

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

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 6976



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 07 Mar, 2023

KILOMWA COMPANY LIMITED
P.O Box 65
IRINGA
Sir/Gentlemen/Madam,

RE: TITLE NO: 6976 LAND OFFICE NO: 1249538
PLOT NO. 23 BLOCK S AT UGWACHANYA

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.


REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 3199 refers

Date of Issue:

Title Number: 6976-1R1R

Land Office Number: 1249538

Land: PLOT NO. 23 BLOCK 'S' UGWACHANYA IRINGA DISTRICT

Term: NINETY NINE YEARS

TITLE No: **6976-1R/LR**
 REGISTERED ON: **6-3-2023**
 AT: **10:30 A**
 Ass. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **100/-** Paid
 Land Form No: **22**
 Receipt No: **92229112658739**
 of: **18-10-2022**
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **12,592/-** Paid
 On Original Receipt Shs: **92229112658739**
 of: **18-10-2022**
 Stamp Duty Officer

**CERTIFICATE OF OCCUPANCY
 (Under Section 29)**

Title No: **6976-1R/LR**
 L.O. No. **1249538**
 IRD/3199

The **6th** day of **March** Two Thousand and **Twenty Two** ~~Two~~ **Three**

THIS IS TO CERTIFY that **KILOMWA COMPANY LIMITED** a Limited Liability Company incorporated under the Companies Act, 2002 of **P. O Box 65, IRINGA** with **MOB: 0754-514660** (hereinafter called "the 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 **October, Two Thousand and Twenty Two** according to the true intent and meaning of the Land Act and subject to the provisions there of and to any regulations made there under and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, **2023** shall thereafter pay rent of shillings **Two Hundred Fifty Two Thousand and Sixty Three (252,063/=) 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 Occupiers 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 to be in permanent materials.
- (iv) Submit building plans to the **Iringa District Council** within six months from the date of the commencement of the Right.
- (v) Building construction to begin within six months after approval of plans.
- (vi) Building to be completed within thirty six (36) months from the date of the commencement of the Right.
- (vii) Not erect or commence to erect on the Land any building unless the Environmental Impact Assessment Report from responsible Ministry has been submitted to the Planning Authority.

3. The Occupiers 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.

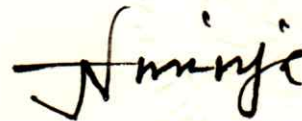
4. **USER:** The land shall be used for **Industrial - Service Trades Purposes Only. Use Group 'M' Use Class (a)** as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.

- 5. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
- 6. The Occupiers shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with all premia, taxes and dues prescribed in connection with the disposition.
- 7. The President may revoke the right for good cause or in public interest.

SCHEDULE

ALL that land known as **Plot No. 23** Block **"S"** situated at **Ugwachanya, Iringa District** containing **Four Thousand and One (4,001) square meters** as shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **165793** deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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



ASSISTANT COMMISSIONER FOR LANDS

We, the within named **KILOMWA COMPANY LIMITED** a Limited Liability Company incorporated under the Companies Act, 2002 hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the common Seal of the said **KILOMWA COMPANY LIMITED** and DELIVERED in the presence of us this 22nd day of NOVEMBER 2022

Name: RITA BATHOLOMEO SEKHUVELE

Signature: Rita

Postal Address P.O. BOX 65, IRINGA

Qualification: DIRECTOR

Name: ASUMWUYE STALLONE MWATEKA

Signature: Asumwuye

Postal Address P.O. Box 65 IRINGA

Qualification: Director

