

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date Issue:
Title Number: 27945 PWN
Land Office Number: 1299710
Land: PLOT NO. 2 BLOCK "A" MBEZI - MPONGA
MKURANGA DISTRICT.

Term: NINETY NINE (99) YEARS

TITLE No: **27945 PWN**
 REGISTERED ON: **22/11/2024**
 AT: **02:30 P**



Senior Asst. Registrar of Titles

Land form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **79,621.00** Paid
 On Original Receipt Shs: **92426127330851**
 of: **17/09/2024**

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT 1999

(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: **27945 PWN**
 L.O. NO: 1299710
 LD/MK/8809

The **19th** day of **November** Two thousand and Twenty Four

THIS IS TO CERTIFY that **DECIMA GROUP LIMITED**, a limited liability company incorporated in Tanzania under the Companies Ordinance (Cap 212) of P.O. Box 78836 DAR ES SALAAM (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 **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 there under and to any enactment in substitution thereof or amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to the thirtieth day of June, 2025, shall thereafter pay rent of shillings **three million one hundred ninety thousand eight hundred sixty six (3,190,866/=)** 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 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

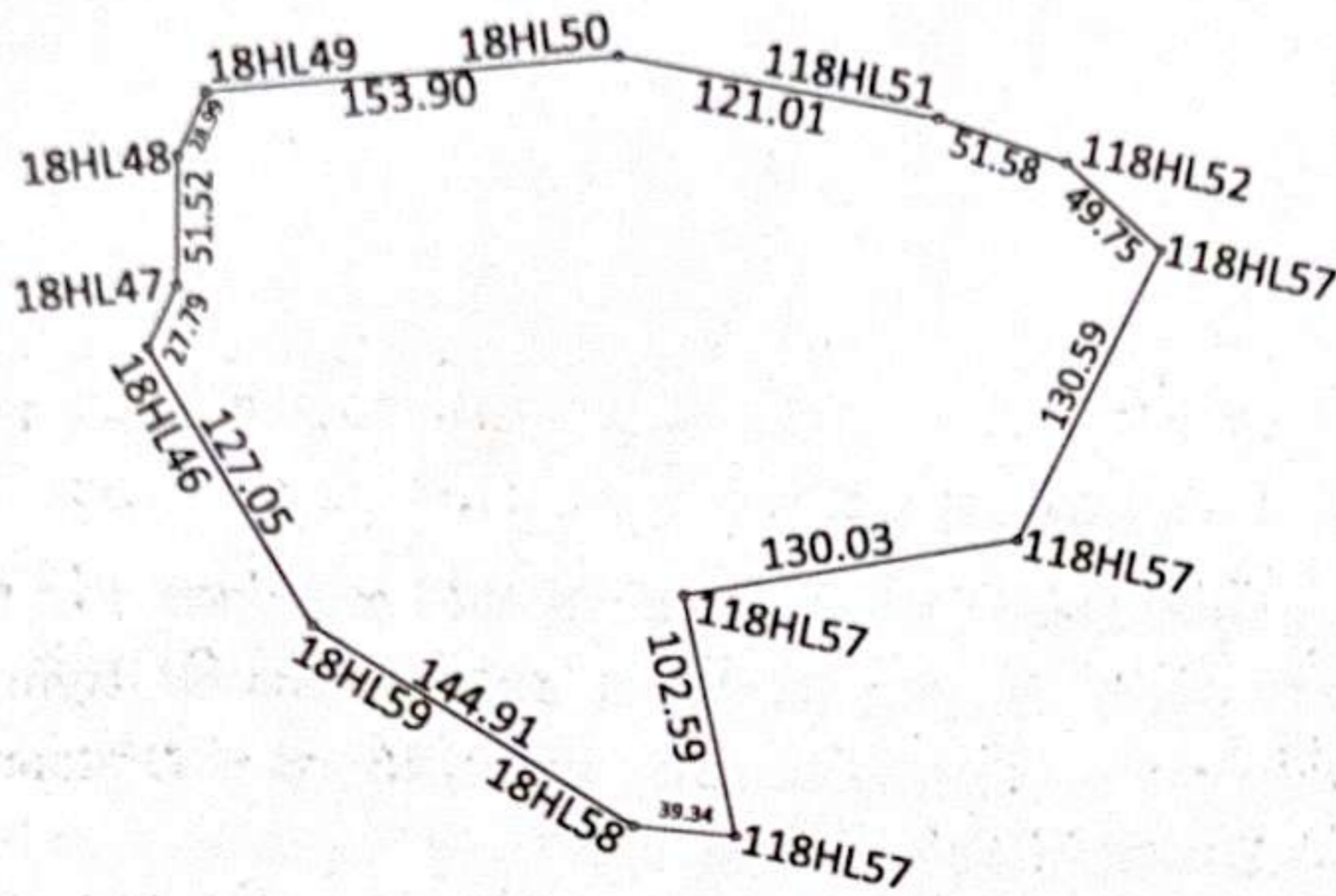
TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **27945** Paid
 Receipt No: **92426127330851**
 of: **17/09/2024**

