

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:


Title Number: 18267 A₂₂


DOGLO

Land Office Number: ~~1362994~~ 1072086

Land: PLOT NO. 78 BLOCK 'F' AT PANGANI IN KIBAHA TOWNSHIP.

Term: NINETY NINE (99) YEARS.

Certified True Copy of the Original
Sign:  Date: 25/7/2024
BARAKA CHIPAMBA
Advocate, Notary
Public & Commissioner for Oaths

Certified True Copy of the Original
Sign:  Date: 14/8/2024
ANNA SAMAT
Advocate, Notary
Public & Commissioner for Oaths

TITLE No. 18267 PwW
 REGISTERED On: 21-8-2023
 AT: 03:15 P.M.
 Sd/-
 Registrar of Titles

Land Form No. 22
 TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 189,881/- Paid
 On Original Receipt No. 923089170092960
 of: 30-03-2023
 Sd/-
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
 THE LAND ACT, 1999
 (NO. 4 OF 1999)

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 100/- Paid
 Receipt No. 923089170092960
 of: 30-03-2023
 Sd/-
 Stamp Duty Officer

Certified True Copy of the Original
 Sign: [Signature] Date: 21/8/2023
 BARAKA CHIPAMBA
 Advocate, Notary
 Public & Commissioner for Oaths

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: 18267 PwW
 L.O. No 972304 1072086 DDF/00
 KTC/LD/PT/1362994

The 15th day of August Two Thousand and Twenty three.

THIS IS TO CERTIFY that URSA COMPANY LIMITED A limited liability company incorporated under the Companies Ordinance (Cap.212) of P.O. Box 62453, MIEMBRESABA-KIBAHA (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 Ninety Nine years from the first day of January, 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 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, ~~2020~~²⁰²³, shall thereafter pay rent of shillings One hundred eighty nine thousand eight hundred eighty four (189,884/=) 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.

Certified True Copy of the Original
Sign: *[Signature]* Date: 26/11/2024
BARAKA CHIPAMBA
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) Building to be in permanent materials.
 - (iv) Submit building plans to the **Kihaha 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 of 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 for **Fuel Service Stations** purposes only. Use Groups(s)'F' Use Class (es) (a) and (d) as defined in the Urban Planning (Use Groups and Use Classes) Regulations 2018.
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 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.

Certified True Copy of the Original
Sign: *[Signature]* Date: 14/12/2024
ANNA SAMATA
Advocate, Notary
Public & Commissioner for Oaths

CS CamScanner

CS CamScanner

SCHEDULE

ALL that land known as Plot No. 78 Block "F" situated at Pangani in Kibaha Township containing Two thousand five hundred sixty six and (2,566) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered 191054 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

[Handwritten signature]

ASSISTANT COMMISSIONER FOR LANDS

We, the within name URSA COMPANY LIMITED A limited liability company incorporated under the Companies Ordinance (Cap.212) the within named hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)

URSA COMPANY LIMITED with the)
COMMON seal)

of the said and Delivered)
in the presence of us this 19 day of May 2023)

Signature: *[Handwritten signature]*)

Postal Address: 62458)
KIBAHA)

Qualification: MANAGING DIRECTOR)

