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Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

LAND REGISTRY MOSHI

Title Number:

39466

Land Office Number: 447850

Land: PLOT NO. 252 OLOSIVA ARUSHA DISTRICT COUNCIL

Term: SIXTY SIX (66) YEARS

REGISTERED 00.
19-4-2013
9:00A
Asst. Registrar of Titles



Land Form No. 22

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Stamp Duty Shs. 100/= Paid
and Revenue Receipt No. 48525468
of 11-4-2013
Asst. Registrar of Titles

Stamp Duty Shs. 43,160/= Paid
and Revenue Receipt No. 48525468
of 11-4-2013
Asst. Registrar of Titles

Title No. 39466

LAND REGISTRY MOSHI

L.O.NO. 447858

FILE NO. ADC/LD/OLO/2342

The 19th day of April, Two thousand and Thirteen

THIS IS TO CERTIFY that UNITED POWER POINT LIMITED a limited liability Company incorporated in the Companies Act, 2002 of P.O.Box 2441 ARUSHA (hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the schedule hereto (herein after called "the Land") for a term of Sixty Six years from the First day of April Two Thousand and Thirteen 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 therefor or amendments thereof and to the following special conditions:-

1. The Occupier having paid rent up to the **Thirtieth** day of June, 2013 shall thereafter pay rent of shillings **One Million Five Hundred Ninety Three Thousand Two Hundred Twenty Five (1,593,225/=)** 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 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) Erect on the land buildings in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the ARUSHA DISTRICT COUNCIL (hereinafter called "the Authority").

(iv) Submit to the Authority building plans within Six months from the date of commencement of the Right.

(v) Begin building construction within six months after approval of the building plans by the Authority.

(vi) Complete the building construction within Thirty Six months from the date of commencement of the Right.

3. **USER:** The land shall be used for **Industrial** purposes only. Use Group 'M' Use class (a) and (c) 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 of the date hereof without the prior approval of the Commissioner.

5. The Occupier shall deliver to the Commissioner notification of disposition in the 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 Occupier shall further:-

(i) Make and maintain on 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 a good quality fencing, car parking spaces shall be provided as required by the Authority;

(v) Loading and unloading facilities shall be provided within the boundaries of the land.

7. The President may revoke the right for good cause and in public interest.

SCHEDULE


land known as **Plot No. 252** situated at **OLOSIVA Area**, Arumeru District containing **thousand Eighty One (7081) square meters** shown for identification only edged red on attached to this certificate and defined on the Registered Survey Plan numbered **72598** and at the office of the Director for Surveys and Mapping at Dar es Salaam.


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


COMMISSIONER FOR LANDS

POWER POINT LIMITED the within named **HEREBY** accept the terms and conditions contained in the foregoing Certificate of Occupancy.

with the common seal of)
POWER POINT LIMITED)
ACCEPTED in the presence of us)
..... day of **APRIL**, 2013)

)
.....)
ID NO. **2441**)
ARUSHA)
in the name of **(M.D) MANAGING DIRECTOR**)

)
ID NO. **2441**)
ARUSHA)
DIRECTOR)