Stamp Duty Officer

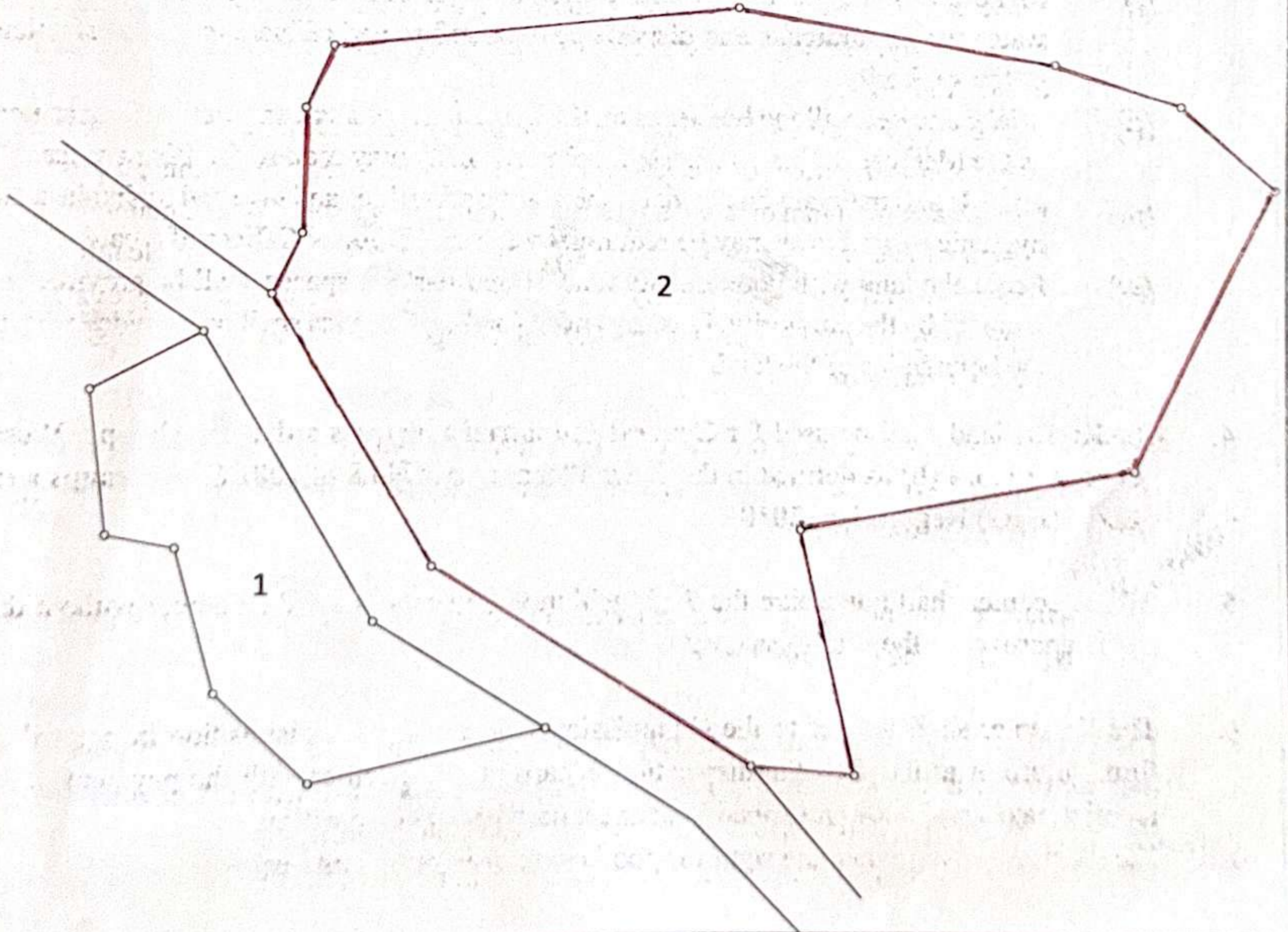
prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.

