

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 106784



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 10 May, 2023


GAINI COMPANY LIMITED
P.O Box P. O. Box 2018
MWANZA
Sir/Gentlemen/Madam,


RE: TITLE NO: 106784 LAND OFFICE NO: 654280
PLOT NO. 19 BLOCK KK AT NYAKATO

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

REGISTRAR OF TITLES

Copy to: Commisioner for Lands
Your LD File No: MCC/L/9428 refers

Title No. **106784**
 REGISTERED ON: **10.05.2023**
 T: **1:00P** M

 Senior Asst. Registrar of Titles

Land Form No. 22
 TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **200/=** Pe
99023020172
 Receipt No:
 of: **07.08.2019**

 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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


CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. **106784**
 L. O. No. 654280
 L. D. No. MCC/L/9428

The **05th** day of **February** 20 **22**

THIS IS TO CERTIFY that **GAINI COMPANY LIMITED** a limited liability Company Incorporated under the Companies Ordinance (Cap. 212) of P.O.Box 2018, MWANZA (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 **July**, Two thousand and **nineteen** 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 Occupiers having paid rent up to the thirtieth day of June 2020, shall thereafter pay rent of shillings six hundred thirty thousand (Tsh. 630,000/=) 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.

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **82200/=** Paid
99023020172
 On Original Receipt Shs:
 of: **07.08.2019**

 Stamp Duty Officer

- (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) Build on the land buildings (hereinafter called "the 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 Mwanza City Council (hereinafter called "the authority");
 - (iv) Buildings plans to be submitted to the Mwanza City Council within six months from the commencement of the Right.
 - (v) Building construction to begin within six months after the approval of the plans.
 - (vi) Building to be completed within thirty-six months from the commencement of the Right.
3. **USER: The land and the buildings to be erected thereon shall be used for Industrial - Service trade purposes only; Use Group 'M' Use Classes (a) - (f), as defined in the Town and Country Planning (Use Classes) Regulations, 1993 as amended in 2018.**
4. The occupiers shall not assign the right within three years of the date thereof without the prior approval of the Commissioner.
5. 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 the payment of all premia, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause or in public interest.

MWANZA CITY

N



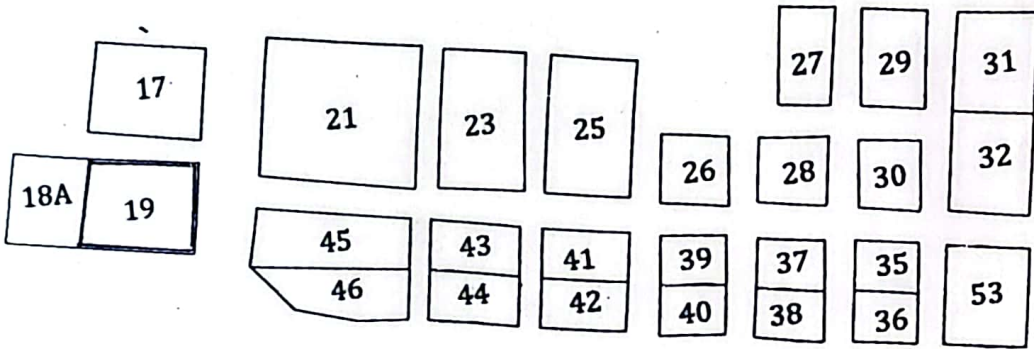
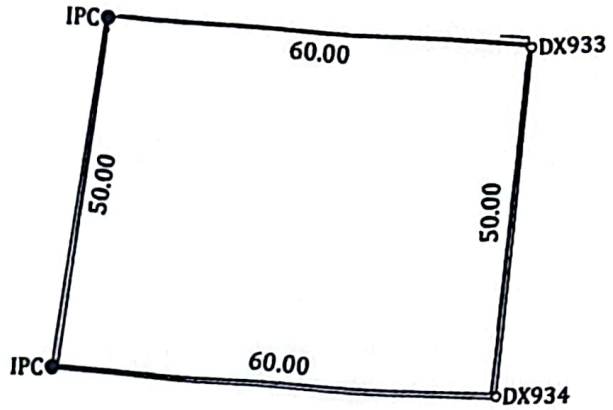
LOCATION NYAKATO INDUSTRIAL AREA

BLOCK KK

PLOT 19

L . O . No 654280

AREA 3000 SQM



This plan, prepared in accordance with Registered plan No 20214 is approved for the purpose of Land Registration ordinance

For Director of Surveys and Mapping.

Date.....

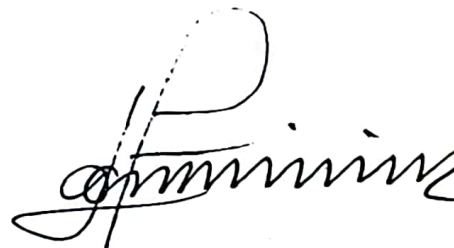
Ministry of Lands and Human Settlement Development
Dar Es salaam.

The Issue of The plan Implies no quarantee or admission of title of Government.

SCHEDULE

ALL that Land known as Plot No. 19 Block "KK" situated at Nyakato Industrial Area in Mwanza City containing three thousand (3000) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 20214 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

The within named that **GAINI COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
GAINI COMPANY LIMITED and **DELIVERED**)
in the presence of us this 25 day of 2 2020)
2019)

Signature Mteta Souf)
Name PETER MTERA CHAGA)
Qualification DIRECTOR)

Signature H)
Name HAPPYNES JOHN NTHANKU)
Qualification DIRECTOR)