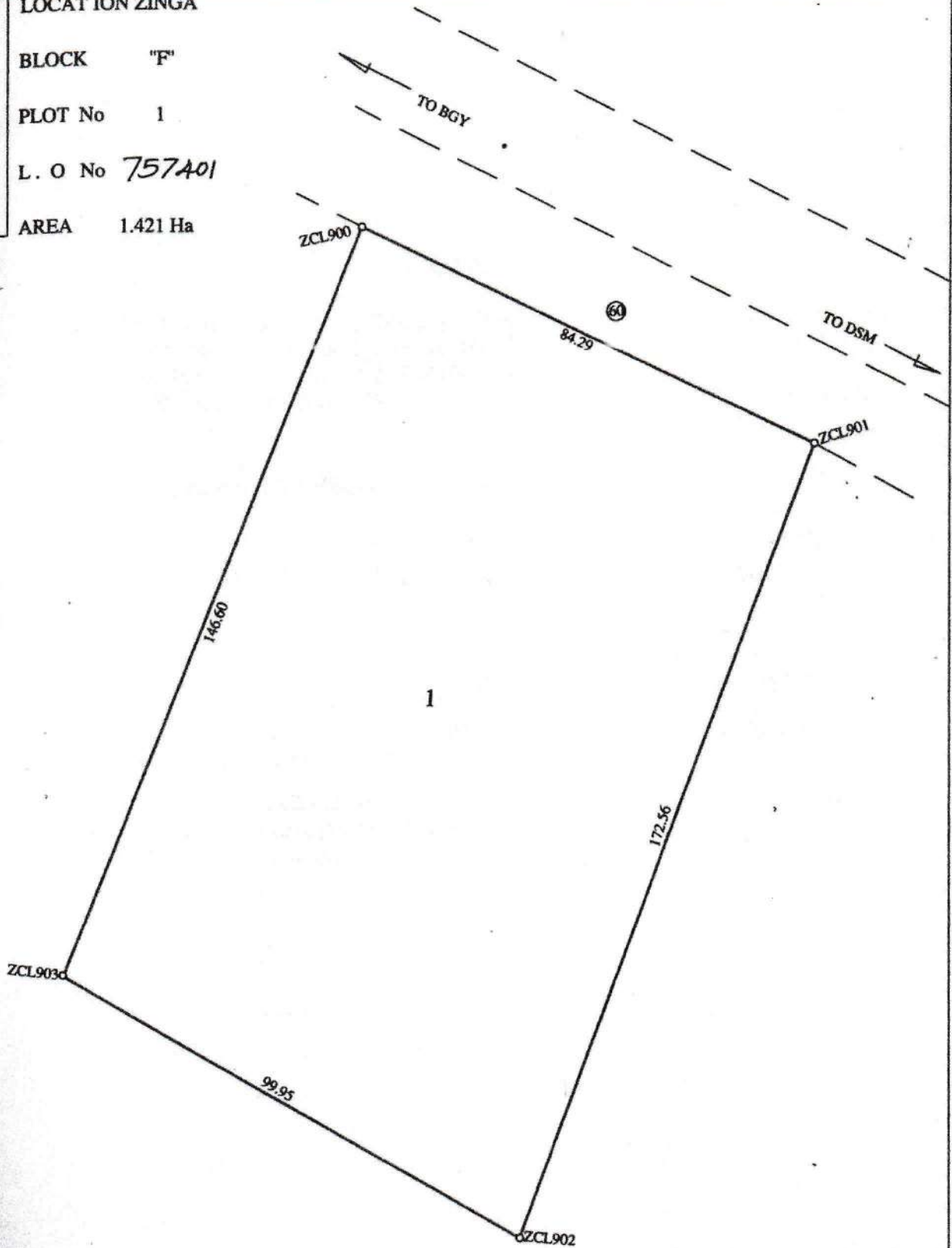
LOCATION ZINGA

BLOCK "F"

PLOT No 1

L. O No 757401

AREA 1.421 Ha



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

The plan prepared in accordance with the registered Plan No 79976 is approved for the purposes of the land registration ordinance director of surveys and mapping *[Signature]* date *23/11/2012* ministry of lands, housing and human settlements development Dar-es-Salaam.