

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 13.09.2022

Title Number: 1027FS *W.R. Mwinza*

Land Office Number: 682114

Land: PLOT NO.4 & 5 BLOCK-HINDA (LUGEYE URBAN AREA) IN MAGU DISTRICT

Term: NINETY NINE (99) YEARS

TITLE No. 102775 L.R. Mwanza
 REGISTERED ON 13.09.2022
 AT 1:00p M
 Senior Asst. Registrar of Titles

LAND FORM NO. 22
 TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 500/- Paid
 Receipt No. 922 223 120587860
 of 11.08.2022
 Stamp Duty Officer

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

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 154028/- Paid
 On Original Receipt Shs. 922 223 120587860
 of 11.08.2022
 Stamp Duty Officer

Title No. 102775 L.R. Mwanza
 L.O.No. 682114
 L.D.No LD/MG/1519

The 05th day of September Two Thousand and Twenty Two

THIS IS TO CERTIFY that LUGEYE INVESTMENTS LIMITED a limited liability company incorporated under the Companies Act, 2002 and having its registered offices in Tanzania P.O. Box 11624 MWANZA (Hereinafter called occupiers) 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 July Two Thousand and Twenty Two**. According to the intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made hereunder 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 2023**, shall thereafter pay rent of **Shillings One Million Four Hundred Seventy One Thousand Six Hundred Eighty (Tshs. 1,471,680) 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 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.

MAGU DISTRICT

INSET SHOWING DETAILS OF PLOT.

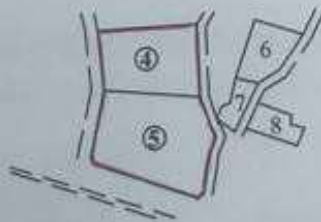
LOCATION: HINDA LUGEYE URBAN AREA

BLOCK -

PLOT No. 4 & 5

L.O.No. 682114

AREA. ~~2.11~~ **2.336 Ha**



This plan, prepared in accordance with Registered plan No. **161898** is approved for the purpose of Land Registration ordinance.

[Signature]
For Director of Surveys and Mapping.

Date: **12/08/2022**

Ministry of Lands, Housing and Human Settlement Development
Dodoma.

The Issue of The plan implies no guarantee or admission of title of Government.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 12.09.2022

Title Number: 102738 L.R. Mvianzo

Land Office Number: 682115

Land: PLOT NO.6&7 BLOCK-HINDA (LUGEME URBAN AREA) IN MAGU DISTRICT

Term: NINETY NINE (99) YEARS

TITLE No. **102738 L.R. Mwanza**
 REGISTERED ON: **12.09.2022**
 AT: **1:00p** M

 Senior Asst. Registrar of Titles



LAND FORM NO. 22
 TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **500/-** Paid
 Receipt No: **9222231205891F2**
 of: **11.05.2022**

 Stamp Duty Officer

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

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **37602/-** Paid
 On Original Receipt Shs: **9222231205891F2**
 of: **11.05.2022**

 Stamp Duty Officer

Title No. **102738 L.R. Mwanza**
 L.O.No. **682115**
 L.D.No **LD/MG/1520**

The **05th** day of **September** Two Thousand and Twenty Two

THIS IS TO CERTIFY that LUGEYE INVESTMENTS LIMITED a limited liability company incorporated under the Companies Act, 2002 and having its registered offices in Tanzania P.O. Box 11624 MWANZA (Hereinafter called occupiers) 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 July Two Thousand and Twenty Two. According to the intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made hereunder 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 2023**, shall thereafter pay rent of **Shillings Three Hundred Eighty One Thousand Seventeen (Tshs. 381,017)** 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 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.

MAGU DISTRICT



INSET SHOWING DETAILS OF PLOT.

