



THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
 THE LAND ACT Cap 113
 (Under Section 27)



Title Number: DSMT1040228

Date of Registration: 29-May-2023 [E:43]

Ashehwa

REGISTRAR OF TITLES
 (29-May-2023)

Registered under section 27 of the Land Registration Act (Cap 334)

I. REGISTERED OCCUPIER AND TENURE

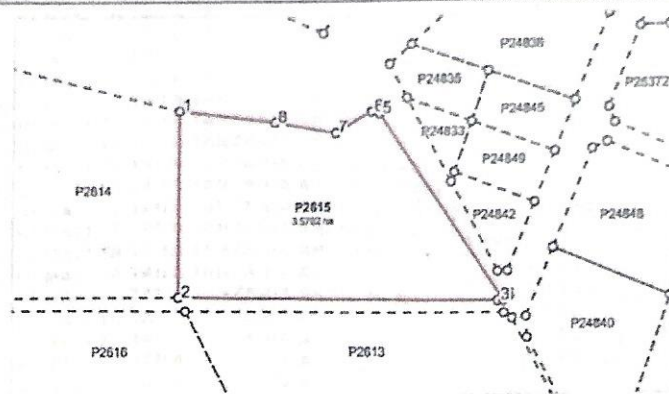
THIS IS TO CERTIFY that **KOM FOOD PRODUCTS COMPANY LIMITED** of P.O. BOX 253, Kahama Town Council, Shinyanga (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **ninety nine (99) years** from the first day of April two thousand and twenty three 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 thereof amendment thereof and to special conditions.

II. DESCRIPTION OF THE PROPERTY

District: Kigamboni
 Location: KISARAWA II
 Block: -
 Plot No.: P2615
 Area: 35,702.00 Square Metres
 Reg. Plan No.: DSMS0020770

Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S		
	X	Y
1	542351.20	9231555.65
2	542351.08	9231396.63
3	542637.84	9231393.78
4	542642.84	9231393.75
5	542531.25	9231552.51
6	542524.03	9231554.14



III. CONDITIONS OF THE RIGHT

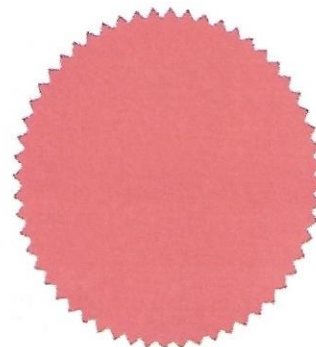
1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for **Industrial (Light, Medium, Heavy and Service)** purposes only. Use Group(s) and Use Class(es) **M (a)**; as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

IV. DISCLAIMER

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

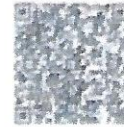
GIVEN under my hand and my official seal the day and year first above written.

COMMISSIONER FOR LANDS
 (29-May-2023)





THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
 THE LAND ACT, Cap 113
 (Under Section 29)



Title Number: **DSMT1040229**

Date of Registration: **29-May-2023 [13:41]**

REGISTRAR OF TITLES
 (29-May-2023)

Registered under section 27 of the Land Registration Act (Cap 334)

I. REGISTERED OCCUPIER AND TENURE

THIS IS TO CERTIFY that **KOM FOOD PRODUCTS COMPANY LIMITED** of P.O BOX 253, Kahama Town Council, Shinyanga (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **ninety nine (99) years** from the first day of April two thousand and twenty three 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 thereof amendment thereof and to special conditions.

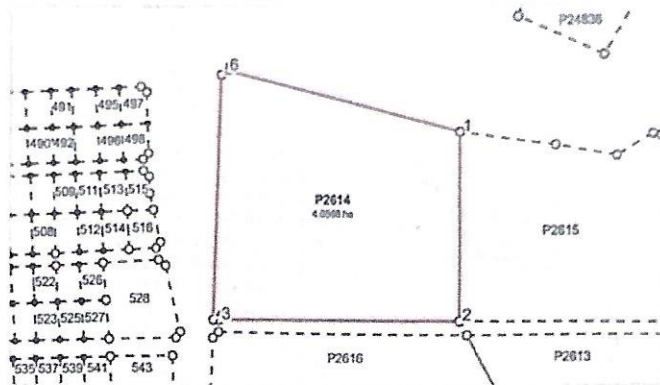
II. DESCRIPTION OF THE PROPERTY

District: Kigamboni
 Location: KISARAWA II
 Block: -
 Plot No.: P2614
 Area: 40,568.00 Square Metres
 Reg. Plan No.: DSMS0020770

Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S

	X	Y
1	542351.20	9231555.65
2	542351.08	9231396.63
3	542133.76	9231396.07
4	542128.76	9231396.11
5	542135.55	9231603.45
6	542140.55	9231607.18



III. CONDITIONS OF THE RIGHT

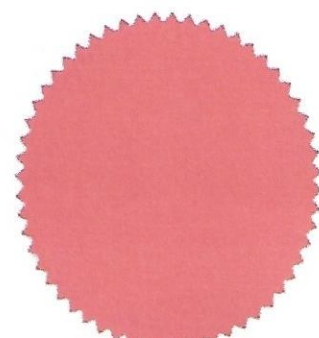
1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for **Industrial (Light, Medium, Heavy and Service)** purposes only. Use Group(s) and Use Class(es) **M (a)**; as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

