

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

*(Under Section 29)*

Date of Issue:

Title Number: 164212 MG.

Land Office Number: 532214

Land: PLOT NO. 37 BLOCK 'P' AT KEREGE IN KEREGE URBAN AREA.

Term: <sup>SIXTY SIX</sup> 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 164212




LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 24 Jul, 2017

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


RE: TITLE NO: 164212 LAND OFFICE NO: 532214  
PLOT NO. 37 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: 324912 refers

TITLE No. 164212 MG  
 REGISTERED 7/6/2017  
 AT 1:00 PM.



*[Signature]*  
 Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 55,640/= Paid  
 On Original Receipt Shs. 0891758.  
 of 27/03/2014.

*[Signature]*  
 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. 100/= Paid  
 Receipt No. 0891758.  
 of 27/03/2014.

*[Signature]*  
 Stamp Duty Officer

Title No. 164212 MG.  
 L.O. No. 532214.  
 Ref. No. BAG/LD/19208.

The 5<sup>th</sup> day of JUNE

Two thousand and Seventeen  
fifteen

THIS IS TO CERTIFY that **MULTI CABLE LIMITED**, a limited liability Company incorporated in Tanzania 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 **sixty six** 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 one hundred thirteen thousand (1,113,000/=) 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) Building to be in permanent materials.
  - (iv) Submit building plans to the **Bagamoyo Township Authority** within six months from the date of the commencement of the Right.
  - (v) Building construction to begin within six months after approval of plans.
  - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.
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 for **Light Industry** purposes only, Use Group '**M**' Use Classes **(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. 37 Block 'F'** situated at **Kerege** in **Kerege Urban Area** containing **ninety two thousand and seventy five (9275)** square metres 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.

**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 the presence of us this... 21<sup>st</sup> )  
day of ..... APRIL ....., 2014. )

Signature:..... ..... )

Postal Address:..... P.O. Box 24301 ..... )  
..... DAR ES SALAAM ..... )

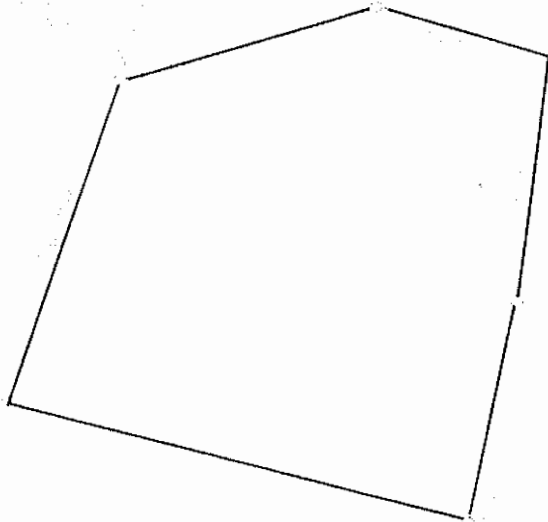
Qualification..... DIRECTOR ..... )

Signature:..... ..... )

Postal Address:..... P.O. Box 24301 ..... )  
..... DAR ES SALAAM ..... )

Qualification..... DIRECTOR ..... )

37  
532214  
9275 sqm



This plan prepared in accordance with Registered plan No. 74430  
is approved for purposes of the Land Reg. Ordinance  
Director of Surveys and Mapping ~~11/10/2014~~ ~~11/10/2014~~ 11/10/2014  
Ministry of Lands, Housing and Human Settlement Development Dar es Salaam

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