

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 163134 MG

Land Office Number: ~~532213~~ 756552

Land: PLOT No 36 BLOCK F KEREGE URBAN AREA

Term: NINETY NINE (99) YEARS

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 163134

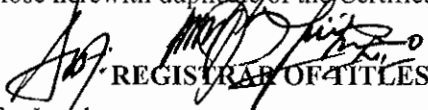


LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 29 Jun, 2017

MULTI CABLE LIMITED
P.O Box 10380
DAR ES SALAAM
Sir/Gentlemen/Madam,


RE: TITLE NO: 163134 LAND OFFICE NO: 756552
PLOT NO. 36 BLOCK F AT KEREGE

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


REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 324919 refers

TITLE No. 163134 MG
 REGISTERED 17-05-2017
 AT 01:00 PM



Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 60,590/= Paid
 On Original Land Form No. 0891742
 of 27-03-2017

[Signature]
 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. 0891742
 of 27-03-2017

[Signature]
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 163134 MG
 Hamle L.O. No. 465840.522213
 Ref. No. BAG/LD/19209.

The 9th day of February

Two thousand and Sixteen.

THIS IS TO CERTIFY that **MULTI CABLE LIMITED** a limited liability company incorporated under the Companies Ordinance (Cap.212) of P.O. Box 10380, 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 (99)** years from the first day of **January, Two thousand and fourteen** 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, 2014; shall hereafter pay rent of shillings **one million two hundred and twelve thousand (1,212,000/=)** 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 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 the Right and which conform to the building line (if any) decided by the **Bagamoyo Township Authority** (hereinafter called "the Authority").
 - (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 buildings except in accordance with building plans and specifications 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.
4. **USER:** The land shall be used **Light Industry** purposes only, Use Group 'M' Use class **(a), (b) and (c)** as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
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 all premia, taxes and dues prescribed in connection with the disposition.
7. The President may revoke the right for good cause or in public interest.

SCHEDULE

ALL that Land known as Plot No. 36 Block 'F' situated at **Kerege in Kerege Urban Area** containing **one decimal point zero seven (1.07) hectares** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **74430** 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.

da:u

ASSISTANT COMMISSIONER FOR LANDS

The within named **MULTI CABLE LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
MULTI CABLE LIMITED)
And **DELIVERED** in our presence of us)
thisday of.....2016.)

Signature..... *Quki*)

Postal Address: *P.O. Box 10380*)
DAR-ES-SALAAM)

Qualification: *DIRECTOR.*)

Signature..... *Ainy*)

Postal Address: *P.O. Box 10380*)
DAR ES SALAAM)

Qualification:..... *DIRECTOR*)

K E R E G E U R B A N A R E A

N

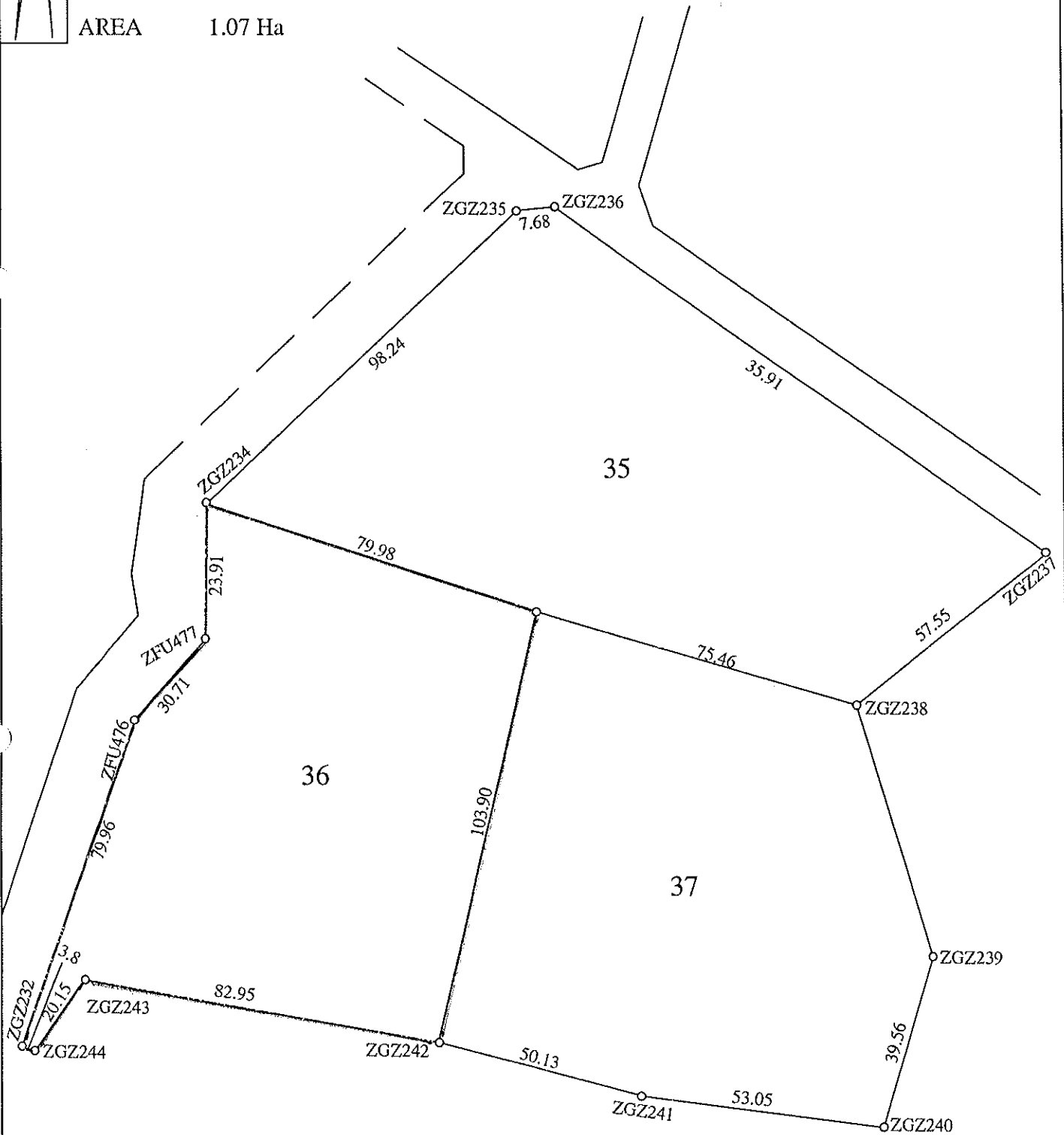
LOCATION KEREGE

BLOCK "F"

PLOT No 36

L. O No 756552

AREA 1.07 Ha



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

The plan prepared in accordance with the registered Plan No. 74430 is approved for the purposes of the land registration director of surveys and mapping ... *Hambis* ... date ... 11/04/2017 ... ministry of lands, housing and human settlements development Da re-s Salaam.