

TITLE No: 110676  
 REGISTERED ON: 01. 02. 2024  
 AT: 1:00p  
 Senior Asst. Registrar of Titles

Land Form No. 22  
 TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: 500/= Paid  
 Receipt No: 924016226814063  
 of: 16. 01. 2024  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 110676  
 L.O. No. 934139  
 L. D. No. MCC/L/35677

The 31<sup>st</sup> day of January Two thousand and Twenty four

THIS IS TO CERTIFY that KAMANGA MEDICS COMPANY LIMITED a limited liability Company Incorporated under the Companies Act, 2002 of P.O. Box 5228 MWANZA, (hereinafter called "the Occupier") 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 sixty six (66) years from the first day of January, 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's having paid rent up to the thirtieth day of June, 2024 shall thereafter pay rent of shillings ninety thousand seven hundred twenty (Tshs 90,720/=) 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's 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.

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- (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 **Mwanza City Council** (hereinafter called "the authority");
- (iv) Plant, maintain, protect and preserve or conserve not less than five trees on the land within thirty six months from the day of 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
- (v) 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");
- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications, which shall have been first approved by the Authority;
- (vii) Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

3. **USER: The land and the buildings erected thereon shall be maintained and the same shall be used for Dispensary purposes only; Use Group "C" Use class (b) as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.**

4. The Occupier's shall not assign the right within three years of the date hereof without the prior approval of Commissioner.

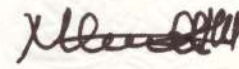
5. The Occupier's shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.

6. The President may revoke the right for good cause and in public interest.

**SCHEDULE**

ALL that Land known as Plot No. **484** Block '**C**' situated at **Nyegezi** in **Mwanza City** containing **one thousand four hundred forty (1440)** square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan numbered **36050** deposited at the Office of the Director for Survey 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 **KAMANGA MEDICS COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SEALED** with the **COMMON SEAL** of the said )  
**KAMANGA MEDICS COMPANY LIMITED** )  
and **DELIVERED** in the presence of us )  
this.....day of..... 2024 )

Signature..... )  
Name..... *Rodrick H. Kabungula* )  
Qualification..... *Managing Director* )

Signature..... *Meloida* )  
Name..... *ISIDOR H. NCHAYOMBA* )  
Qualification..... *DIRECTOR - CLINICAL SERVICES* )



MWANZA CITY



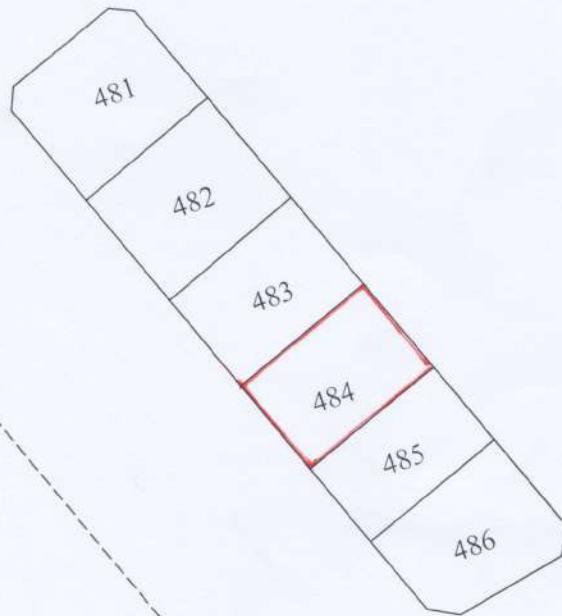
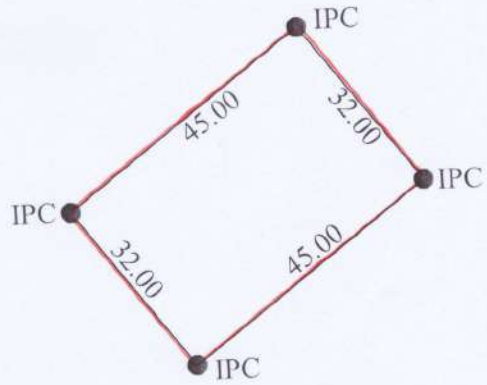
LOCATION- NYEGEZI

BLOCK 'C'

PLOT No. 484

L . O . No. 934139

AREA 1,440 Sqm



This plan, prepared in accordance with Registered plan No. 36050 is approved for the purpose of Land Registration ordinance.

*[Signature]*  
For Director of Surveys and Mapping.

Date: *19 Feb 2024*

Ministry of Lands and Human Settlement Development  
Dodoma.

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