

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 16-06-2022

Title Number: 101401 - MR. Mvianze

Land Office Number: 682044


Land: PLOT NO. 1 BLOCK 'A' NSOLA - MAGU DISTRICT

Term: NINETY NINE YEARS

Minister of Lands, Housing & Community Development
Susan Naha Gwabu
31/6/2022

101401
16.06.2022
1:00P


LAND FORM NO. 22

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs. 500/= Paid
922046094238239
of 15.02.2022


THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
(Under section 29)


Title No. 101401
L.O.No. 682044
L.D.No LD/MG/9627

The 16th day of June Two Thousand and Twenty Two

THIS IS TO CERTIFY that MAPACHA COTTON CO LIMITED a limited liability company incorporated under the Companies Act, 2002 and having its registered offices in Tanzania P.O. Box 2760 MWANZA (Hereinafter called 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 January Two Thousand and Twenty Two**. According to the intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made hereunder and to any enactment in substitution therefore or amendment thereof and to the following special conditions:

1. The Occupier having paid rent up to the thirtieth day of **June 2022**, shall thereafter pay rent of **Shillings Seven Million Two Hundred Sixty Eight Thousand (Tshs. 7,268,000) 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 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 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 to achieve such objective.


Certified as True Copy of the Original
Susan Nana Gisabu
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 24/02/24

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs. 726,300/= Paid
922046094238239
of 15.02.2022


iii) Maintain 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 **Magu District Council** (hereinafter called "the Authority").

iv) At all times during the term of the Right have on the land buildings as 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 buildings, bulky storage tanks and installations of any kind whatsoever except in accordance with building plans and specification which shall have been first approved by the Authority.

(vi) Building to be completed within **Thirty-six** months from the day of commencement of the Right.

3. The Occupier shall further;

- (i) Make and maintain on the land throughout the term adequate arrangements for the Water supply, drainage and disposal of made refuse and affluent to the satisfaction of the authority
- (ii) Make and keep all the buildings on the land rat-proof and carry out such measurements as Medical Officer of Health for the authority may require for this purpose;
- (iii) Provide and maintain on the land such ablution facilities and maintain such Hygienic measures as may be required by the said medical or officer of health.
- (iv) Fence the land with good quality fencing, car-parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided with the boundaries of the land.

4. **USER:** The land and the buildings to be erected thereon shall be used for **Industrial Service Trade purposes only**. Use Group 'M' use class (a) as defined in Urban Planning Act (use groups and use classes) Regulation, 2018.

5. The Occupier shall deliver to the commissioner notification of disposition in prescribed form before or at the time disposition is carried out together with the payment of all premier, taxes and dues prescribed in connection with that disposition.

6. The president may revoke the right for good cause or in public interest.

 Certified as True Copy of the Original
Susan Nana Gisabu
Advocate, Notary Public & Commissioner
for Oaths
Sign: *[Signature]*
Date: *3/4/2024*

MAGU DISTRICT

INSET SHOWING DETAILS OF PLOT.