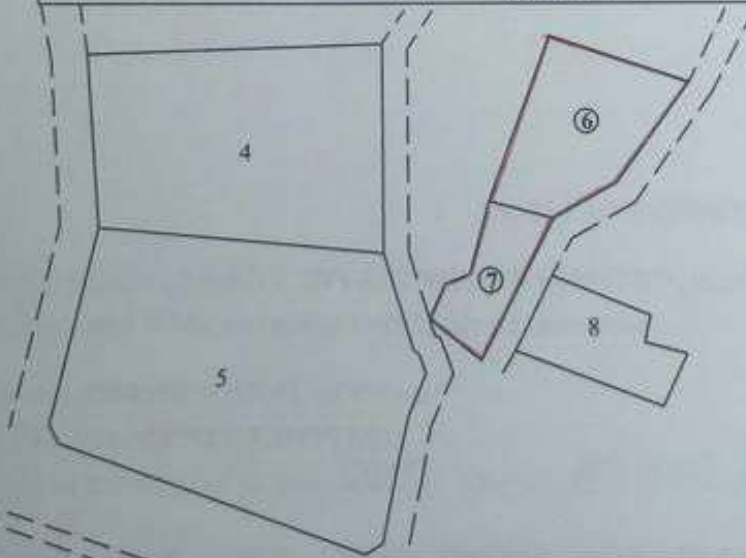
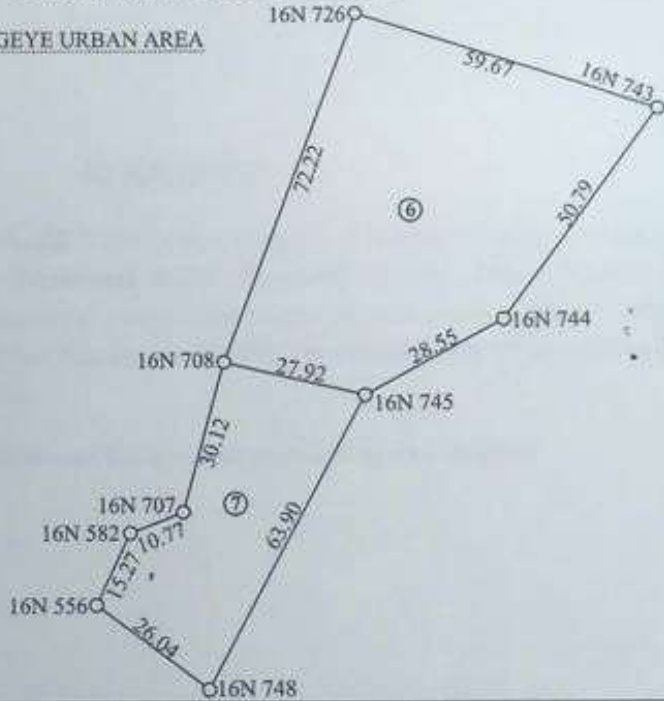
LOCATION HINDA LUGEYE URBAN AREA

BLOCK:

PLOT No. 6 & 7

L.O.No. 682115

AREA 4823 Sqm



This plan, prepared in accordance with Registered plan No. 161898 is approved for the purpose of Land Registration ordinance.

For Director of Surveys and Mapping.

Date 12/08/2022

Ministry of Lands, Housing and Human Settlement Development
Dodoma.

The Issue of The plan implies no guarantee or admission of title of Government.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 14.09.2022

Title Number: 10 2842 **LR. Mwanze**

Land Office Number: 682116

Land: PLOT NO.9&10 BLOCK-HINDA (LUGEYE URBAN AREA) IN MAGU DISTRICT

Term: NINETY NINE (99) YEARS

TITLE No. 102842
 REGISTERED ON 14.09.2022
 AT 1:00p



Registrar of Titles

LAND FORM NO. 22
 TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 500/- Paid
 Receipt No. 922223120588985
 of 11.08.2022



Stamp Duty Officer

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

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 253090/- Paid
 On Original Receipt Shs. 922223120588985
 of 11.08.2022



Stamp Duty Officer

Title No. 102842
 L.O.No. 682116
 L.D.No LD/MG/1521

The 05th day of September Two Thousand and Twenty Two

THIS IS TO CERTIFY that LUGEYE INVESTMENTS LIMITED a limited liability company incorporated under the Companies Act, 2002 and having its registered offices in Tanzania P.O. Box 11624 MWANZA (Hereinafter called occupiers) 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 July Two Thousand and Twenty Two**. According to the intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made hereunder 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 2023**, shall thereafter pay rent of **Shillings Two Million Twenty Two Thousand Three Hundred (Tshs. 2,022,300)** 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 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.

MAGU DISTRICT

INSET SHOWING DETAILS OF PLOT.



