

TITLE No: 19057P
 REGISTERED ON: 29/06/2000
 AT: 01:00 P.M.

 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 166195.25/= Paid
 On Original Receipt Shs: 9200830000
 of: 28800 23/03/2020
 Stamp Duty Officer

Land Form No. 22

THE UNITED REPUBLIC OF TANZANIA

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

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 000/= Paid
 Receipt No: 920083000028800
 of: 23/03/2020
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 19057P
 L. O. No. 1048856
 TMC/LD/VIJ/10889

The 22nd day of June Two thousand and Twenty

THIS IS TO CERTIFY that **ELLAND ROAD LIMITED** is this day Incorporated Under the Companies Act, 2002 and that the Company is Limited of P.O. Box 50071, 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 Nineteen** 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, 2020, shall hereafter pay rent of shillings **Three million three hundred twenty four thousand one hundred and five (3,324,105/=)** 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) Building shall be in permanent materials.
 - (iv) Building plans to be submitted to the **Kigamboni Municipal Council** within six months from the commencement of the Right.
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Building to be completed within thirty six months from the day of commencement of the Right.
3. **USER:** The land shall be used for **Light Industrial** purposes only. Use Group 'L' uses class (a) as defined in the Urban Planning Act, 2007, 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.

Registered Plan



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DAR ES SALAAM ZONAL OFFICE
 PO BOX 1191, DAR ES SALAAM
 Tel: No. +255 22 2120458
 Fax: No. +255 22 212 4576
 E-mail: smd@ardhi.go.tz



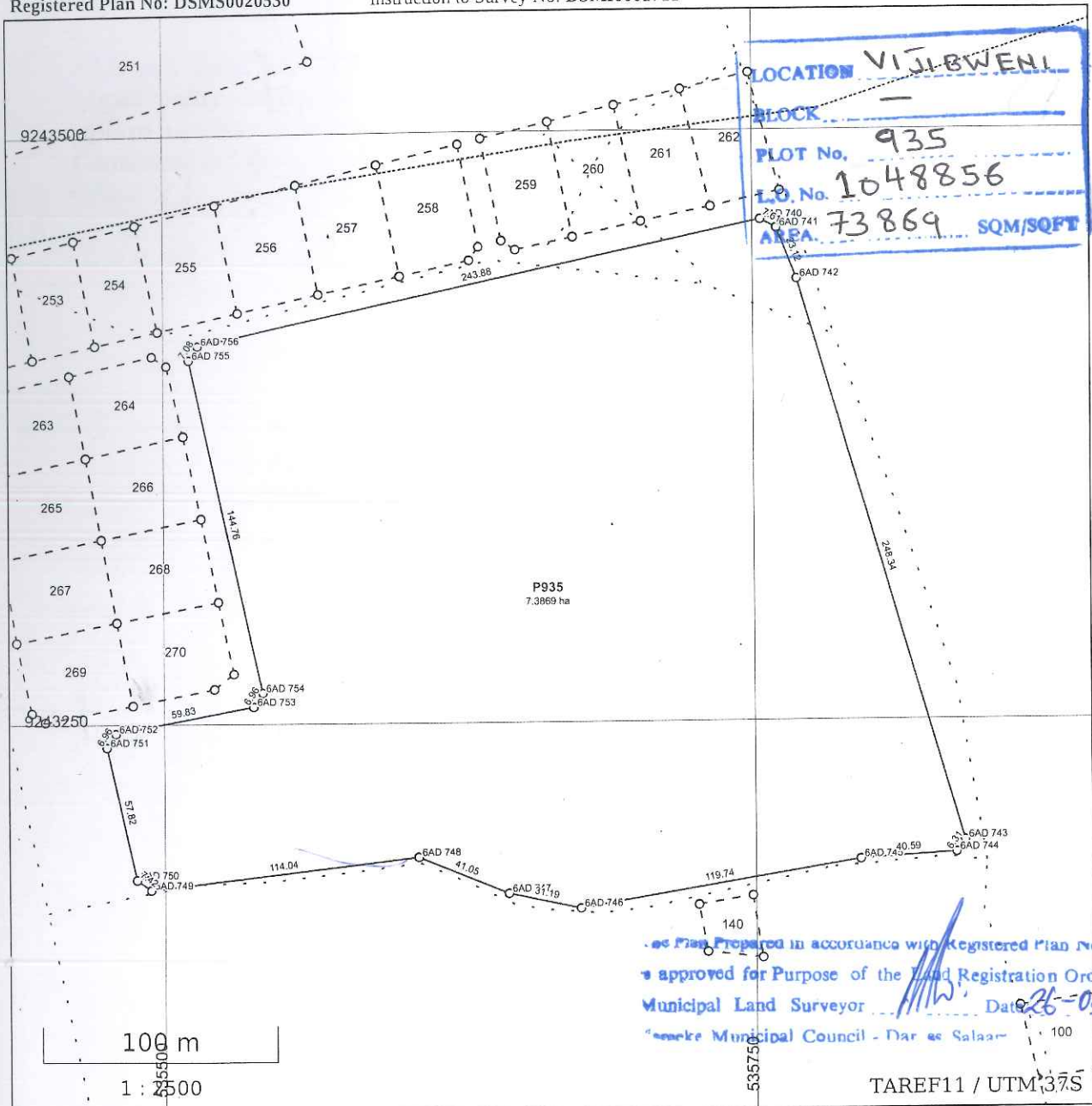
THE UNITED REPUBLIC OF TANZANIA
 MINISTRY OF LANDS, HOUSING AND
 HUMAN SETTLEMENTS DEVELOPMENT
 SURVEY AND MAPPING DIVISION