- (ii) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of Right and with conform to the building line (if any) decided by the **Mkuranga District Council** (hereinafter called "the Authority").
 - (iii) 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 Authority.
 - (iv) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved the authority.
3. The Occupier shall further
- (i) Make and maintain of the land throughout the term adequate arrangement 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 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.
4. **USER:** The land shall be used for **General Industrial Purposes only**, Use Group 'O' use classes (a) and (b) as defined in the Town Planning Act No.8 of 2007 (**Use Groups and Use Classes) Regulation, 2018.**
5. The occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. 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 premier, taxes and dues prescribed in connection with that disposition.
7. The President may revoke the right for good cause or in public interest.

MKURANGA DISTRICT



LOCALITY..... MBEZI-MPONGA
BLOCK:..... A
PLOT No:..... 2
LO.No:..... 1299710
AREA:..... 75,973 SQM



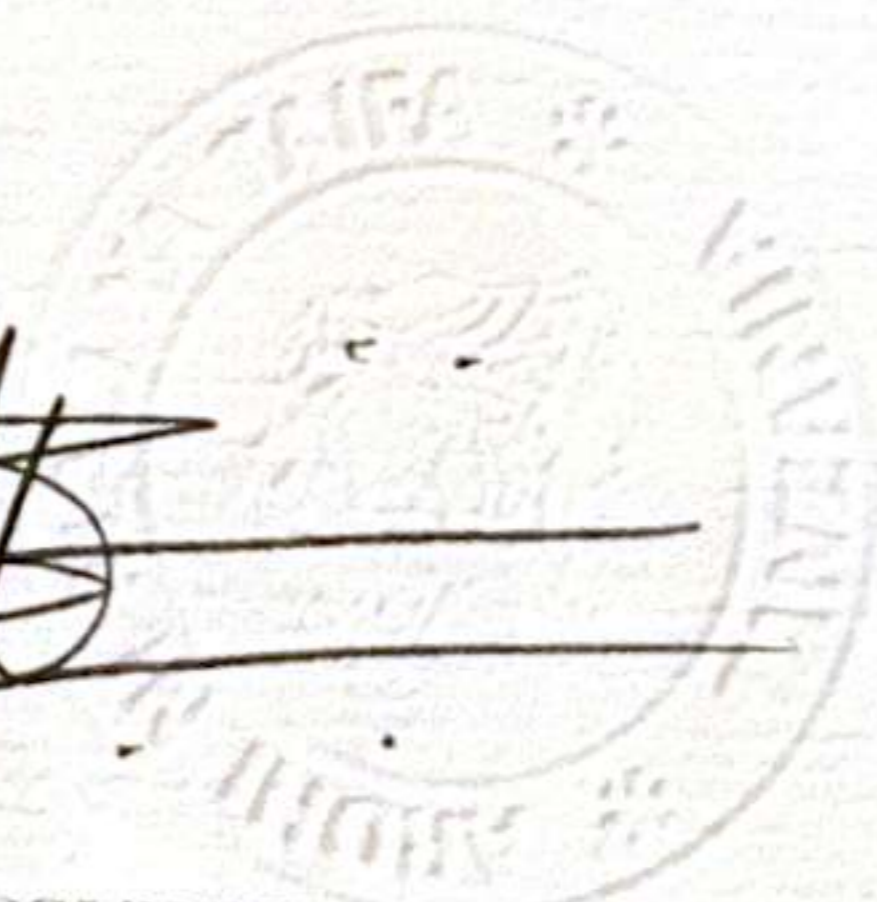

This plan prepared in accordance with Registered Plan No. 199181