IV. DISCLAIMER

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

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

COMMISSIONER FOR LANDS
 (29-May-2023)





DAR ES SALAAM ZONAL OFFICE
 PO BOX 1191, DAR ES SALAAM
 Tel: No. +255 22 2120458
 Fax: No. +255 22 212 4576
 E-mail: smd@ardhi.go.tz



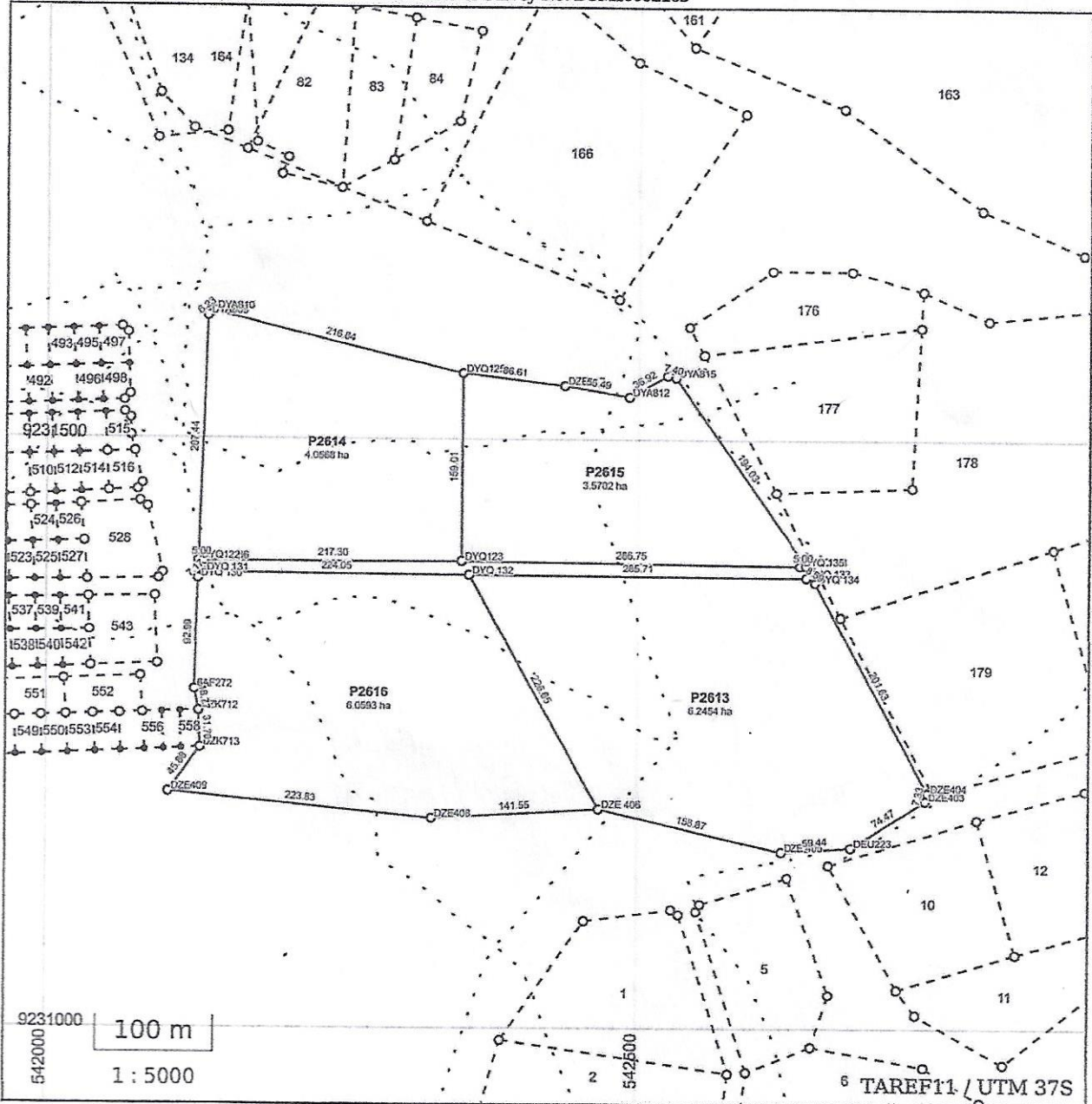
THE UNITED REPUBLIC OF TANZANIA
 MINISTRY OF LANDS, HOUSING AND
 HUMAN SETTLEMENTS DEVELOPMENT
 SURVEY AND MAPPING DIVISION

SURVEY PLAN

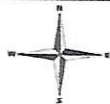
SURVEY OF PLOTS NO.....AT KISARAWE II KIGAMBONI MUNICIPALITY

Registered Plan No: DSMS0020770

Instruction to Survey No: DSMI0002165



Region: Dar es Salaam
 District: Kigamboni
 Municipal Council
 Location:
 Block:
 Plot No: P2613-P2616



Plan generated from parcels approved on the 3rd day of December 2019 by Geoffrey Kameta, Surveyor In charge.

I hereby certify that the survey represented by this plan was carried out in accordance with the survey regulations.

Geoffrey Kameta

Geoffrey Kameta
 Surveyor In charge