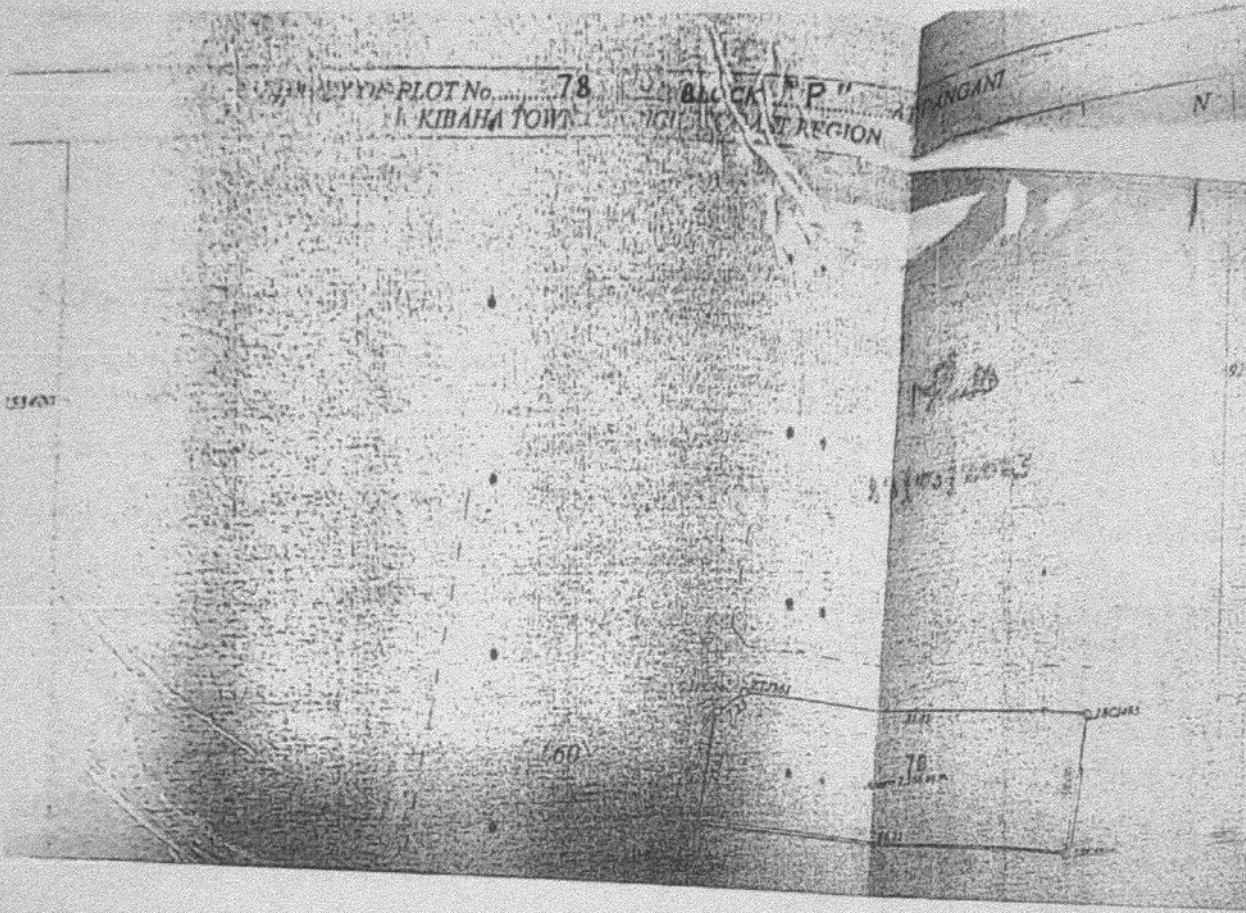
Signature: *[Handwritten signature]*)

Postal Address: 62453)
KIBAHA)

Qualification: DIRECTOR)




Certified True Copy of the Original
Sign: *[Signature]* Date: 25 April
BARAKA CHIPAMBA
Advocate, Notary
Public & Commissioner for Oaths



2019/05/25

#201P1

Certified True Copy of the Original
Sign:  Date: 25/5/2019
BARAKA CHIPAMBA
Advocate, Notary
Public & Commissioner for Oaths

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 18267

LAND REGISTRY,
P O Box 1191,
Dar es Salaam
Date: 28 Aug, 2023

URSA COMPANY LIMITED
P.O Box 62453
KIBAHA
Sir/Gentlemen/Madam,

RE: TITLE NO: 18267 LAND OFFICE NO: 1072086
PLOT NO: 78 BLOCK F AT PANGANI

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

Asst REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: Id/pw/15796 refers