It is approved for purpose of the Land Registration Act 334.
For Director of Surveys and Mapping..... *[Signature]* Date 15/08/2024
Ministry of Lands, Housing and Human Settlements Development, Dodoma

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

SCHEDULE

All that land known as **Plot No. 2** situated at **Mbezi /Mponga** in **Mkuranga District** Containing **seventy five thousand nine hundred seventy three (75,973) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **[9918]** deposited at the Office of the Director for Surveys and Mapping at **Dodoma**.

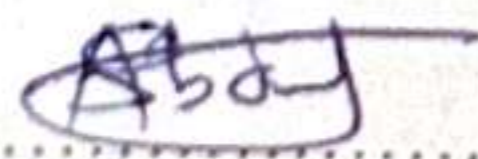
Given under my hand and my official seal the day and year first above written



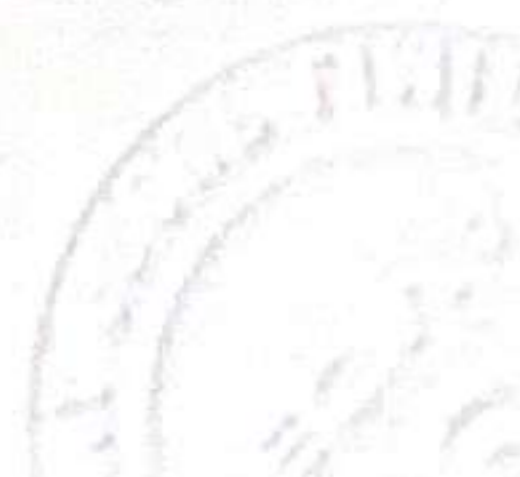
ASSISTANT COMMISSIONER FOR LANDS

We, the within named **DECIMA GROUP LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
DECIMA GROUP LIMITED and)
delivered in the presence of us this**26th**.....day of)
AUGUST.....**2024**)

Signature:..........)
Postal Address:.....**P.O. BOX 78836, DAR ES SALAAM**.....)
Qualification:.....**MANAGING DIRECTOR**.....)

Signature:.....**Manad**.....)
Postal Address:.....**P.O. BOX 78836, DAR ES SALAAM**.....)
Qualification:.....**SECRETARY OF THE BOARD OF DIRECTORS**.....)



THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT



Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 27945

LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 25 Nov, 2024

DECIMA GROUP LIMITED
P.O Box 78836
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 27945 LAND OFFICE NO: 1299710
PLOT NO. 2 BLOCK A AT MBEZI/MPONGA

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

ASSI


REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: ld/pw/25897 refers

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under section 29)

Date of Issue:

Title Number: 27948 PWN

Land Office Number: 1299709

Land: PLOT NO. 1 BLOCK "A" MBEZI - MPONGA
MKURANGA DISTRICT

Term:

TITLE No: **27948 PWA**
 REGISTERED ON: **22/11/2024**
 AT: **02:30 P.M.**



Senior Assi. Registrar of Titles

Land form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **4,567.00**
 On Original Receipt Shs: **924226269840577**
 of: **13/08/2024**

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT 1999

(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: **27948 PWA**
 L.O. NO: 1299709
 LD/MK/8808

The **19th** day of **November**

Two thousand and Twenty Three

THIS IS TO CERTIFY that **DECIMA GROUP LIMITED**, a limited liability company incorporated in Tanzania under the Companies Ordinance (Cap 212) of P.O. Box 78836 **DAR ES SALAAM** (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 **October, Two thousand and 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 thereof or amendment thereof and to the following special conditions:-

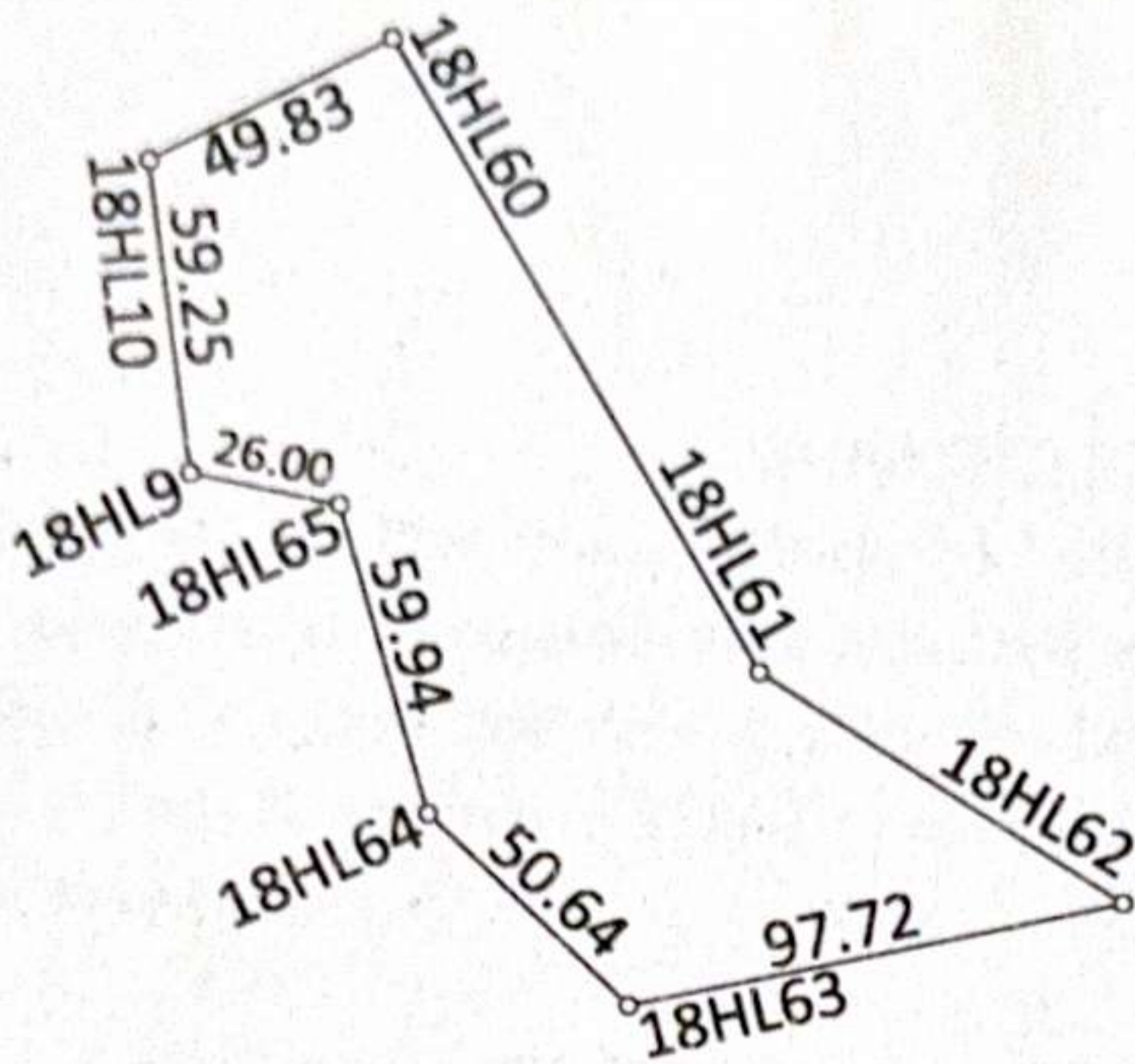
1. The occupier having paid rent up to the thirtieth day of June, **2025**, shall thereafter pay rent of shillings **four hundred sixteen thousand six hundred seventy five (416,675/=)** only a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent 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 at any time at the occupier's expenses as assessed by the Director responsible for Surveys and Mapping.

