

 Certified as True Copy of the Original
Heri Emmanuel
Advocate, Notary Public & Commissioner
for Oath-taking
Sign: 
Date: 14/02/23

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 17-1-2019

Title Number: 75479 I.R Mwanza

Land Office Number: 653141

Land: PLOT NO. 25/2 BLOCK 'B' MKUYUNI INDUSTRIAL AREA - MWANZA CITY

Term: NINETY NINE YEARS

ASSESSMENT DATE: 13 Dec 2022
 ID 1325591 NUMBER 25/2
 AREA 23/9 SQM LOT TYPE Plot
 LAND RENT USE Industrial
 REGION MWANZA DISTRICT MWANZA CITY COUNCIL
 LOCATION MKUYUNI BLOCK B
 OWNER: JUMANNI MARO MOKILI
 ADDRESS: P. O. Box 99504 MWANZA
 BILL CONTROL NUMBER: 991176594187
 SP CODE: SP117

Last Pay Date	Balance	Interest	Total
22-feb-2022	-2.20	0.00	-2.20
Year	Rent	Interest	Total
2022/2023	499,590.00	0.00	499,590.00
Total	499,587.80	0.00	499,600.00

Issued By: Mary Raphael Kessy

JINSI YA KULIPIA

- Unaweza kulipia kwenye tawi lolote la NMB/CRDB/NBC/TCB/TPB/AZANIA/BOT nchini, namba ya n **991176594187**
- Unaweza kulipia kwa mitandao T-Pesa, M-Pesa, TigoPesa, Airtel Money, HaloPesa na EzyPesa. Namba ya kampuni **001001**, namba ya malipo(Reference) **991176594187**



FOR BANK'S USE
(KWA MATUMIZI YA BENKI)



CRDB BANK PLC
CASH DEPOSIT/WITHDRAWAL FORM
FOMU YA KUWEKA/KUTOA FEDHA TASLIM

Bank

MWANGAZI CITY COUNCIL

Date/Tarehe

Branch/Tawi

Account Number
Namba ya Akaunti

Account Holder's Name
Jina la Mwenye Akaunti

Total
-2.20

Total
499,590.00

499,600.00

Deposit/Withdrawal
Kuweka/Kutoa

Amount and Currency
Kiasi na aina ya Fedha

ssy

Transaction No.

Teller I.D

NIA/BOT nchini, namba ya malipo

oPesa na EzyPesa.

Signature/Sahini:

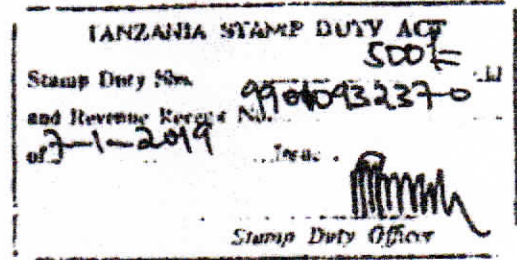
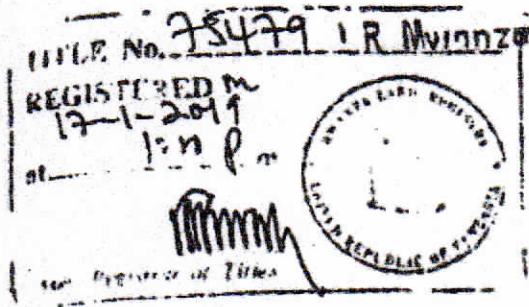


Name: JUANNE HARO MOKILI

Customer/Mteja: 111 76534187

This receipt will be valid only if printed, signed by the customer, counter signed and stamped by the teller





THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

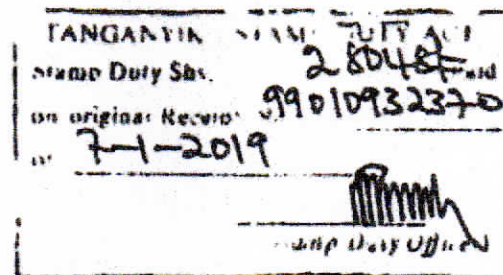
(Under Section 29)

Title No. 75479 I R Mwanza
L. O. No. 653141
L. D. No. MCC/L/95377

The 17th day of January Two thousand and Nineteen

THIS IS TO CERTIFY that JUMANNE MARO MOKILI of P.O. BOX 99504 MWANZA (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") as Occupier for a term of Ninety nine (99) years from the first day of October, 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 thereunder 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, 2019 shall thereafter pay rent of shillings two hundred eighty thousand seven hundred twenty two (Tshs, 280,722/=) 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 Occupiers' 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) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the condition of the Right and which conform to the building line (if any) decided by the Mwanza City Council (hereinafter called "the authority");
- (iv) At all times during the term of the Right have on the land buildings approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");
- (v) Not erect or commence to erect on the land any building except in accordance with building plans and specifications, which shall have been first approved by the Authority;
- (vi) Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

3. **USER:** The land and the buildings erected thereon shall be maintained and the same shall be used for Industrial purposes only. Use Group 'M' Use Classes 'a' 'b', 'c' and 'd' as defined in the Urban Planning (Use Groups & Use Classes) Regulations, 2018.
4. The Occupier shall not assign the right within three years of the date hereof without the prior approval of 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 and in public interest.

