

3256
17-01-2022
9.00A
[Signature]
Senior Asst. Registrar of Titles

631,527/=
921,357,085,235,849
23-12-2021
[Signature]
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

100/=
921,357,085,235,849
23-12-2021
[Signature]
Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 3256
L.O. No. 318206
L.D.No.ARD/19266

The 14th day of January Two Thousand and Twenty Two.

THIS IS TO CERTIFY that **ONESMO FANUEL MUSHI** of P.O Box 12974, Arusha (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 **Thirty Sixty Six (66)** years from the first day of **October Two thousand and Twenty One** 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 thereof or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2022; shall hereafter pay rent of shillings **Twelve Million Six Hundred Thirty One Thousand Eight Hundred Thirty Seven Shillings (Tshs. 12,631,837/=)** 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) Erect on 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 **Arusha City Council** (hereinafter called “**the Authority**”)

- (iv) Submit to the Authority building plans within Six months from the date of commencement of the **Right**
 - (v) Begin building construction within six months after the approval of the building plans by the Authority.
 - (vi) Complete the building construction within Thirty Six months from the date of commencement of the **Right**.
 - (vii) Plant several trees to preserve environment
3. **USER:** The land shall be used for **Light Industry Only Purposes**, Use Group 'M' Use classes (b) as defined in the Town and Country Planning (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 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 a good quality fencing, car parking spaces shall be provided as required by the Authority;
 - (v) Loading and unloading facilities shall be provided within the boundaries of the land.
6. The Occupiers 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.
7. The **President** may revoke the right for **good cause** and in **public interest**.

SCHEDULE

ALL that Land known as **Plot No. 254 Block 'B'** situated at **LOSIRWAY** Area in **Arusha City** containing **Sixty Four Thousand One Hundred Twenty One (64121)** square meters shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered survey plan numbered **143777** deposited at the Office of the Director for Surveys and Mapping at Dodoma.

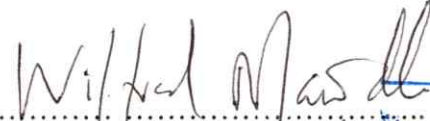
Given under my hand and my official seal the day and year first above written.


A. ASSISTANT COMMISSIONER FOR LANDS

I, the within named **ONESMO FANUEL MUSHI** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy

SIGNED and DELIVERED by the said)
ONESMO FANUEL MUSHI who)
is known to me personally/identified to me by)
.....)
the latter being known to me personally in my)
presence this.....day of..... 2021)

x 

Witness's)
Signature..... )
Postal Address..... 6101, Arusha)
Qualification..... Advocate)

WILFRED S. MAWALLA
Advocate, Notary Public
& Commissioner for Oaths
P. O. Box 6101, Arusha - Tanzania

LAND REGISTRY ARUSHA

DEED OF EXCHANGE

Filed Document No: 2256

Date of Registration 3/2/2022 Time 12:00

To: TANFOAM LIMITED OF
PO BOX 18 - ARUSHA

Fee

Senior Asst. Registrar of Titles

