


TITLE No: **6947-NJO**
 REGISTERED ON: **06-12-2023**
 AT: **11:00 A.M.**



Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **21778/=** Paid
 On Original Receipt No: **923183181861552**
 of: **21-05-2023**
 Land Form No. 22
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **100/=** Paid
 Receipt No: **923183181861552**
 of: **21-05-2023**
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

**CERTIFICATE OF OCCUPANCY
(Under Section 29)**

Title No. **6947-NJO**
L.O.No.1452609
MKM/AR/100226

The **04th** day of **December**, Two Thousand **Twenty Three**

THIS IS TO CERTIFY that **MBEYA FOOD SUPPLY LIMITED**, a limited liability Company incorporated in Tanzania under the Companies Act [CAP 212 R.E 2002] of P.O.BOX 943, IRINGA, PHONE NO. 0755 284 925, 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 **THIRTY THREE (33)** years from the First day of **April, Two Thousand Twenty Three** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, **2023** shall thereafter pay rent of **One Hundred Forty Five Thousand Nine Hundred (Tshs.145,900/=) 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.

- 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. Erect on the land 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 **Makambako Town Council** (hereinafter called "the Authority").
 - iv. Submit to the Authority building plans within Six months from the date of commencement of the Right.
 - v. Begin building construction within six months after the approval of the building plans by the Authority.
 - vi. Complete the building construction within Thirty Six (36) Months from the date of commencement of the Right.
 - vii. Not erect or commence to erect on the land buildings, or structure of any kind whatsoever except in accordance with building plans and specifications which shall have been first approved by the Authority.
 - viii. Plant several trees to preserve the environment
3. **USER:** The land shall be used for **Wholesale and Storage Warehouses Purposes Only. Use Group 'L'** as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018
 4. The Occupiers shall not assign the Right within three years of the date hereof 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 and in public interest.

MAKAMBAKO URBAN

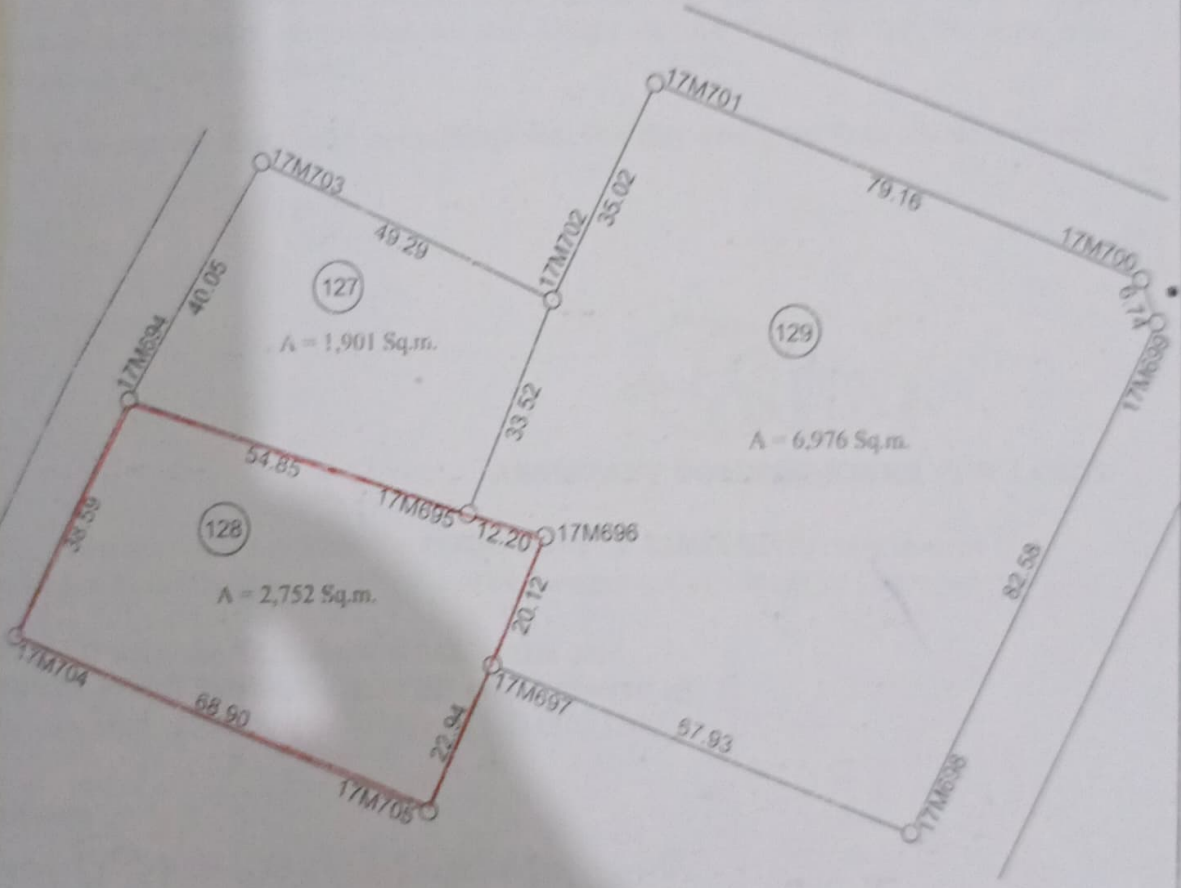
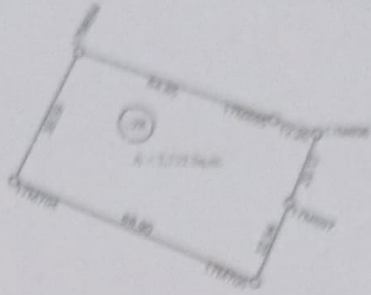
LOCALITY ... KIUMBA

BLOCK B

PLOT No 128

L.O No 1452609

AREA 2,752 SQM



THE ISSUE OF THIS PLAN IMPLIES NO
GUARANTEE OR ADMISSION OF TITLE BY
THE GOVERNMENT

THIS PLAN PREPARED IN ACCORDANCE WITH THE REGISTERED PLAN NO ... 17M687
IS APPROVED FOR PURPOSES OF LAND REGISTRATION PURPOSES
DIRECTOR OF SURVEYS AND MAPPING _____
DATE: 9/5/2023
SURVEY AND MAPPING DIVISION MINISTRY OF LANDS HOUSING AND HUMAN
SETTLEMENT DEVELOPMENT DHR K2 SALAM