

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:..... Date: 15/11/2022
KILLEY EBRANIA MWITASI
Advocate, Notary
Public & Commissioner for Oaths

Date of Issue:

08.12.2022

Title Number:


4445KGR

Land Office Number: 1096910

Land: PLOT NO 6&7 BLOCK - I. KINWELA KIGOMA DISTRICT COUNCIL

Term: **NINETY NINE YEARS**

TITLE No: 4445 KGLR
 REGISTERED ON: 08.12.2022
 AT: D.1.00km



J. A. G.
 Senior Asst. Registrar of Titles

Land Form 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 9990/= Paid
 On Original Receipt Shs: 923271108259
 of: 23.11.2022

J. A. G.
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100k Paid
 Receipt No: 923271108259
 of: 23.11.2022

J. A. G.
 Stamp Duty Officer

THE LAND ACT, 1999
 NO.4 OF 1999

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 4445 KGLR
 L.O. No. 1096910
 KDC/LD/KBL/6&7/211.

The 8th day of December Two thousand and Twenty Two.

THIS IS TO CERTIFY that MAYAI LIMITED is a limited company incorporated under the companies Act, 2002 and having its registered office at Kigoma of P.O. Box 682, KIGOMA (hereinafter called "the Occupiers") are entitled to a 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 twenty two** according to the true intent and meaning of the land Act and subject to the provisions thereof and to regulations made thereunder and to any enactment in substitution therefore or amendment thereof and to the following conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2023, shall there after pay rent of shillings **two hundred forty three thousand nine hundred fifty (Tshs.243, 950/=)** only a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The land shall be used for **Plant and Animal Husbandry** Purposes only. Use Group 'R' use class (b) as defined in the Urban Planning (Use Groups and Use Classes) Regulations 2018.
3. The Occupier shall:-
 - (a) Plant trees all round the farm boundaries
 - (b) Demarcate the boundaries of the land to the satisfaction of the **Kigoma District Council** (hereinafter called "the Authority") and thereafter to maintain such demarcation that the boundaries are always easily identifiable.

Certified True Copy of the Original
 Signed: [Signature] Date: 15/12/2022
KILLEY EBRANIA MWITASI
 Advocate, Notary
 Public & Commissioner for Oaths

