

THE UNITED REPUBLIC OF TANZANIA  
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:  
Ref. No. I.R/T 69733



LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 19 Mar, 2024

BFCU TANZANIA COMPANY LIMITED  
P.O Box P.O BOX 1517  
MOSHI  
Sir Gentlemen/Madam,

RE: TITLE NO: 69733 LAND OFFICE NO: 810422  
PLOT NO. 1411/7 BLOCK - AT KINDI MSASANI

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

*Act* REGISTRAR OF TITLES  
*For Registrar of Titles*  
*Ministry of Lands, Housing and Human Settlements Development*  
*P.O Box 1191*  
*Dar es Salaam*

Copy to: Commissioner for Lands  
Your LD File No: MS/LD/6442 refers


(Under Section 29)

Date of Issue:  
Title Number: 69733 LAND REGISTRY - 2024/03/19  
Land Office Number: ... 810422.  
Land: FARM NO 1411/7 KINDI MSASANI MOSHI DISTRICT.

Term: SIXTY SIX (66) YEARS.

Certified as True Copy of the Original  
**Silvia Gaspar Mushi**  
Assistant, Ministry Public & Commissioner  
for Deeds  
Date: *19/03/2024*  
Signature: *Silvia Gaspar Mushi*  
Phone: *70531024*

TITLE No. 69733  
REGISTERED ON  
15-03-2024  
at 1:00 P.M  
Asst. Registrar of Titles



Stamp Duty Shs. 1,900/- Paid  
and Revenue Receipt No. 923240196555484  
of 28-08-2023 Issued.  
Asst. Registrar of Titles

Land Form No. 22

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
No. 4 OF 1999

Stamp Duty Shs. 160/- Paid  
Original Revenue Receipt No. 923240196555484  
of 28-08-2023  
Asst. Registrar of Titles

CERTIFICATE OF OCCUPANCY  
(Under Section 29)

LAND REGISTRY - MOSHI

Title No. 69733  
L.O. No.810422  
MS/LD/6442

The 15<sup>th</sup> day of March Two Thousand and Twenty Four

**THIS IS TO CERTIFY** that **BECH TANZANIA COMPANY LIMITED** of P.O. BOX 1517, MOSHI. Registered under the Companies Act,2002 (hereinafter called “the Occupiers”) are entitled to a 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 July Two Thousand and Twenty Three according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under 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 thereafter pay rent of shillings **Twenty Thousand Only (Tshs.20,000/=)** 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 Occupiers 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. Erect on the land 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 Moshi District Council**. (Hereinafter called the Authority).
  - iv. Submit building plans to The Authority **within six months** from the date of Commencement of The Right.
  - v. Begin building construction **within the first six months** after the approval of plans by the Authority.
  - vi. Complete building construction **within thirty six months** from the Commencement of The Right.
3. **USER:** The land shall be used for **Urban Farming Purposes**, Use group '**R**' Use Class (c) as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.
  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**

**SCHEDULE**

All that land known as **Farm No. 1411/7** Situated at **Kindi Msasani in Moshi District** Containing **Five Thousand Twenty Eight (5028) Squares Metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Number **146810** deposited at the **Office of the Director for Surveys and Mapping at Dodoma.**

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



**ASSISTANT COMMISSIONER FOR LANDS**

We, the within named **BECH TANZANIA COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

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

**BECH TANZANIA COMPANY LIMITED** )

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

this.....28..... day of .....8.....**2023** )

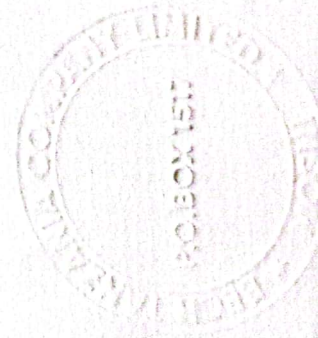
**Witness's** )

Name: ...CHARLES AKWIKI SARONGA.....)

Signature: ...[Signature].....)

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

Postal Address: ...1517 Moshi.....)



# MOSHI DISTRICT

INSERT SHOWING DETAILS OF THE PLOT



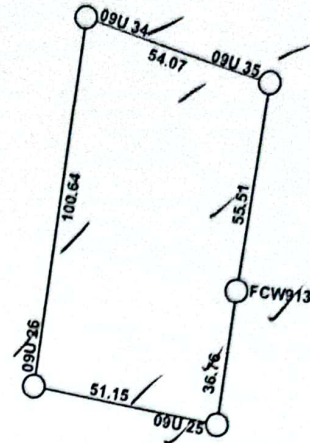
LOCATION: KINDI MSASANI.....

BLOCK:.....

FARM No: 1411/7.....

L.O. No: 810422 ✓.....

AREA: 5,028 SQM ✓.....



This plan prepared in accordance with Registered Plan No. ....146810.....

It is approved for the purpose of the Land Registration Act 334.

For Director of Surveys and Mapping .....*Stemedi*.....Date *14/11/023*.....

Ministry of Lands, Housing and Human Settlements Development, Dodoma.

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

PLAN E5 273/29