


TITLE No. **8339-NJO**  
REGISTERED ON: **13-06-2024**  
AT: **11:00 A**  
  
*Senior Asst. Registrar of Titles*

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: **1937-50/=** Paid  
On Original Receipt No. **924156253971778**  
of: **04-06-2024**  
*Stamp Duty Officer*

**Land Form 23**  
TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: **100/=** Paid  
Receipt No. **924156253971778**  
of: **04-06-2024**  
*Stamp Duty Officer*

**THE UNITED REPUBLIC OF TANZANIA**

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

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

Title No. **8339-NJO**  
L.O. No. **1453890**  
NTC. **21540**

The **12<sup>th</sup>** day of **June**, Two thousand and **Twenty Four**

THIS IS TO CERTIFY that **FOODMAX TANZANIA LIMITED**, a limited liability Company incorporated under the Companies Act, 2002 (Cap 212) of P.O.BOX 31902, DAR ES SALAAM (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 **SIXTY SIX** years from the first day of **April 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 thereunder 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, **2024**, shall there after pay rent of shillings **Twenty Five Thousand (Tshs.25,000/=) only** a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The land shall be used for **Urban Farming**, Use Group **'R'** use classes **(a) & (c)** as defined in the Urban Planning (Use Group and Use Classes) Regulations, 2018.

3. The Occupiers shall:-

- (a) Plant trees all round the farm boundaries
- (b) Demarcate the boundaries of the land to the satisfaction of the **Njombe Town Council** (hereinafter called "the Authority") and thereafter to maintain such demarcation that the boundaries are always easily identifiable.
- (c) Do everything necessary to preserve the environment and protect the soil and preserve soil fertility and prevent soil erosion on the land and use the land so as not to cause soil erosion outside its boundaries and do all things which may be required by the authorities responsible for agriculture and environment to achieve such objective.
- (d) Be responsible for the protection of all beacons on the throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier expenses as assessed by the authority responsible for Surveys and Mapping.

4. The following are the rights of the occupiers:-

- (a) The permanent, exclusive rights to the land, the subject of the right of occupancy against all persons other than the Commissioner.
- (b) The Right shall confer no water rights.

5. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner for Lands.

6. The Occupiers shall deliver to the Commissioner for Lands 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 the disposition.