KIGOMA DISTRICT

INSET SHOWING DETAIL OF PLOT

Locality KIMBWELA

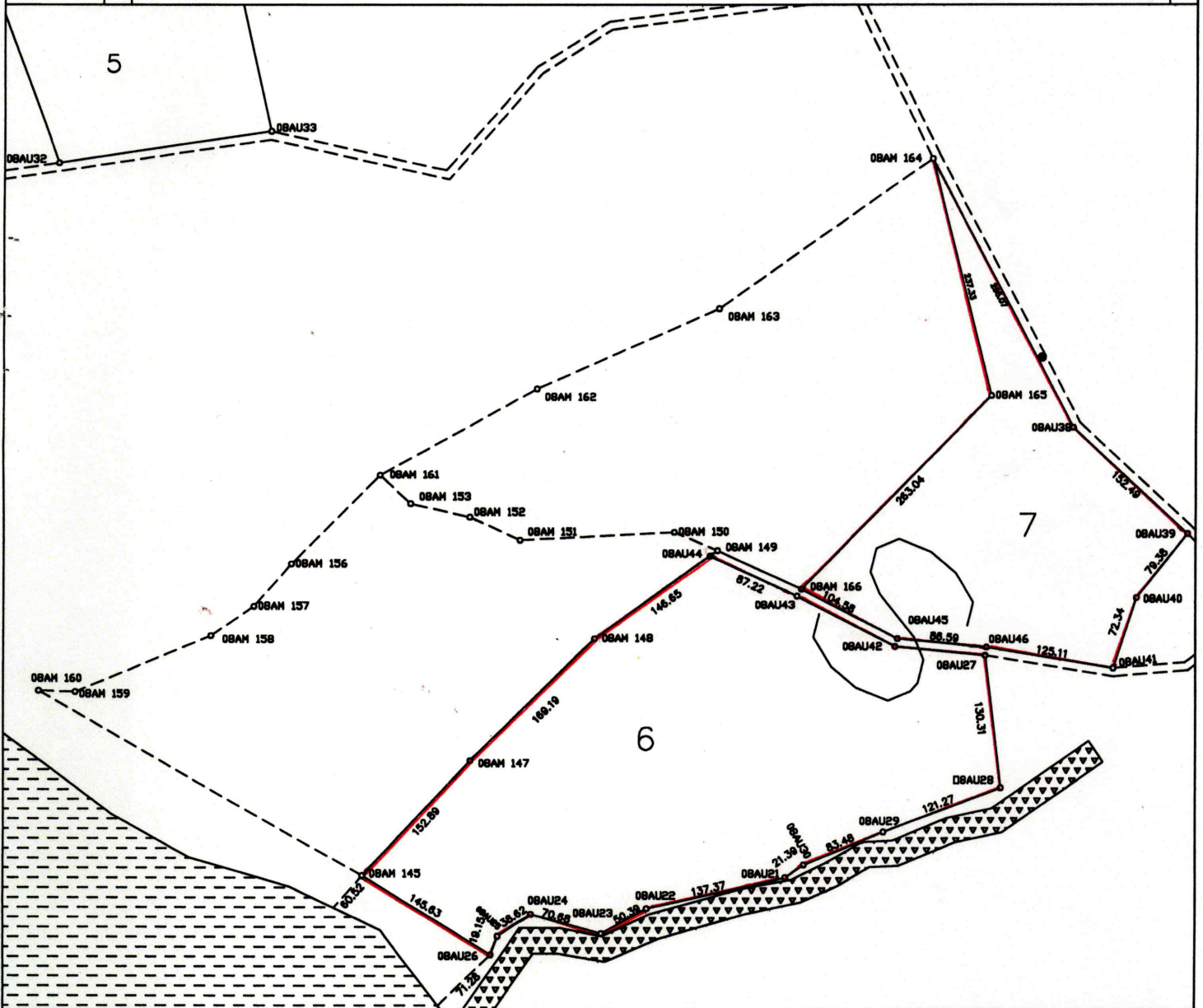
Farm no. 6&7

L o no. 1096910

Area 19.75 Ha



Certified True Copy of the Original
Signs... Date... 15/11/2022
KILLEY EBRANIA MWITASI
Advocate, Notary
Public & Commissioner for Oaths



This plan prepared in accordance with registered plan no.167456 is approved for the purpose of Land registration ordinance.

Director of Surveys and Mapping *M. Kahenge*

Date 11/2/2022

Surveys and Mapping Division Ministry of Lands, Housing and Human Settlement Development Dar-es-Salaam

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

SCHEDULE

All that land known as Farm No. 6&7 Block '-' Situated at Kimbwela in Kigoma District Council containing nineteen decimal point seven five (19.75) hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 167456 deposited at the Office of the Director for Surveys and mapping at Kigoma.

Given under my hand and official seal the day and year first above written.

Amrit

ASSISTANT COMMISSIONER FOR LANDS

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

SEALED with the COMMON SEAL of the said)
MAYAI LIMITED and DERIVERED)
in the presence of us)
This... 28th... day of NOVEMBER 2022)

Name RUPINDER SINGH SANDHU)
Signature *[Signature]*)
Postal Address P.O. Box 682 KIGOMA)
Qualification MANAGING DIRECTOR)

[Handwritten mark]

Name DARSHI DINESH CHOHAN)
Signature *[Signature]*)
Postal Address P.O. Box 682, KIGOMA)
Qualification DIRECTOR)

[Handwritten mark]

Certified True Copy of the Original
Signs.....Dates.....
KILLEY EBRANIA MWITASI
Associate, Kenya

2022