SURVEY PLAN

SURVEY OF PLOT NO.....AT VIJIBWENI KIGAMBONI MUNICIPALITY

Registered Plan No: DSMS0020530

Instruction to Survey No: DSMI0001711



This Plan Prepared in accordance with Registered Plan No. 1048856 approved for Purpose of the Land Registration Ordinance
 Municipal Land Surveyor: [Signature] Date: 26-05-2020
 District Municipal Council - Dar es Salaam

Region: Dar es Salaam
 District: Kigamboni
 Municipal Council
 Location:
 Block:
 Plot No: P935



Plan generated from parcels approved on the 10th day of September 2019 by Hans Msemo, Authorized Land Surveyor.

I hereby certify that the survey represented by this plan was carried out in accordance with the survey regulations.

[Signature]
 Hans Msemo
 Authorized Land Surveyor

FILE

LOCATION SKETCH



COORDINATES OF BEACONS (Easting, Northings): TAREF11 / UTM 37S

6AD 740:	535 753.21, 9 243 461.76
6AD 741:	535 759.92, 9 243 458.16
6AD 742:	535 768.35, 9 243 436.63
6AD 743:	535 838.14, 9 243 198.28
6AD 744:	535 834.43, 9 243 193.17
6AD 745:	535 793.92, 9 243 190.56
6AD 746:	535 675.80, 9 243 170.88
6AD 747:	535 645.33, 9 243 177.52
6AD 748:	535 607.31, 9 243 193.01
6AD 749:	535 494.05, 9 243 179.63
6AD 750:	535 488.00, 9 243 183.92
6AD 751:	535 475.50, 9 243 240.37
6AD 752:	535 479.34, 9 243 246.17
6AD 753:	535 538.13, 9 243 257.26
6AD 754:	535 541.97, 9 243 263.08
6AD 755:	535 510.94, 9 243 404.48
6AD 756:	535 514.77, 9 243 410.43

COORDINATES OF IPC (Easting, Northings): TAREF11 / UTM 37S

SCHEDULE

ALL that Land known as Plot No. 935 Block 'E' situated at Mikwambe in Temeke Municipality containing Seventy three thousand eight hundred sixty nine (73,869) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 20530 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 ELLAND ROAD LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
ELLAND ROAD LIMITED)
and DELIVERED in the presence of us)
this.....day of....., 2020.)

Signature.....)
.....)

Postal Address: P.O. Box 65566)
DAR ESSALAAM TANZANIA)

Qualification: DIRECTOR)
.....)

Signature.....)
.....)

Postal Address: P.O. Box 65566)
DAR ESSALAAM)

Qualification: DIRECTOR)
.....)

