

Land Form 23 A.

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date of Issue:

Title Number: 135694

Land Office Number: 437965

Land: PLOT NO. 26 BLOCK 'A' AT ZEGERENI IN KIBAHIA TOWNSHIP

Term: SIXTY SIX (66) YEARS

TITLE No. 135694  
 REGISTERED 15-12-2014  
 AT OT. OPM  
 LAND REGISTRY  
 TANGANYIKA  
 Asst. Registrar of Titles

Land Form No. 22  
 TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 100/- Pair  
 Receipt No. 46325155  
 of 15-09-2012  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 67400/- Paid  
 Receipt No. 46325155  
 of 15-09-2012  
 Stamp Duty Officer

THE LAND ACT, 1999  
 (NO. 4 OF 1999)  
 CERTIFICATE OF OCCUPANCY  
 (Under Section 29)

Title No. 135694  
 L.O.No.437965  
 KTC/LD/PT/2831

The 21<sup>st</sup> day of November Two thousand and fourteen

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 135694



LAND REGISTRY,  
 P.O Box 1191,  
 Dar es salaam.  
 Date: 14 Jan, 2015

BOUNTY PROPERTIES LIMITED  
 P.O Box 3978  
 DAR ES SALAAM  
 Sir/Gentlemen/Madam,

RE: TITLE NO: 135694 LAND OFFICE NO: 437965  
 PLOT NO. 26 BLOCK A AT ZEGERENI

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

*[Signature]*  
 REGISTRAR OF TITLES

Copy to: Commissioner for Lands  
 Your LD File No: 324103 refers

TITLE No. 135694  
 REGISTERED 15-12-2011  
 AT 07.00PM  
 LAND REGISTRY  
 TANGANYIKA  
 Asst. Registrar of Titles

Land Form No. 22  
 TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 100/= Paid  
 Receipt No. 46325155  
 of 15-09-2012  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 67480/= Paid  
 Original Receipt No. 46325155  
 of 15-09-2012  
 Stamp Duty Officer

THE LAND ACT, 1999  
 (NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 135694  
 L.O.No.437965  
 KTC/LD/PT/2831

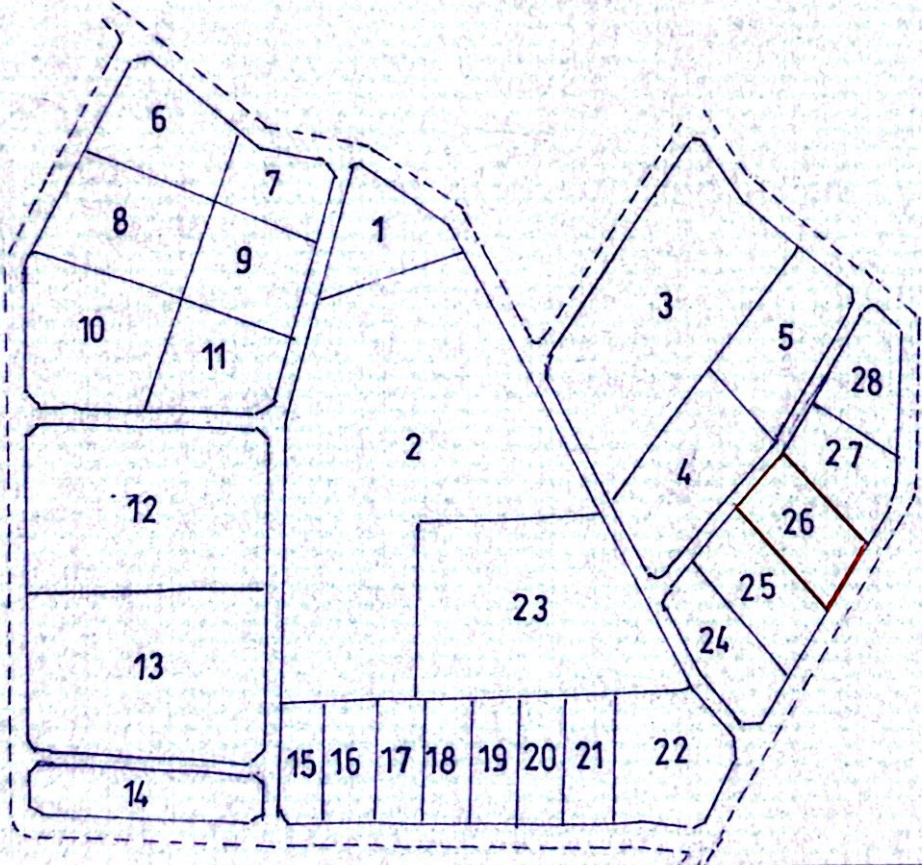
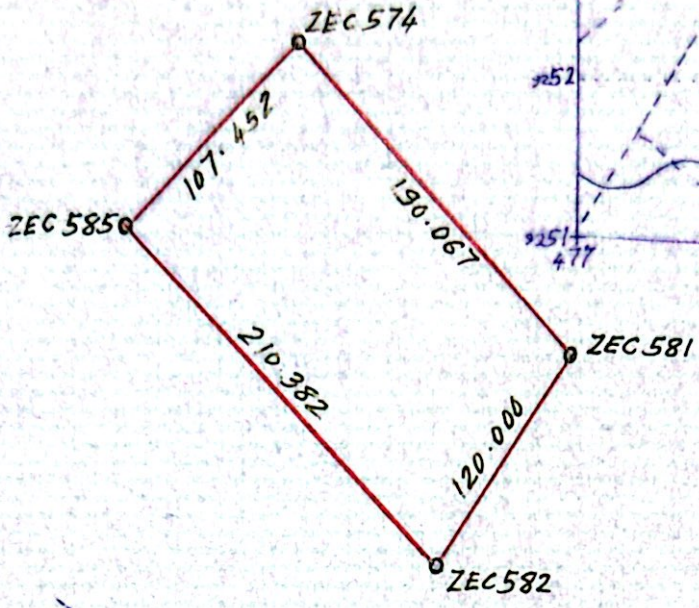
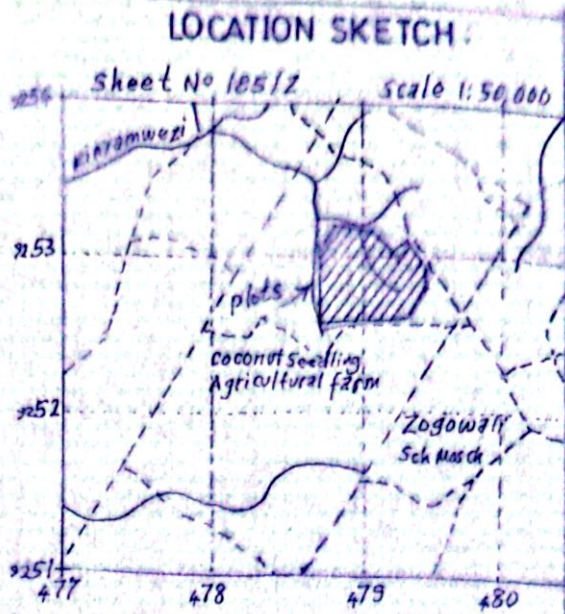
The 21<sup>st</sup> day of November Two thousand and fourteen.