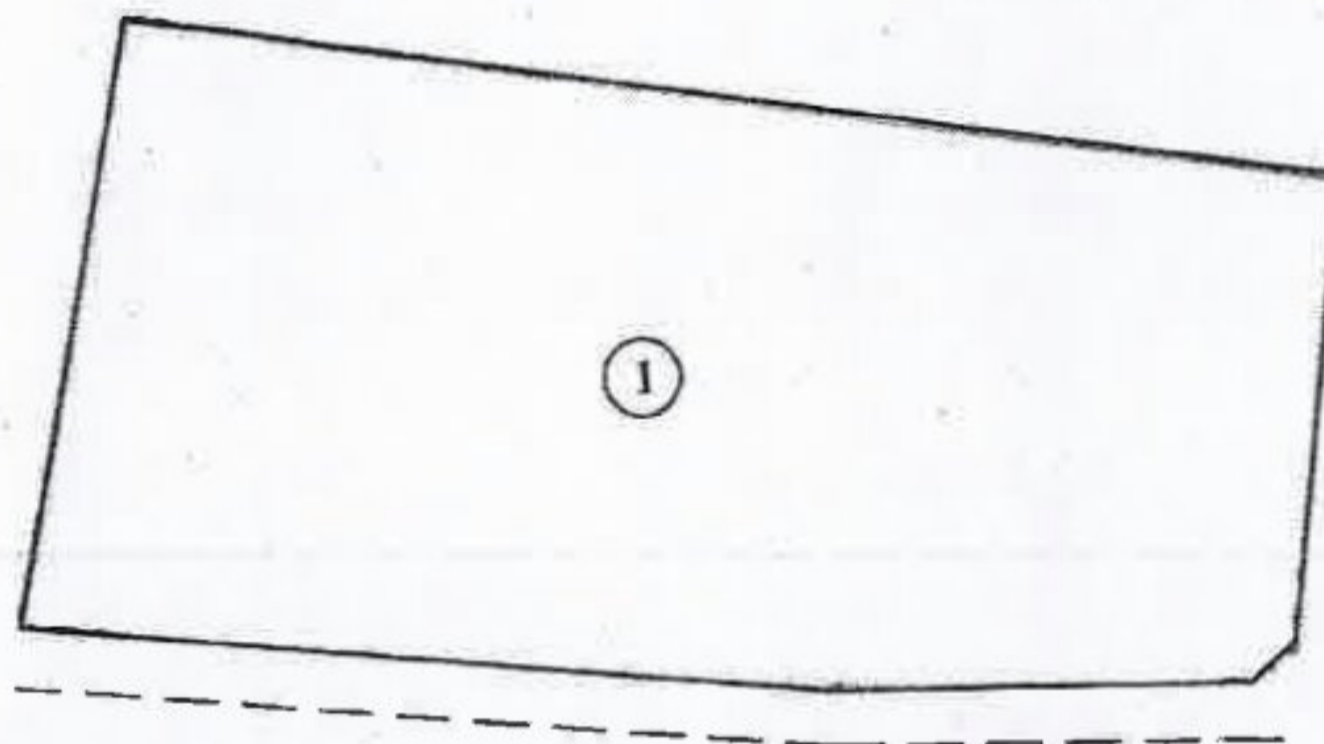
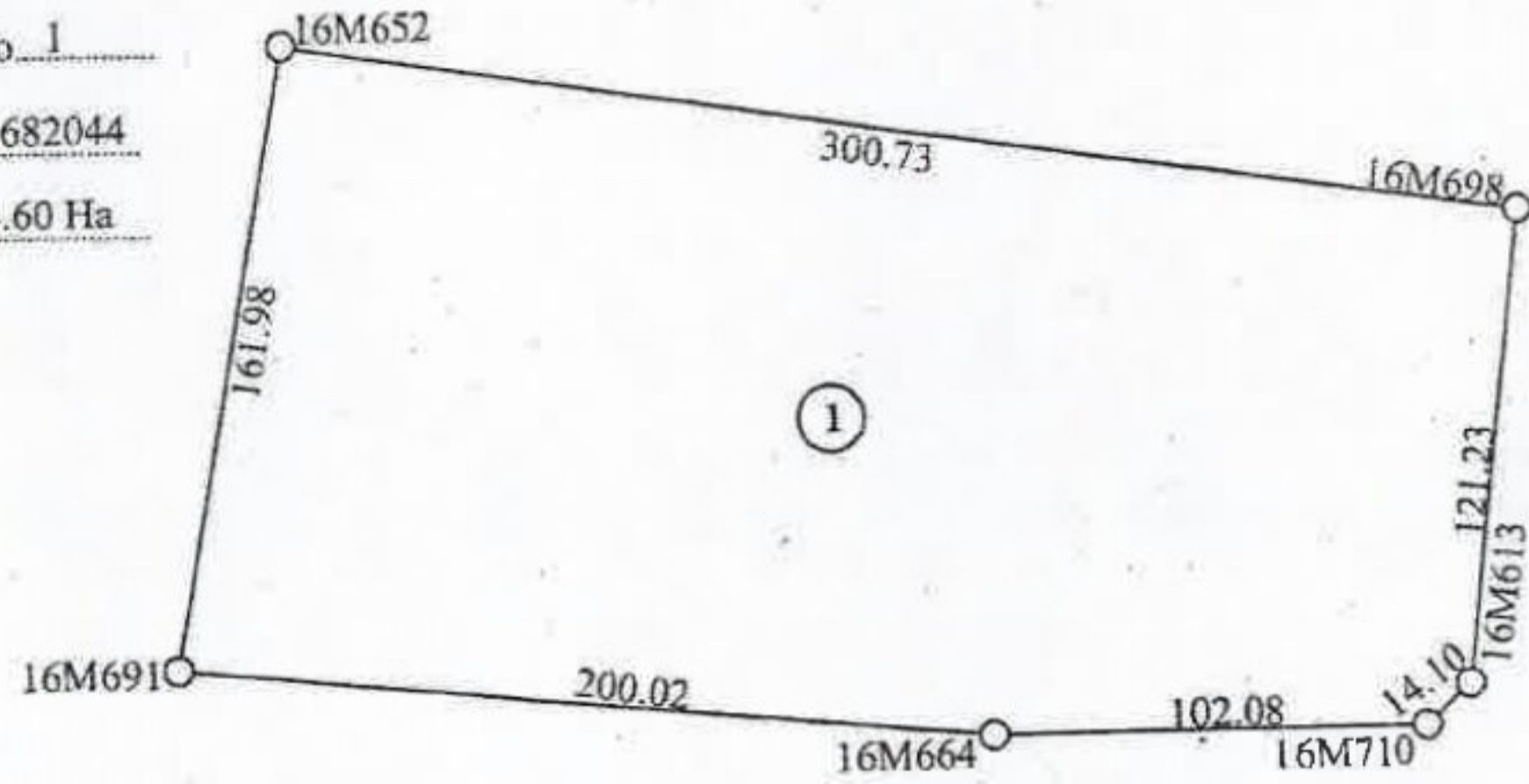
LOCATION NSOLA

