

L.O. No. 14970 MTW
REGISTERED 09-03-2018
9:30 A
Land Registrar of Titles



Stamp Duty Shs 100/- Paid
and Revenue Receipt No 17370025
of 17-08-2018 Issued
ABJ Registrar of Titles

Land Form No. 22

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY ACT,
Stamp Duty Shs 1400/- Paid
of original Receipt No. 17370025
of 17-08-2018
Stamp Duty Officer

Certified true copy of the Original
Sign: ABDUL SHAGIL POTTER MTAKA
Advocate, Notary Public & Commissioner

Title No. 14970 MTW
L.O. No. 599040
MT/025528

The 8th day of March Two thousand and Eighteen

THIS IS TO CERTIFY that ALPHA NAMATA COMPANY LIMITED, A Limited Liability Company Incorporated Under The Companies Ordinance (CAP. 212) OF P.O. BOX 1494 MTWARA, (hereinafter called "the Occupier") are entitled to a 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 Seventeen** 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 there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2018, shall hereafter pay Rent of shillings **Two Million Eight Hundred Ten Thousand Eight Hundred Thirty (Shs. 2,810,830/=)** 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 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 shall be in permanent materials.
 - (iv) Building plans to be submitted to the **Mtwara Mikindani Municipal Council** within six months from the commencement of the Right.
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Building to be completed within thirty six months from the day of commencement of the Right.
3. **USER:** The land and the buildings to be erected thereon shall be used for **Wholesale and Storage Warehouses** only. Use Group "L" use class (a) as defined in the Town and Country planning (Use Classes) Regulations, 1960 as **amended in 1993**.
 4. The Occupier shall not assign the right within three years of the date hereof without the prior approval of the 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 or in public interest.

MTWARA MUNICIPALITY

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INSET SHOWING DETAILS OF PLOTS

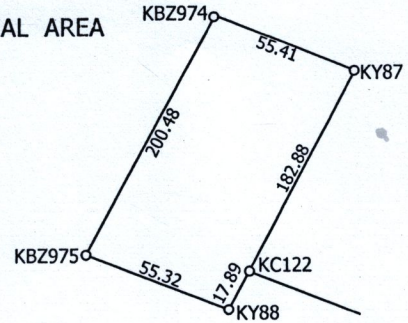
LOCALITY : INDUSTRIAL AREA

BLOCK : 3

PLOT NO : 124/3

L.O.NO : 599040

AREA : 1.111 Ha



PLAN NO.D³/14/1

124/1

124/2

124/3

PLAN NO.D³/3/14

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

This plan prepared in accordance with Registered plan No.91962 is approved for the purpose of the Land Registration Ordinance.

For Director of Survey and Mapping
Date.....22/08/2017

Ministry of Lands and Human Settlements Development, Dar es salaam.

SCHEDULE

All land known as Plot. No. 124/3 Block '3' situated at Industrial Area in Mtwara Municipality containing **One point One (1.11) hectare** shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 91962 deposited at the Office of the Director for Surveys and Mapping at Dar Es Salaam.

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

ASSISTANT COMMISSIONER FOR LANDS

We, the within-named **ALPHA NAMATA COMPANY LIMITED** HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said
ALPHA NAMATA COMPANY LIMITED
and **DELIVERED** in presence of us

This...^{9th}.....day of ^{January}.....2018

Signature:
Postal Address:^{1494 - Mtwara}
Qualification^{DIRECTOR}

Signature:^{thuy}
Postal Address:^{1494 - Mtwara}
Qualification^{DIRECTOR}

