

TITLE: 211 GLR
 REGISTERED ON 18-03-2020
 AT 01:00 PM
 Registrar of Titles

LAND TOWN No. 22
 TANZANIA STAMP DUTY ACT
 Stamp Duty Tax 100/-
 No. of Stamp Duty Tax 97005714709
 of 29-03-2018
 Stamp Duty Officer

TANZANIA STAMP DUTY ACT
 Stamp Duty Tax 35,512/-
 No. of Stamp Duty Tax 97005714709
 of 29-03-2018
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
 THE LAND ACT, 1999
 (NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 211 GLR
 L.O. No. 406973
 L.D. ARDCHEFF 1389

The 17th day of August Two Thousand and Twenty One

THIS IS TO CERTIFY that, CELATO BEVERAGES COMPANY LIMITED is a Limited Liability Company incorporated under the Companies Ordinance (Cap 212) of P.O. Box 136, CHATO (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 (99) years from the first day of July, Two Thousand and Eighteen according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there-under and to any enactment in substitution thereof or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2019; shall thereafter pay rent of shillings Three Hundred Fifty Six Thousand One Hundred Twenty Eight (Tsh. 356,128/=) 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 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 all matters such as:-

- and Building shall be performed outside
- (v) Building plans to be submitted to the **Chato District Council** months from the commencement of the Right
- (vi) Building construction to begin within six months after approval of plans
- (vii) Building to be completed within thirty six months from the commencement of the Right
- (viii) Make and maintain on the land throughout the term arrangements for the water supply, drainage and disposal of waste and affluent to the satisfaction of the authority.
- (ix) Make and keep all the buildings on the land rat-proof and take measures as the Medical Officer of Health for the Authority may require for this purpose.
- (x) Provide and maintain on the land such abatement facilities and such other hygienic measures as may be required by the medical officers of the authority.
- (xi) Fence the land with good quality fencing, car-parking space shall be provided as required by the Authority. Loading and unloading facilities be provided with boundaries of land.
- 3. **USER:** The land and the buildings to be erected thereon shall be used **Industrial Only**. Use Group 'M' Use Class (a) and (b) as defined in the Town and Country Planning (Use Classes) Regulations, 1968 as amended in 1973
- 4. The Occupier shall not assign the Right within three years of the date issue without the prior approval of the Commissioner
- 5. The Occupier shall deliver to the Commissioner notification of all proposed alterations to the land or buildings or any other structure on the land in the prescribed form before or at the time the disposition is carried out together with the payment of all premium, rates and dues prescribed in contractive documents
- 6. The President may revoke the right for good cause and in public interest

SCHEDULE

All the Land known as Plot No. 5 Block 'D' situated at Hale Chate Urban Area in
a auto district containing Two Point Decimal Seven Five (2.75) Ha. shown in
Identification only edged black on the plan attached to this Certificate and defined on the
mentioned Survey Plan Numbered 95208 deposited at the Office of the Director for
Survey and Mapping at Dar es Salaam.

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



ASSISTANT COMMISSIONER FOR LANDS

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

SEALED with the COMMON SEAL of the said
CHATO BEVERAGES COMPANY
LIMITED and DELIVERED in presence of us
the 27 day of December 2018

Name: Stigina Mthha Mubeeza

Signature: [Handwritten Signature]

Postal Address: 136 CHATO

Qualification: DIRECTOR

Name: MARINA NYAKURGA

Signature: [Handwritten Signature]

Postal Address: 136 CHATO

Qualification: DIRECTOR

CHATO DISTRICT

INSET SHOWING DETAIL OF THE PLOT

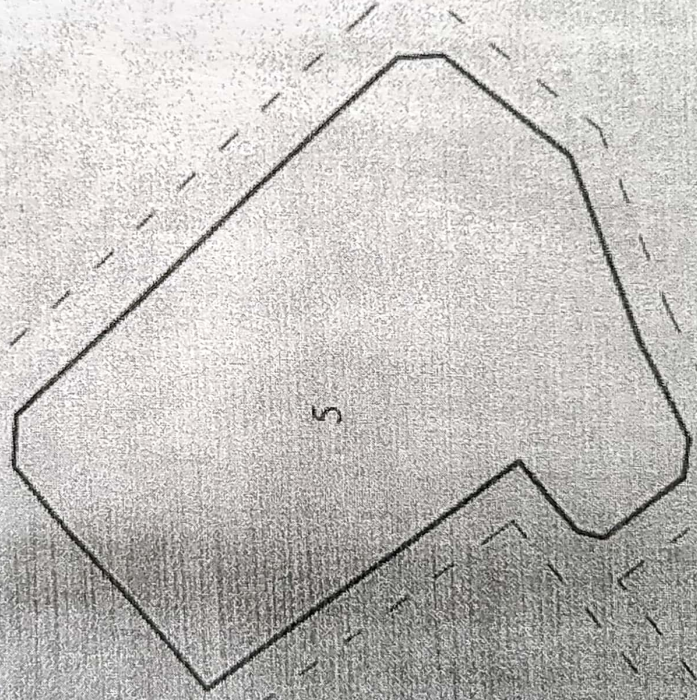
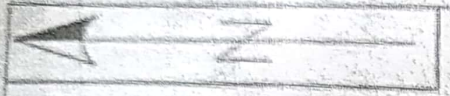
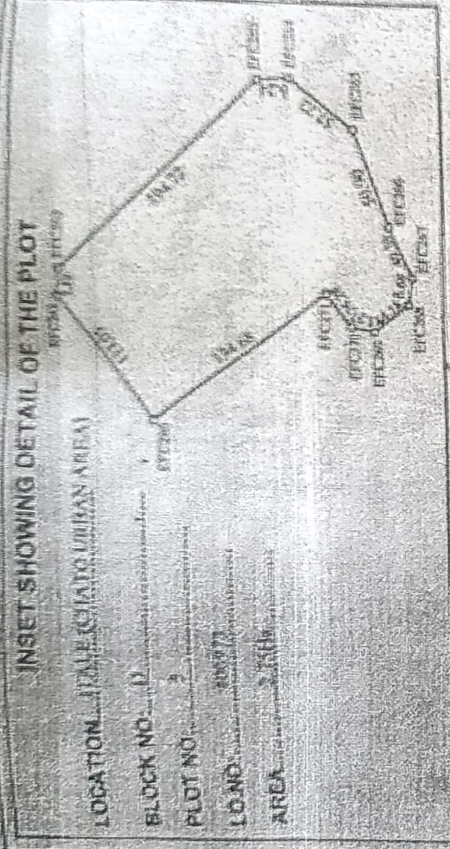
LOCATION: IN THE CHATO URBAN AREA

BLOCK NO. 10

PLOT NO. 2

LO. NO. 200773

AREA 2.5116



This plan prepared in accordance with Registered Plan No. 952308
is approved for purposes of the Land Registration Ordinance
For Director of Survey and Mapping [Signature] Date 14/11/15
Ministry of Lands and Human Settlement Development, Dar es Salaam.

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