


TITLE No: 6095 GLR
REGISTERED ON: 27-9-2024
AT: 01:00 PM
Sahelanguwa
Senior Asst. Registrar of Titles



Land Form No. 22.

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 298,684 Paid
On Original Receipt Shs: 9241872612
83768 OF 6-7-2024
Sahelanguwa
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 100 Paid
Receipt No: 924187261283768
of: 6-7-2024
Sahelanguwa
Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 6095 GLR
L.O. No. 1313614
Ref. No. L/BKM/7693

The 24th day of September Two thousand and **Twenty Four**.

THIS IS TO CERTIFY that **ESAP MINING SERVICE LIMITED** a limited liability company incorporated in Tanzania under the Companies Act, 2002 of P.O. Box 486, Geita (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") for a term of **Ninety Nine (99)** years from the first day of **July, two thousand and twenty four** 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, **2025**; shall hereafter pay rent of shillings **two million nine hundred eighty seven thousand eight hundred thirty eight (2,987,838/=)** only a year in advance on the first day of July in each 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'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

- (iii) Plant, maintain, protect and preserve or conserve not less than five trees on the land within thirty six months from the commencement of the Right. The occupier may plant fruit or wood trees depending on the climatic conditions of such land or as it can be directed by planning authority and shall ensure such trees are kept, maintained or replaced throughout the term of such Right of occupancy
 - (iv) 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 **Bukombe 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.
3. The Occupier shall further
- (i) Make and maintain of the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.
 - (ii) Make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose.
 - (iii) Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
 - (iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.
3. **USER: The land and the existing buildings erected thereon shall be maintained and the same shall be used for Industrial purposes only. Use Group 'N' use class(es) (a), (b) and (c) as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.**
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 and in public interest.

SCHEDULE

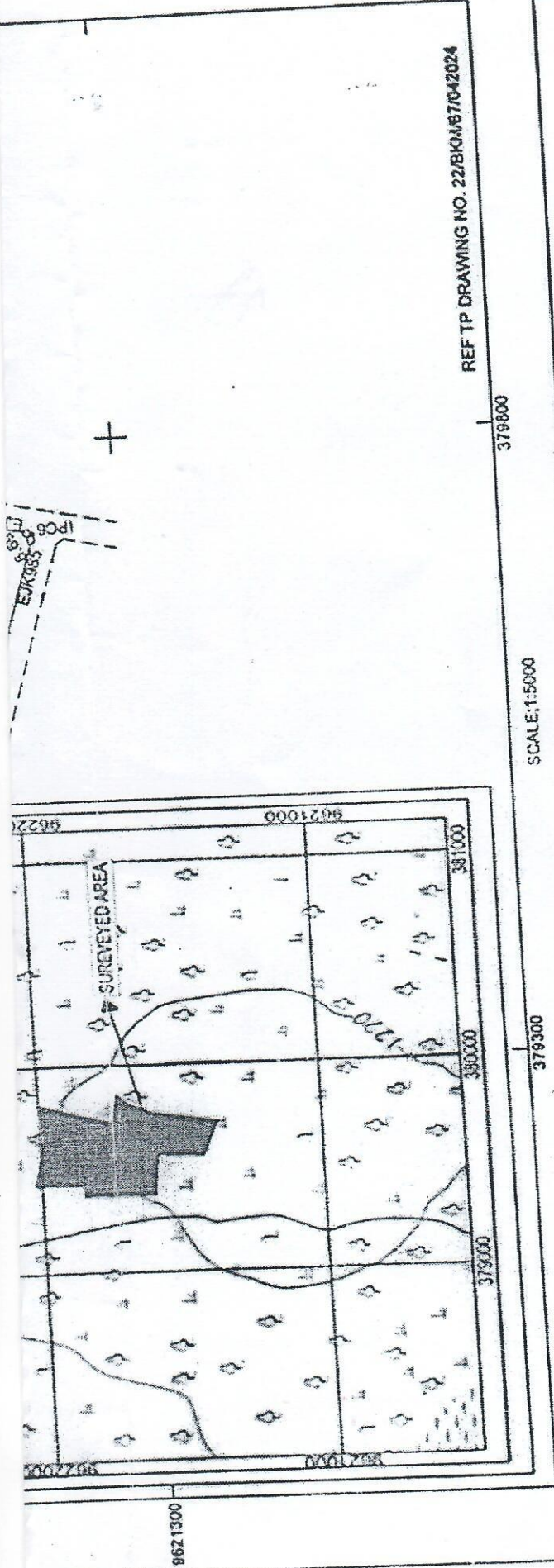
ALL that Land known as Plot No. 5 & 6 Block 'B' situated at Bulangwa in Bukombe District council containing forty seven thousand four hundred twenty six (47,426) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 196143 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 ESAP MINING SERVICES LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
ESAP MINING SERVICES LIMITED)
in the presence of us this.....17th.....day of.....July.....2024)
Name.....YAHYA RASHIDI PUYAGA.....)
Signature.....[Signature].....)
Postal Address:456, GETIA.....)
Qualification:MANAGING DIRECTOR.....)
Name.....MGITHA MASHAKA MTTINDA.....)
Signature.....[Signature].....)
Postal Address:P.Box: 02 BUKOMBE.....)
Qualification:MANAGING DIRECTOR.....)



REF TP DRAWING NO. 22/BKM/57/04/2024

379800

SCALE: 1:5000

379300

Plan drawn by Omary Huruma Mwasaka

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

with the survey regulations

Date: 18/06/2024

Hassan Khamis
Government Land Surveyor, Bukombe

Registered Plan No 196143

AMENDMENTS MADE BY:

1. *Velatila (Plots no) 24/1/2024*

2.
3.

PHOTOSTAT COPIES SENT TO:

1.
2.
3.

OFFICE RECORDS REFERENCE

E 21 237 B

COMPS NO

45/4/2

M.P NO

45/4

STD SHEET NO

ACTION C.

E 21 237/191

PLAN NO