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **100/-**
 Receipt No: **924226269840577**
 of: **13/08/2024**

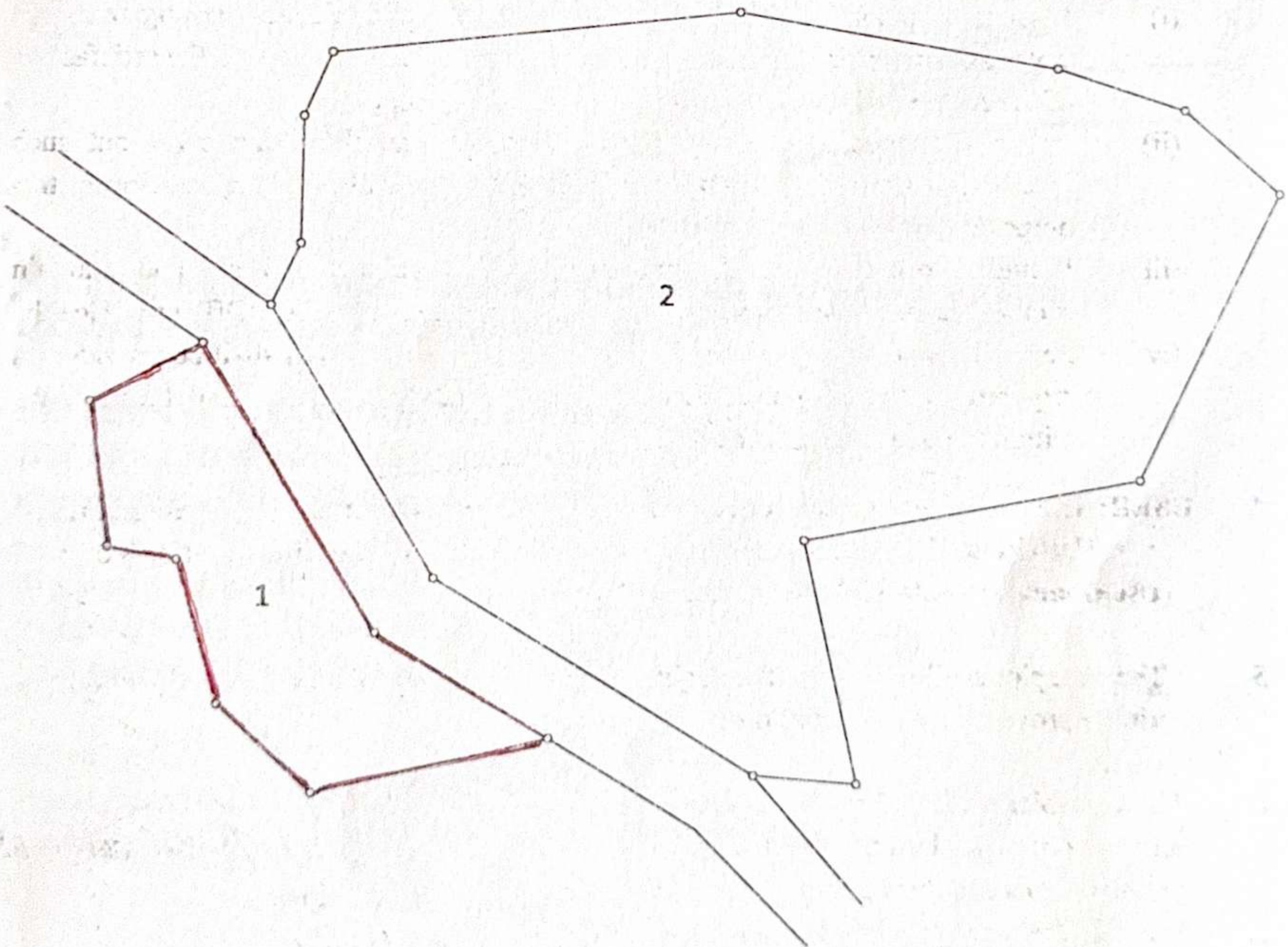
Stamp Duty Officer

- (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) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of Right and with conform to the building line (if any) decided by the **Mkuranga 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 Authority.
- (v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved the authority.
3. The Occupier shall further
- (i) Make and maintain of the land throughout the term adequate arrangement 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 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.
4. **USER:** The land shall be used for **Residential Buildings (Other than Dwelling Houses) only**, Use Group 'B' use classes (c) as defined in the **Urban Planning Act No. 8 of 2007 (Use Group and Classes) Regulation, 2018**.
5. The occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. 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 premier, taxes and dues prescribed in connection with that disposition.
7. The President may revoke the right for good cause or in public interest.

MKURANGA DISTRICT



LOCALITY..... MBEZI-MPONGA
BLOCK:..... A
PLOT No:..... 1
LO.No:..... 1299709
AREA:..... 11,905 SQM



This plan prepared in accordance with Registered Plan No. 199181
It is approved for purpose of the Land Registration Act 334
