

Land Form 23A

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 04-07-2008

Title Number: 20793 LR Mwanza

Land Office Number:194953

Land: PLOT NO GINNERY PLOT NO1 MAJAHIDA BARIADI DISTRICT

Term: NINETY NINE YEARS

No. 20793

REGISTERED ON
17-2008
20 p



MM Suray
Registrar of Titles

Stamp Duty Shs. 100/- Paid
 and Revenue Receipt No. 26258233
 29-4-2008
 MM Suray
 phhc Assistant Registrar of Titles

TANGANYIKA
 STAMP DUTY PAID ON
 ORIGINAL Shs. 2400/-
 Receipt No. 26258233 of 29-4-08
 MM Suray
 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

L.O. No. 194953
BRD No. 3884

THE LAND ACT NO.4 OF 1999

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No.: 20793 LR Mwanze

The 27th day of June 2008.

THIS IS TO CERTIFY that NGS INVESTMENTS COMPANY LIMITED, a limited liability company, having its registered office in Bariadi Tanzania and wholly owned by Tanzanians of P.O. Box 20 BARIADI (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 years from the first day of April two thousand and eight (hereinafter called "the effective date") according to the true 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 therefor or amendment thereof and to the following special conditions: -

1. The Occupier having paid rent up to the thirtieth day of June 2008 shall thereafter pay a rent of shillings nine hundred forty six thousand and six hundred (Tshs 946,600/=) 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 (hereinafter called "the Commissioner").
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 of 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) Submit building plans, for approval, to the Bariadi District Council within six months from the effective date.

- (iv) Begin construction of the buildings as approved in paragraph (iii) above within six months after such approval.
- (v) Complete the buildings according to the plans within thirty six months from the effective date and maintain them in good order and repair, to the satisfaction of the Commissioner, throughout the term.

3. USER

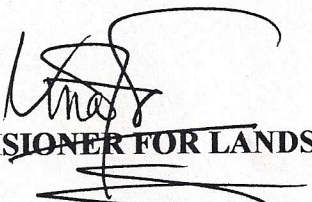
The land and the buildings to be erected thereon shall be used for Special Industrial purposes. Use Group N use classes (a), (b),(c) and (d) as defined in the Town and Country Planning (Use Classes) Regulations 1960, as amended in 1993.

- 4. **The Occupier shall not assign the Right within three years from the effective date 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 or in public interest.**

SCHEDULE

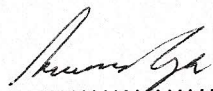
ALL that land known as Glunery Plot No. 1 situated at Majahida in Bariadi District containing eleven decimal point four seven (11.47) hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 51033 deposited at the Office of the Director of Surveys and Mapping at Dar es Salaam.

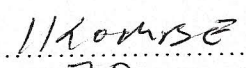
Given under my hand and my official seal the day and year first above written.


COMMISSIONER FOR LANDS

The within named **NGS INVESTMENTS COMPANY LIMITED** HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SEALED with the common Seal of the said
NGS INVESTMENTS COMPANY LIMITED** and
delivered in our presence this 1st day of APRIL 2008.

Witness's
Signature 
Postal Address: 20
BARIADI - SHINYANGA
Qualification DIRECTOR

Witness's
Signature 
Postal Address: 20
BARIADI - SHINYANGA
Qualification DIRECTOR