BLOCK "A"

PLOT No. 1

L.O.No. 682044

AREA 4.60 Ha



This plan, prepared in accordance with Registered plan No157012 is approved for the purpose of Land Registration ordinance.

Mungah
For Director of Surveys and Mapping.

Date 16/06/2022

Ministry of Lands, Housing and Human Settlement Development
Dodoma.

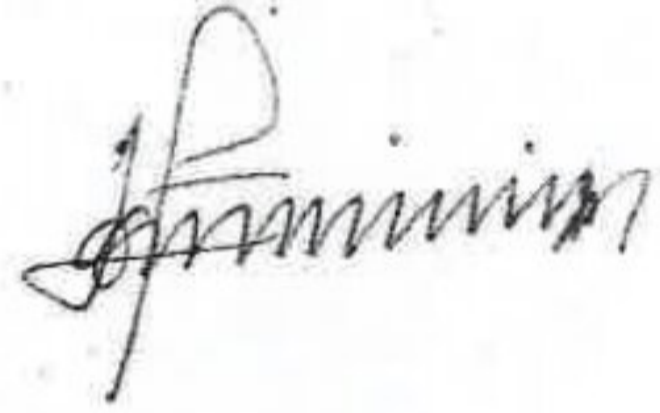
The Issue of The plan Implies no guarantee or admission of title of Government.


Certified as True Copy of the Original
Susan Nana Gisabu
Advocate, Notary Public & Commissioner
for Oaths
Sign: *Susan Nana Gisabu*
Date: 31/4/2024

SCHEDULE

ALL that Land known as Plot No. 1 Block " A " situated at Nsola in Magu District containing Four Decimal Six Zero Hectors (4.60 Ha) shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 157012 Deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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



ASSISTANT COMMISSIONER FOR LANDS

We, the within named MAPACHA COTTON CO LIMITED here by accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with COMMON SEAL of the said
MAPACHA COTTON CO LIMITED,
and Delivered in presence of us
this.....15TH.....day of.....JUNE.....2022

Name: DHIRAJLAL JADAVI UNADWAT

Signature: 

Postal Address: 2760 Mwanza

Qualification: DIRECTOR

Name: NEEL DHIRAJLAL UNADWAT

Signature: 

Postal Address: 2760 Mwanza

Qualification: DIRECTOR


Certified as True Copy of the Original
Susan Nana Gisabu
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 3/4/2024