For Director of Surveys and Mapping..... *[Signature]* Date 15/05/2024
Ministry of Lands, Housing and Human Settlements Development, Dodoma

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



SCHEDULE

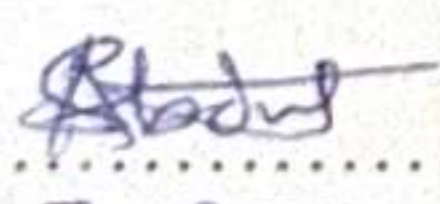
ALL that land known as **Plot No. 1 Block "A"** situated at **Mbezi/Mponga** in **Mkuranga District** Containing **eleven thousand nine hundred and five (11,905) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **199181** 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 **DECIMA GROUP LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
DECIMA GROUP LIMITED and delivered in the)
presence of us this...**13**...day of **AUGUST**.....2024)

Signature:..........)
Postal Address:.....**78836 DAR ES SALAAM**.....)
Qualification:.....**MANAGING DIRECTOR**.....)

Signature:.....**Mamad**.....)
Postal Address:.....**78836 DAR ES SALAAM**.....)
Qualification:.....**SECRETARY OF THE BOARD OF DIRECTOR**.....)



THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT



Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 27948

LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 25 Nov, 2024

DECIMA GROUP LIMITED
P.O Box 78836
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 27948 LAND OFFICE NO: 1299709
PLOT NO. 1 BLOCK A AT MBEZI/MPONGA

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

A handwritten signature in black ink, appearing to be 'ASSI'.

REGISTRAR OF TITLES

Copy to: Commisioner for Lands
Your LD Fiie No: ld/pw/25898 refers

