

Land Form 23 A.

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

## CERTIFICATE OF OCCUPANCY

(Under Section 29)

Certified True Copy of the Original  
Sign: *G. Mganya* Date: *30/10/2025*  
GODFREY CYPRIAN MGANYA  
Advocate, Notary  
Public & Commissioner for Oaths

Date of Issue:

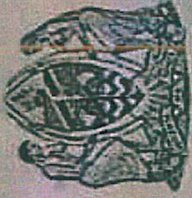
Title Number: *157309 Mt*

Land Office Number: 729960

Land: PLOT NO. 10 BLOCK 'B' KISEMVULE AT MKURANGA DISTRICT

Term: NINETY NINE (99) YEARS

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 157309

LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 16 Jan, 2017

ALTASTAR COMPANY LIMITED  
P.O Box 110410  
DAR ES SALAAM  
Sir/Gentlemen/Madam,

RE: TITLE NO: 157309 LAND OFFICE NO: 729960  
PLOT NO. 10 BLOCK B AT KISEMVULE

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

*Asst. Registrar of Titles*  
Asst. REGISTRAR OF TITLES

Copy to: Commissioner for Lands  
Your LD File No: EZ/LD/4674 refers

PLANS. 127207/1700  
 REGISTERED 13.01.2017  
 AT 1:00 pm  
 Land Registrar of Titles  
 TANGANYIKA

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 16241/= Paid  
 On Original Receipt Shs. 12230584  
 of 8/11/2016  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 157309mg.  
 L.O. No. 729960  
 LD/MK/4205

The 11<sup>th</sup> day of January Two thousand and seventeen.

THIS IS TO CERTIFY that ALTASTAR COMPANY LIMITED a limited liability company incorporated in Tanzania under the Companies Act, 2002 of P.O. Box 110410, DAR ES SALAAM (hereinafter called "the Occupier") are 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 October, 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 there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2017; shall hereafter pay rent of shillings three hundred twenty three thousand two hundred thirty two (323,232/=) only a year in advance on the first day of July in each 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.

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 102/= Paid  
 Receipt No. 12230584  
 of 8/11/2016  
 Stamp Duty Officer

- (i) 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.
  - (ii) Building shall be in permanent materials.
  - (iii) Building plans to be submitted to the **Mkuranga District Council** within six months from the commencement of the Right.
  - (iv) Building construction to begin within six months after approval of the plans.
  - (v) Building to be completed within thirty six months from the day of commencement of the Right.
3. The Occupier shall further
- (i) Make and maintain of 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 good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land shall be used for **Service Trade** purposes only, Use Group 'M' Use classes (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
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 all premia, taxes and dues prescribed in connection with the disposition.
7. The President may revoke the right for good cause or in public interest.

**SCHEDULE**

ALL that land known as Plot No.10 Block "B" situated at Kisemvule in Mkuranga District Containing eight thousand two hundred eighty eight (8,288) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 87789 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



*[Handwritten signature]*

**ASSISTANT COMMISSIONER FOR LANDS**

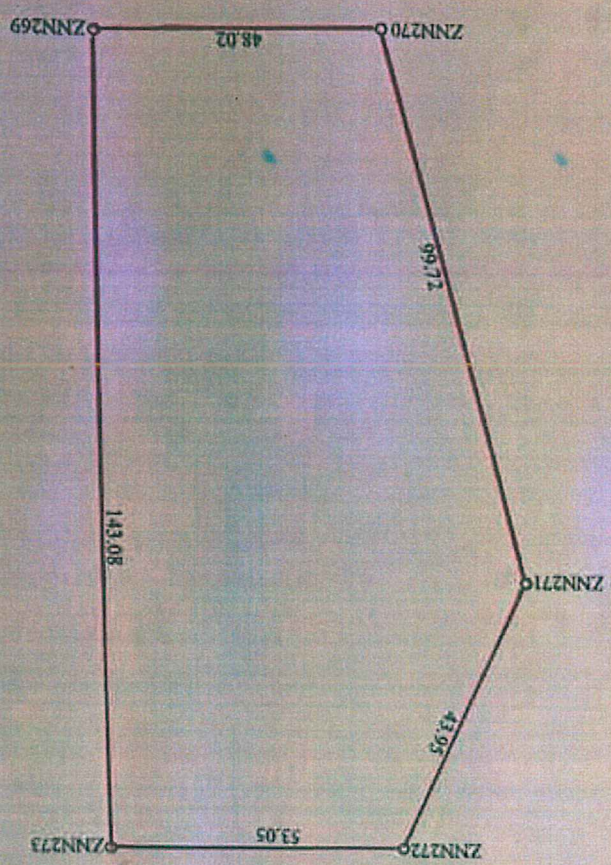
We, the within named **ALTASTAR COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said )  
**ALTASTAR COMPANY LIMITED** )  
and delivered in the presence of us this )  
this.....11<sup>th</sup>.....day of .....11.....2016 )  
Signature:.....*Binat*..... )  
Postal Address:.....110410..... )  
Qualification:.....Director..... )  
Signature:.....*[Signature]*..... )  
Postal Address:.....110410..... )  
Qualification:.....Director..... )

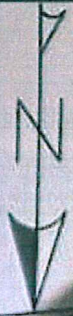


The issue of this plan implies no guarantee or admission of title by the Government.

This plan prepared in accordance with Registered Plan No. 87789 is approved for purpose of the Land Registration Ordinance.  
For Director of Surveys and Mapping. *[Signature]* Date 12-11-2015  
Ministry of Lands and Human Settlements Development, Dar es Salaam.



LOCATION: KISEMYILE  
BLOCK: II  
PLOT No.: 10  
L.O. No.: 729960  
AREA: 8288 SQM



MKURANGA DISTRICT