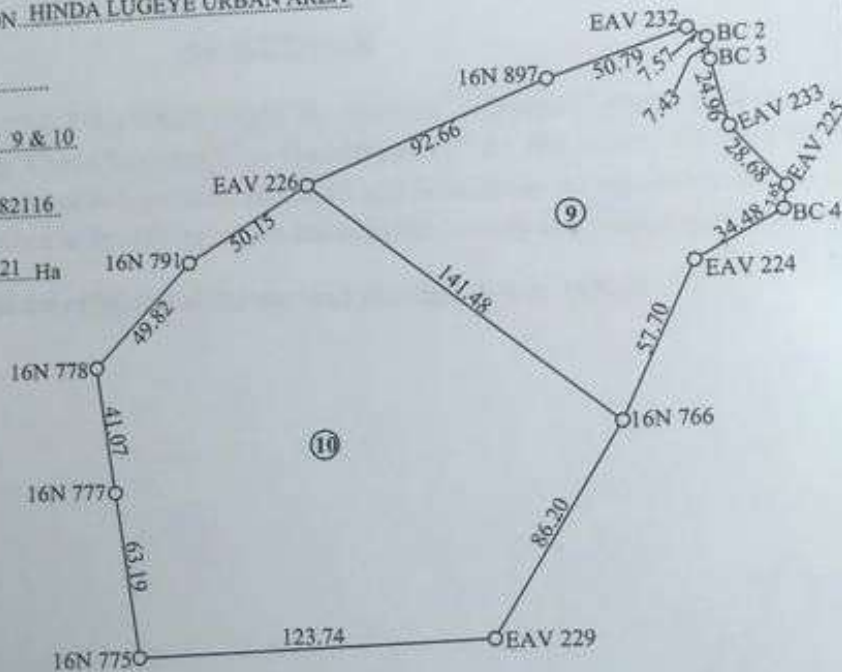
LOCATION HINDA LUGEYE URBAN AREA

BLOCK -

PLOT No. 9 & 10

L.O.No. 682116

AREA 3.21 Ha



This plan, prepared in accordance with Registered plan No. 161899 is approved for the purpose of Land Registration ordinance.

[Signature]
For Director of Surveys and Mapping.

Date 25/08/2022
Ministry of Lands, Housing and Human Settlement Development
Dodoma.

The Issue of The plan Implies no guarantee or admission of title of Government.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 05.09. 2022

Title Number: 102789 - **R. Mwanza**

Land Office Number: 682117

Land: PLOT NO. 11&12 BLOCK-HINDA (LOBEYE URBAN AREA) IN MAGU DISTRICT

Term: NINETY NINE (99) YEARS

TITLE No. 102789 **LR. Mwanza**
 REGISTERED ON 05.09.2022
 AT 1:00 P.M.

 Senior Asst. Registrar of Titles

LAND FORM NO. 22
 TANGANYIK TAMP DUTY ACT
 Stamp Duty Shs: 500/- Paid
 Receipt No. 92223120587659
 of 11.08.2022

 Stamp Duty Officer

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

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 70742 Paid
 On Original Receipt Shs: 92223120587659
 of 11.08.2022

 Stamp Duty Officer

Title No. 102789 **LR. Mwanza**
 L.O.No. 682117
 L.D.No LD/MG/1522

The 29th day of August Two Thousand and Twenty Two

THIS IS TO CERTIFY that LUGEYE INVESTMENTS LIMITED a limited liability company incorporated under the Companies Act, 2002 and having its registered offices in Tanzania P.O. Box 11624 MWANZA (Hereinafter called occupiers) 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 July Two Thousand and Twenty Two**. According to the intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made hereunder 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 2023**, shall thereafter pay rent of **Shillings Seven Hundred Twelve Thousand Four Hundred Twenty Two (Tshs. 712,422)** 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 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.

MAGU DISTRICT

INSET SHOWING DETAILS OF PLOT.



LOCATION HINDA LUGEYE URBAN AREA

BLOCK -


PLOT No. 11 & 12

L.O.No. 682117

AREA 9018 Sqm



This plan, prepared in accordance with Registered plan No. 161899 is approved for the purpose of Land Registration ordinance.


For Director of Surveys and Mapping.

Date.....

12/08/2022

Ministry of Lands, Housing and Human Settlement Development
Dodoma.

The Issue of The plan Implies no guarantee or admission of title of Government.