

TITLE No. 46968
 REGISTERED ON
11-10-2013
 at 1030 A
 Registrar of Titles



Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 1000 Paid
 on Receipt No. 44894972
 of 19-01-2012
 M. M. Mway
 Stamp Duty Office

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 115379 Paid
 on original Receipt No. 44894972
 of 19-01-2012
 M. M. Mway
 Stamp Duty Office

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 46968 J.R. Mwanza
 L.O. No. 358733.
 LD. No. KR/AR/2206.

The 8th day of October Two thousand and Thirteen

THIS IS TO CERTIFY that THE REGISTERED TRUSTEES OF EVANGERICAL LUTHERAN CHURCH IN TANZANIA - KARAGWE DIOCESE of P.C. Box 7, KARAGWE, (hereinafter called "the Occupier") 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 July, Two thousand and eleven 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 there for or amendment thereof and to the following special conditions:-

1. The Occupier having exempted paying land rent for five years as from 2011/2012 to 2015/2016 shall thereafter pay rent of shillings twenty five million one hundred and thirty thousands (Tshs. 25,130,000.00/=) 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.

Certified True Copy of the Original
 Sign. Thumbo Date. 14/08/24
 THERESIA TEMBO
 Advocate, Notary Public & Commissioner for Oaths

- (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) Maintain on the land buildings (hereinafter called "the 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 **Karagwe District Council** (hereinafter called "the authority");
- (iv) At all times during the term of the Right have on the land buildings 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");
- (v) 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;

3. **USER:**

The land and the buildings erected thereon shall be maintained and the same shall be used for Educational Buildings purposes only; Use Group 'K' use class (b) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

- 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.

Certified True Copy of the Original
Sign... Tembo... Date... 14/05/24
THERESIA TEMBO
Advocate, Notary Public & Commissioner for Oaths