THIS IS TO CERTIFY that BOUNTY PROPERTIES LIMITED A limited liability company incorporated under the Companies Ordinance (Cap.212) of P.O. BOX,3978,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 Schedule hereto (hereinafter called "the Land") for a term Sixty six years from the first day of April,Two thousand and twelve 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, 2013, shall thereafter pay rent of shillings Six hundred seventy five thousand (675,000/=) 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 **Kibaha Town Council** 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 on 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 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 **Industrial** purposes only, Use Group '**O**' Use class (a) 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 the 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.

LOCATION ZEGERENI  
 BLOCK A  
 PLOT No. 26  
 L.O. No. 437965  
 AREA 2.25 Ha



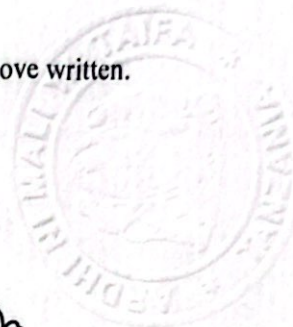
This plan, prepared in accordance with Registered Plan No 680/13  
 is approved for purposes of the Land Registration Ordinance  
 Director of Surveys and Mapping *[Signature]* Date 09/09/2014  
 Ministry of Lands Housing and Human Settlements  
 Development Dar-es-Salaam

Issue of this plan implies no guarantee  
 admission of title by the Government

**SCHEDULE**

**ALL** that Land known as **PLOT NO.26 BLOCK 'A'** situated at **ZEGERENI** in **KIBAHA TOWNSHIP** containing **Two decimal point two five (2.25)** Hectors shown for identification only edged **red** on the plan attached to this Certificate and defined on registered Survey Plan Numbered **68013** deposited at the Office of the Director of Surveys and Mapping at Dar es Salaam.

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



*[Handwritten signature]*

**ASSISTANT COMMISSIONER FOR LANDS**

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

**SEALED** with the **COMMON SEAL** of the said )

**BOUNTY PROPERTIES LIMITED** )

and **DELIVERED** in the presence of us )

This 22 day of 07.....2013 )

Signature: *[Handwritten signature]* )

Postal Address: P.O. Box 2978 )

DAR ES SALAAM )

Qualification: DIRECTOR )

Signature: *[Handwritten signature]* )

Postal Address: 1654 )

NUANZA )

Qualification: DIRECTOR )

