

LR Simiyu

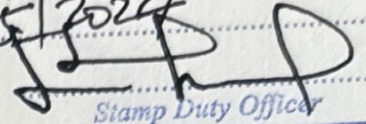
Land Form No. 22

TITLE No: 81240
 REGISTERED ON: 03/06/2024
 AT: 1:00 P M



Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100 F Paid
 Receipt No: 924137250157448
 of: 16/05/2024



Stamp Duty Officer

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: 46,827 F Paid
 On Original Receipt No: 924137250157448
 of: 16/05/2024



Stamp Duty Officer

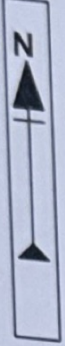
Title No: 81240 LR Simiyu
L. O. No. 12280747
L. D. No. MSW/29430

The 17th day of May Two Thousand and Twenty Four

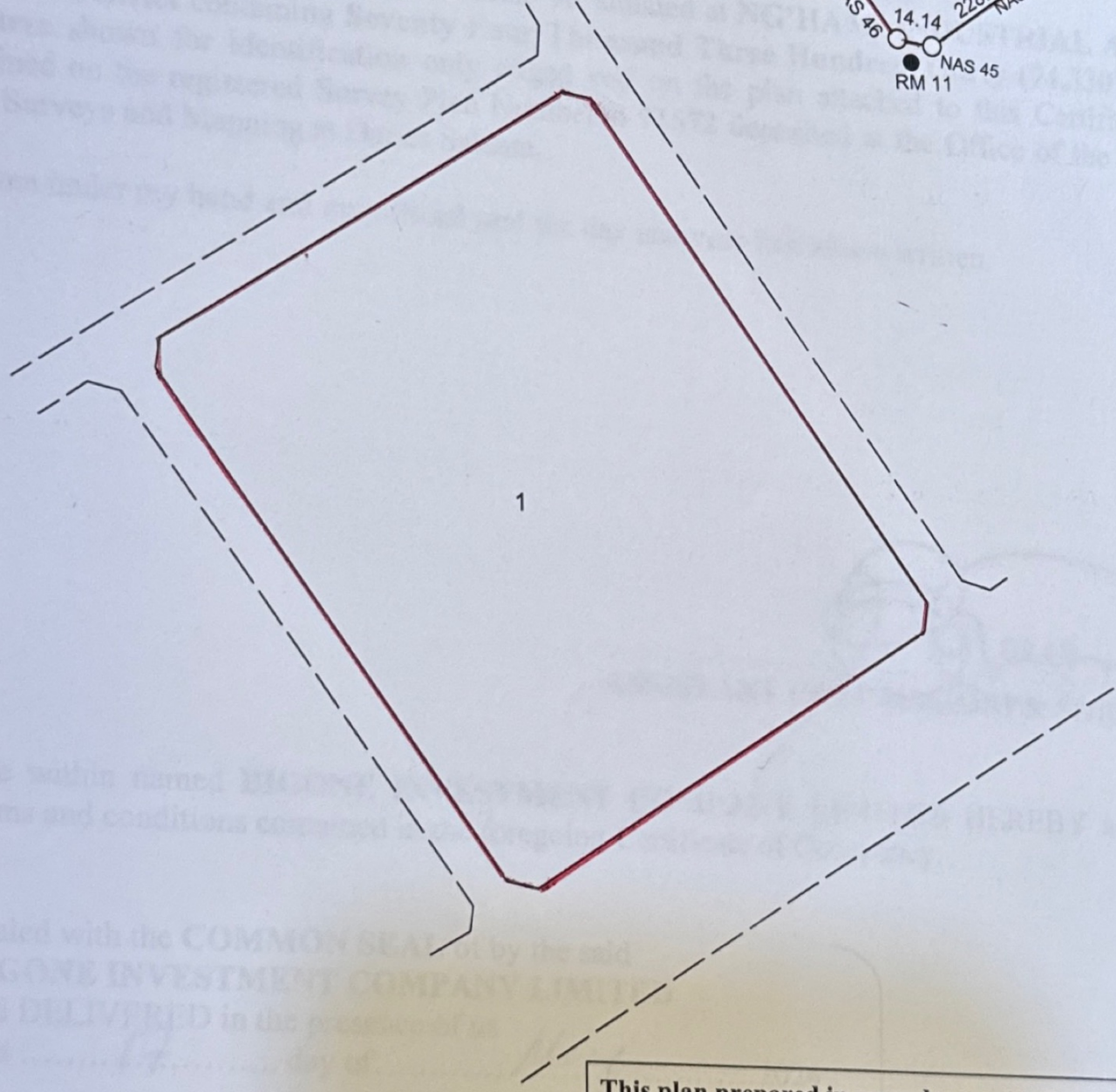
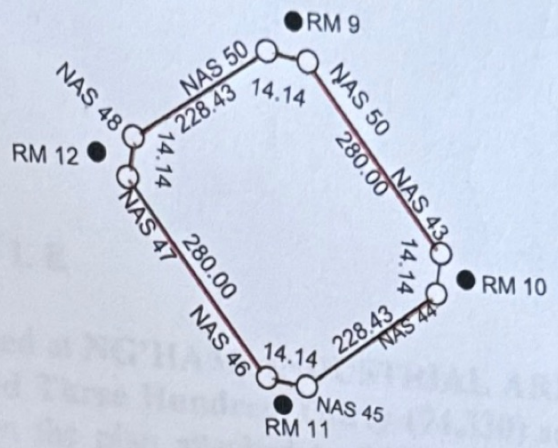
THIS IS TO CERTIFY that **BIGONE INVESTMENT COMPANY LIMITED** a Liability Company incorporated in Tanzania under companies Act 2002 and having its registered office at Maswa of **P. O. BOX 26, MASWA** (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **Ninety Nine Years** from the **first day of April, Two Thousand and Twenty Four** (hereinafter called "the effective date") according to the true 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 therefor or amendment thereof and to the following special conditions: -

