

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)


Date of Issue:


Title Number: 34375-DLR

Land Office Number: 914668

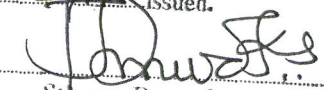
Land: PLOT NO. 1 BLOCK 'E' NALA DODOMA MUNICIPALITY

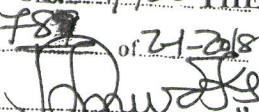
Term: NINETY NINE YEARS

TITLE No. 34375-DUR
 REGISTERED 31-1-2018
 at 1:00 Pm

 Asst. Registrar of Titles



Land Form No. 22

Stamp Duty Shs. 100 Paid and
 Revenue Receipt No. 9900083789
 of 21-2018 issued.

 Stamp Duty Officer

TANGANYIKA
 STAMP DUTY PAID ON
 ORIGINAL Shs. 829,900 THE
 Receipt No. 9900083789 of 21-2018

 Stamp Duty Officer

UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
 (NO 4 OF 1999)

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 34375-DUR
 L.O.No.914668
 LD/82173

The 31st day of January, two thousand and Eighteen

THIS IS TO CERTIFY that **DECCA MEDICS COMPANY LIMITED** a Limited Liability Company Incorporated in Tanzania Under the Companies Ordinance (Cap.212) of Post Office Box 372, DODOMA (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 Eighteen** 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 Occupier having paid rent up to the **thirtieth** day of **June, 2018** shall thereafter pay rent of shillings **Thirty three million eight hundred eighty seven thousand (33,887,000/=)** 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 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 the environment and to achieve such objective.

- (iii) Erect on the Land building (hereinafter called "the building") in permanent material designed for use in accordance with the condition of the Right and which conform to the building line (if any) decided by **Dodoma Municipal Council** (hereinafter called "the AUTHORITY").
- (iv) Building plans to be submitted to the Authority within six months from the commencement of the right.
- (v) Building construction to begin within six months after approval of the plans.
- (vi) Complete the buildings according within thirty six (36) months from the commencement of the right.
- (vii) At all times during the term of the Right have on the land building 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").
- (viii) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as here in before provided.
- (ix) Approval of plans of any building by the Authority shall not imply that the construction of such building will satisfy the occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

3. **USER:** The land and the buildings to be erected thereon shall be used for **institutional purposes only, Use Group "K" Use Class (b)** as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1992.
4. The Occupier shall not assign the right within three years of the date hereof without the 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 premia. Taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause or in public interest.

DODOMA MUNICIPALITY

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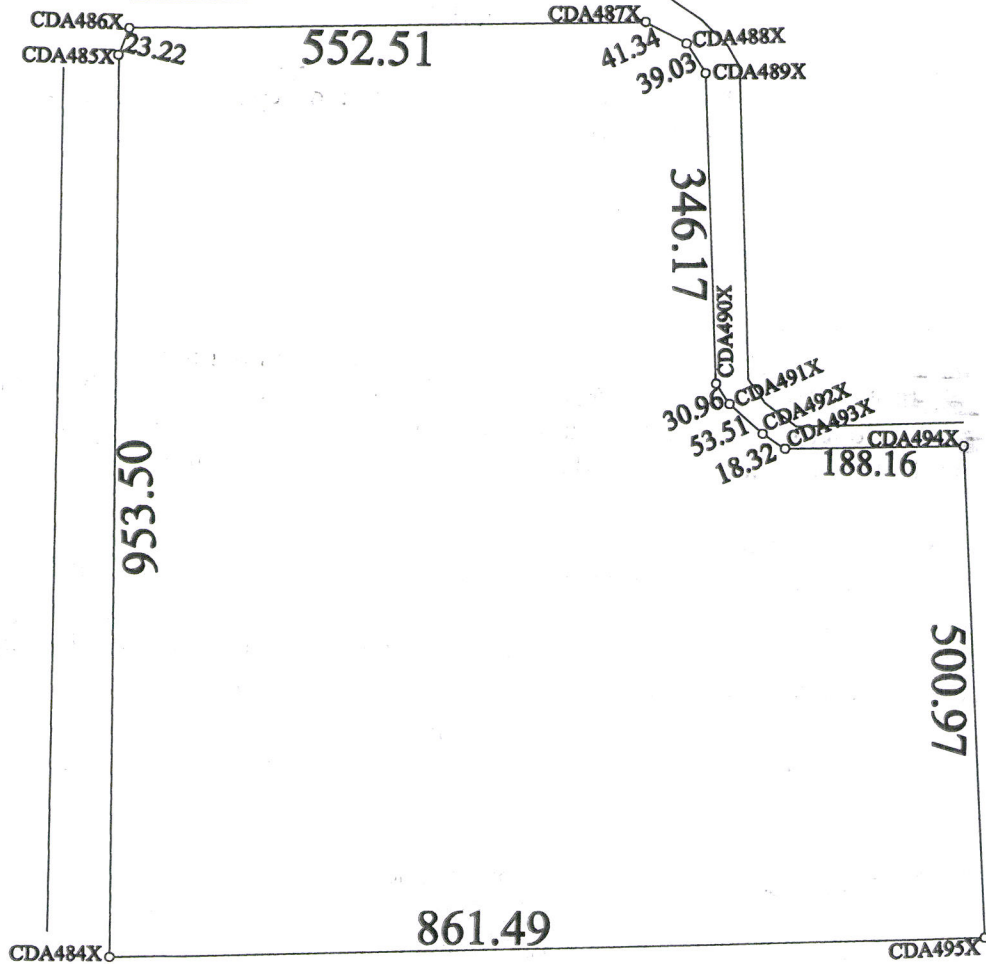
LOCATION NALA.....

PLOT No 1.....

BLOCK 'E'.....

L.O No 914668.....

AREA 72.10 Ha.....



This plan prepared in accordance with the Registered plan No 47153, is approved for the purpose of Land Registration Act cap 334.

Director of Surveys and Mapping

Date.....

Ministry of Lands and Human Settlement Development Dodoma.

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

Ataka!
22/01/2018

SCHEDULE

ALL that Land known as Plot No. 1 Block 'E' situated at NALA in Dodoma Municipality containing Seventy-two point one (72.10) hectare shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 47153 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 DECCA MEDICS COMPANY LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of DECCA MEDICS COMPANY LIMITED and DELIVERED in the presence of us this 23rd day of January 2018

Name: GEORGE ADRIANO NYAMBUYA

Signature: [Handwritten Signature]

Postal Address: 372 DODOMA

Qualification: DIRECTOR

Name: CHARLES ABED RWAKINDWA

Signature: [Handwritten Signature]

Postal Address: 372 - DODOMA

Qualification: DIRECTOR