KARAGWE DISTRICT

INSET SHOWING DETAILS OF THE PLOT

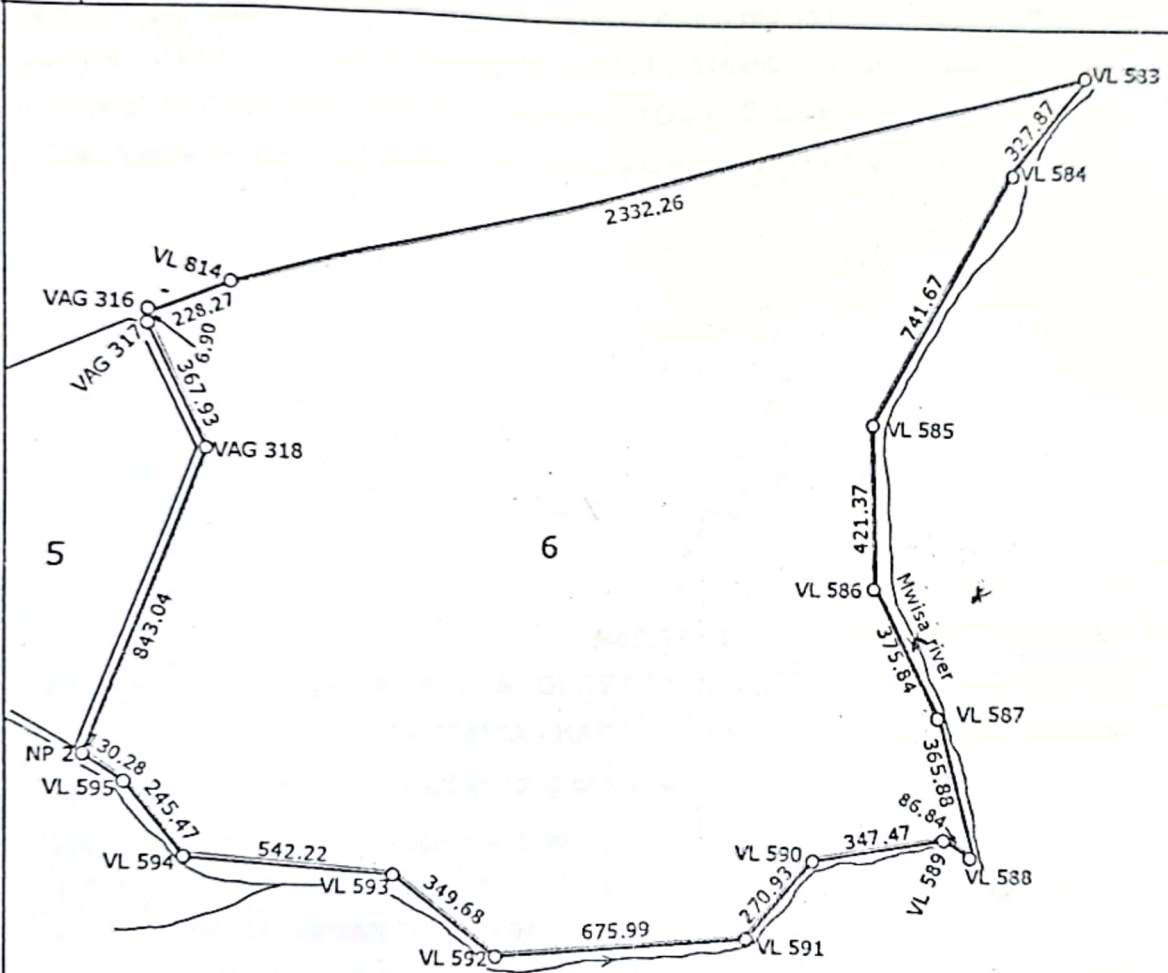
LOCATION KISHOJU AREA

BLOCK

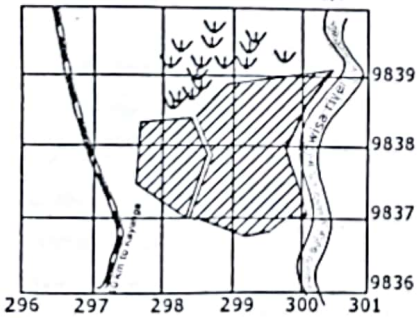
PLOT No 6

L.O. No. 358733

AREA 372.311 Ha



LOCALITY SKETCH STD SHEET 2/3



Certified True Copy of the Original
 Sign. Theresa Tembo Date 14/08/2012
THERESIA TEMBO
 Advocate, Notary Public & Commissioner for Oaths

This plan prepared in accordance with Registered plan No 60656 is approved for the Purpose of the Land Registration ordinance.

Director of Survey and Mapping Khata Kweba
 Date 23-02-2012
 Survey and Mapping Division Ministry of Lands Housing Urban Development Dar es Salaam.

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

SCHEDULE

All land known as PLOT NO 6 Block situated at KISHOJU AREA in KARAGWE DISTRICT Containing Three hundred Seventy two decimal point three one one (372.311) Hactares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 60656 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 THE REGISTERED TRUSTEES OF EVANGELICAL LUTHERAN CHURCH IN TANZANIA - KARAGWE DIOCESE hereby accept the terms and conditions contained in the foregoing certificate of occupancy.

SIGNED and SEALED with common seal)

of THE REGISTERED TRUSTEES OF)

SEAL

EVANGELICAL LUTHERAN CHURCH IN)

TANZANIA - KARAGWE DIOCESE)

Our Presence this 30th day of July 2013)

Name BISHOP BENSON BAGUNZA)

Signature [Handwritten Signature])

Postal Address BOX 7, KARAGWE)

Qualifications TRUSTEE)

Name ERASTO KAMUHANDA)

Signature [Handwritten Signature])

Postal Address BOX 7 KARAGWE)

Qualifications TRUSTEE)

Certified True Copy of the Original
Sign. Tembo Date 14/08/14
THERESIA TEMBO
Address: Notary Public & Commissioner for Oaths