MWANZA CITY



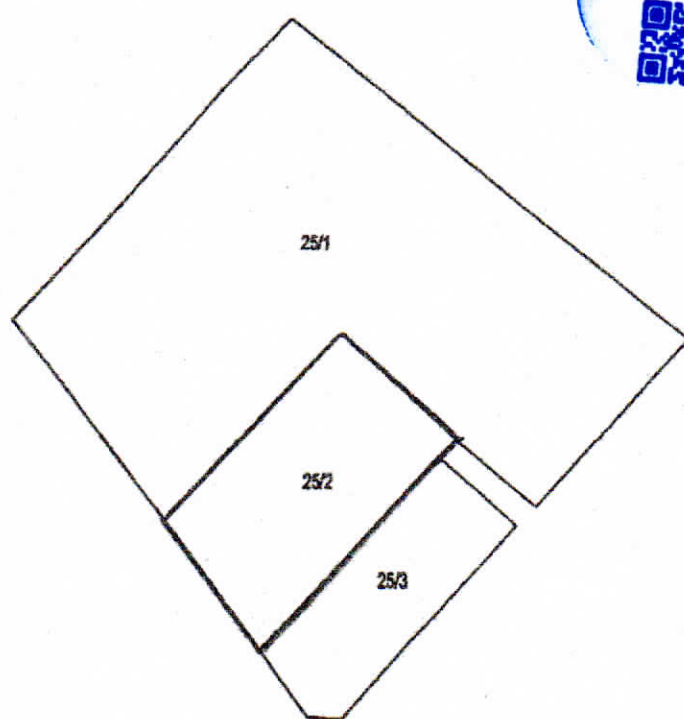
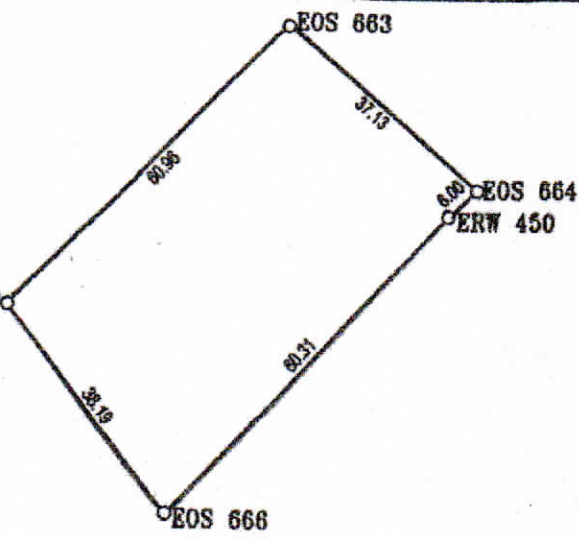
**LOCATION MKUYUNI
INDUSTRIAL AREA**

BLOCK... B

PLOT 25/2

L. O. No. 653141

AREA 2379 Sqm EOS 667C



TE
Certified as True Copy of the Original
Heri Emmanuel
Advocate, Notary Public & Commissioner
for Oath
Sign:
Date: 14/02/23

This plan, prepared in accordance with Registered plan No 99740 is approved for the purpose of Land Registration ordinance.

.....
For Director of Surveys and Mapping.

Date..... 15/01/2019

Ministry of Lands and Human Settlement Development
Dar Es salaam.

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



SCHEDULE

ALL that Land known as Plot No. 25/2 Block 'B' situated at Mkuyuni Industrial Area in Mwanza City containing two thousand three hundred seventy nine (2379) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 99740 deposited at the Office of the Director for Surveys 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

I, the within named **JUMANNE MARO MOKILI** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said
JUMANNE MARO MOKILI
whois known to me personally/identified to me
by Palima Nesselrod
the latter being known to me personally in my
presence this 12th day of January2019.
Witness's Name: Eliz Kanihanda
Signature:
Postal Address: Box 668
MWANZA
Qualification: LAND OFFICER