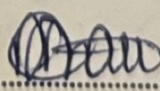
1. The Occupier having paid rent up to the **Thirtieth** day of June 2024 shall thereafter pay a rent of shillings **Four Million Six Hundred Eighty Two Thousand Seven Hundred Ninety (Tshs 4,682,790/=) Only** a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent may be revised by the Commissioner for Lands (hereinafter called "the Commissioner").
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.

MASWA DISTRICT




LOCATION... NG'HAMI INDUSTRIAL AREA
BLOCK "A"
PLOT NO 1
L.O NO 12280747
AREA 74,330 SQM



This plan prepared in accordance with Registered
Plan No. 91572 is approved for the purposes
of Land Registration ordinance Director of surveys
and Mapping.  Date 16/05/2024
Ministry of Land, Housing and Human Settlement
Dodoma.

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

- 
- (iii) Buildings to be in permanent materials.
- (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 area. The planting 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) Building plans, to be submitted to the **Maswa District Council** within six months from the commencement of the Right.
- (vi) Building Construction to begin within six months after the approval of the plans.
- (vii) Building construction to be completed within Thirty Six (36) months from the commencement of the Right.
- (viii) Make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of waste refuse and effluent to the satisfaction of the authority.
- (ix) Provide and maintain on the land such ablution facilities and maintain such hygienic measures as may be required by the medical or health officers of the authority.

3. USER

The land and the buildings to be erected thereon shall be maintained and the same shall be used for **GENERAL INDUSTRIAL Purposes Only. Use Group 'O' Use class (a)** as defined in the Urban Planning Act No. 8 of 2007 (Use Groups and Use Classes) Regulations, 2018.

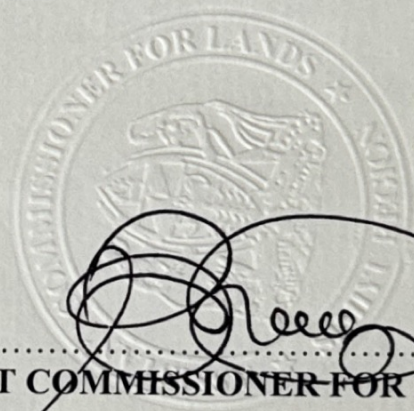
4. The Occupier shall not assign the Right within three years from the effective date without prior approval of the Commissioner.
5. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premises taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause or in public interest.



SCHEDULE

ALL that land known as Plot No. 1 Block 'A' situated at **NG'HAMI INDUSTRIAL AREA** in **Maswa District** containing **Seventy Four Thousand Three Hundred Thirty (74,330) square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **91572** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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



[Handwritten Signature]

ASSISTANT COMMISSIONER FOR LANDS

The within named **BIGONE INVESTMENT COMPANY LIMITED** HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

Sealed with the **COMMON SEAL** of by the said **BIGONE INVESTMENT COMPANY LIMITED** and **DELIVERED** in the presence of us this 17 day of May 2024

Witness's

Name: Stanislaus Haroon Mnyongo

Signature: [Signature]

Postal Address: 26, Maswa

Qualification: Director





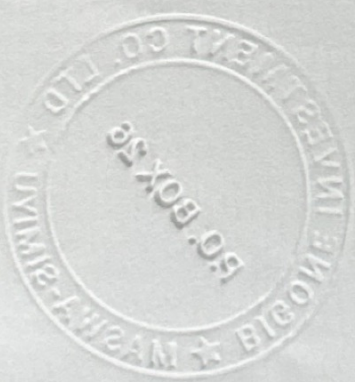
Witness's

Name: Mark Haroon Nyongo

Signature: *MH*

Postal Address: 26 Maswa

Qualification: Director





Witness's

Name: Mark Haroon Nyongo

Signature: *MH*

Postal Address: 26 Maswa

Qualification: Director