7. The President may revoke the Right of Occupancy for good cause and or in the public interest.

# NJOMBE URBAN AREA

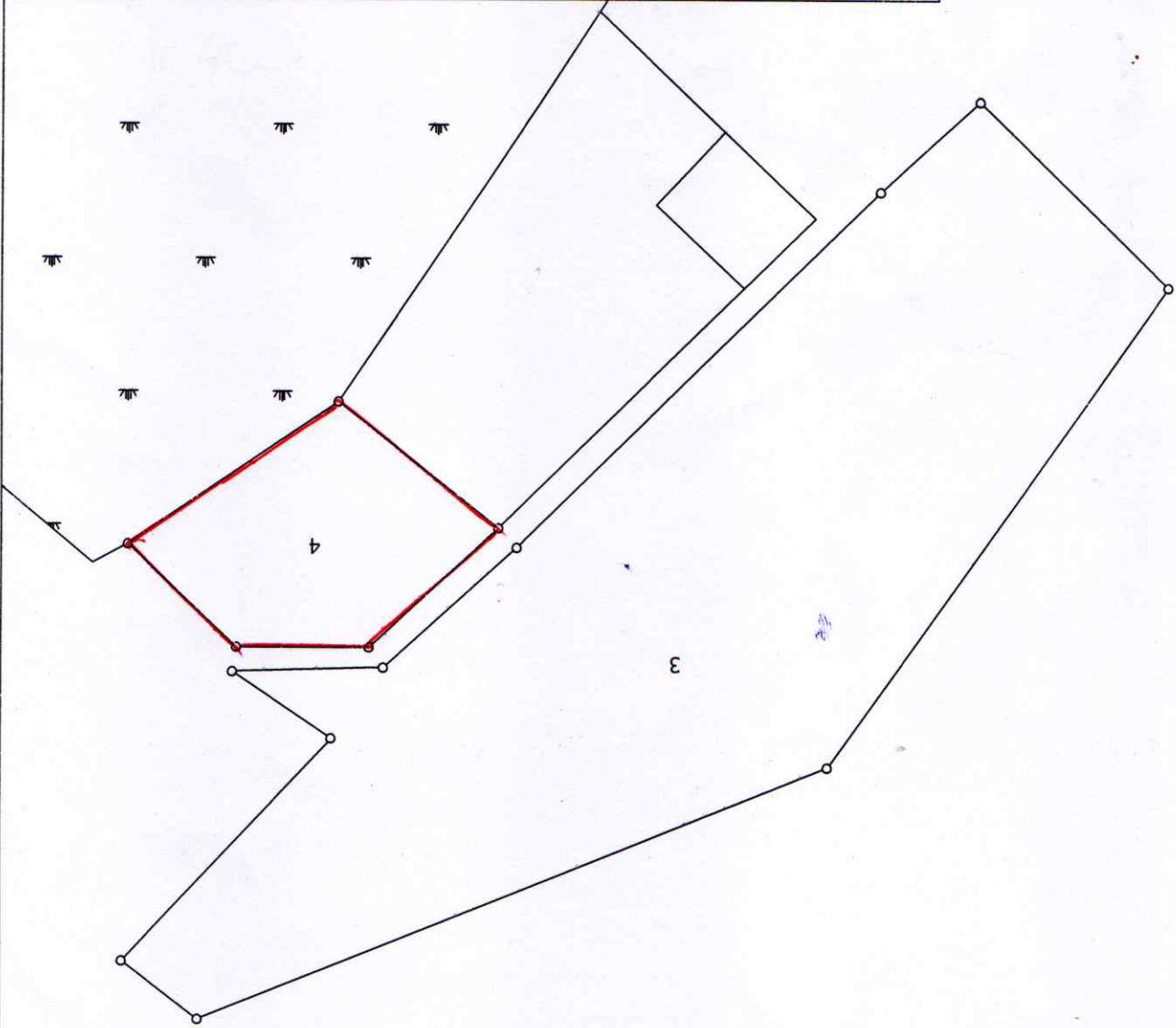
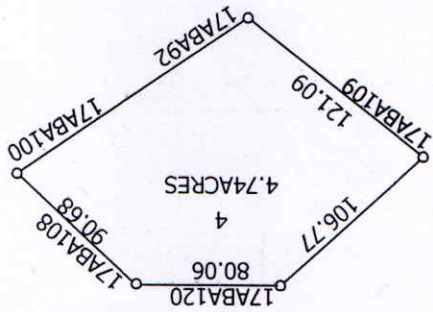
LOCALITY ..... NGALANGA

BLOCK ..... "AA"

PLOT No ..... 4

L. O. No ..... 1453890

AREA ..... 4.74ACRES



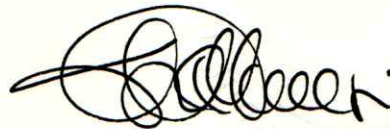
The issue of this plan implies no guarantee or admission of title by the Government.

The plan prepared in accordance with the Registered Plan No 194617 is approved for the purpose of the Land Registration Ordinance. *10/16/24*  
 Director of Surveys and Mapping.....Date.....  
 Ministry of Lands, Housing and Human Settlements Development, Dar es Salaam.

**SCHEDULE**

ALL That Land Known As Plot No. 4 Block "AA" Located at **Ngalanga in Njombe Town Council** containing **Four point Seven Four (4.74) Acres** shown for identification only edged **Red** on the plan attached to this certificate and defined on the registered Survey Plan Number **194617** deposited at the Office of the Director for Surveys and Mapping at Dar - es - Salaam.

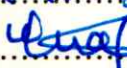
GIVEN under my hand and official seal the day and year first above written




**ASSISTANT COMMISSIONER FOR LANDS**

**We**, the within named **FOODMAX TANZANIA LIMITED** hereby accept the terms and conditions contained in the foregoing certificate of occupancy.

**SEALED**  
**SIGNED** with the COMMON SEAL of the said  
**FOODMAX TANZANIA LIMITED** <sup>and</sup> Delivered  
in the presence of us  
this.....<sup>10<sup>th</sup></sup> day of.....<sup>JUNE</sup>.....**2024**

Name: **KTURATHE NYORGE ANTONY**  
Signature:   
Postal Address: **31902 DAR.**  
Qualifications: **DIRECTOR**

Name: **KELLETI WOPNAGADI MAMA**  
Signature:   
Postal Address: **31902 DAR**  
Qualifications: **DIRECTOR**

