

TITLE No. **64763-MBYLA**  
 REGISTERED ON: **06-05-2024**  
 AT: **12:55 P.M.**



Senior Asst. Registrar of Titles

**Land Form No. 22.**  
 TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: **100/=** Paid  
 Receipt No: **923354221711091**  
 of: **20-12-2023**

Stamp Duty Officer

**THE UNITED REPUBLIC OF TANZANIA**

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

**CERTIFICATE OF OCCUPANCY  
 (Under Section 29)**

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: **41,196/=** Paid  
 On Original Receipt Shs: **923354221711091**  
 of: **20-12-2023**

Stamp Duty Officer

TITLE NO: **64763-MBYLR**

L.O.NO: **1372666**

L.D.NO; **MDC/10985**

The **5<sup>th</sup>** day of **March** two thousand and **twenty three** <sup>Four</sup> ~~three~~ <sub>M2110</sub>

THIS IS TO CERTIFY that **KANIOGA PLASTICS INDUSTRY LIMITED** is a **liability Company in Tanzania under the Companies Act, 2002 (Cap.212) of P.O. BOX 237 RUJEW, MOB: +255 692 298 886** (hereinafter called "**the Occupier**") is 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 **ninety nine years** from the **first** day of **October, two thousand and twenty three** according to the true intent and meaning of the **Land Act** and subject to the provisions thereof and to regulations made there under and to any enactment in substitution therefore or amendment thereof and to the following conditions:-

1. The Occupier having paid rent up to the thirtieth day of **June, 2024** shall thereafter pay rent of Shillings **two hundred seventy five thousand three hundred ten (275,310/=) only** a year in advance on the first day of July in every year of the term without any 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 Survey and Mapping.
  - ii. Maintain on the land buildings (hereinafter called "the buildings" in permanent materials and installations designed for use in accordance with the conditions of the Right which conform building line (if any) decided by the **Mbarali District Council** (here in after called "the Authority")

- iii. 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 Land.
- iv. Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved by the Authority.

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 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.
- vi. Plant not less than five trees.

4. **User:-**The land and the existing buildings erected thereon shall be maintained and the same shall be used for **Industrial-Services Trades Purposes only. Use Group "M" Use Class (a)** 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 for Lands.

6. The Occupier shall deliver to the Commissioner for Lands 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 of Occupancy for good cause and in the public interest.

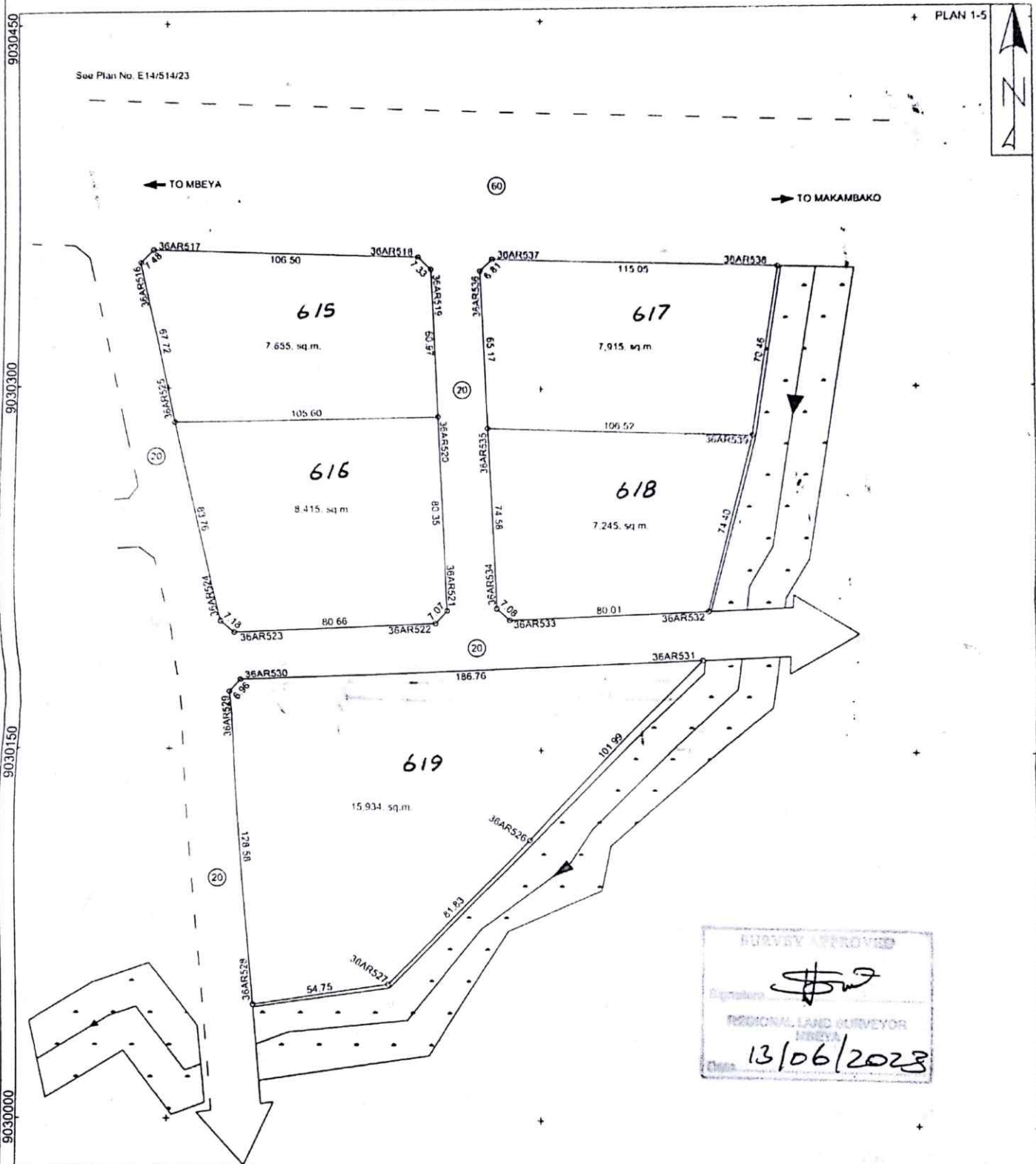
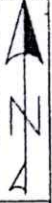
SURVEY OF REGULARIZATION OF PLOTS No. **615-619** BLOCK No. **'E'** AT LUGELELE (NYANYANJO),  
 MBARALI DISTRICT - MBEYA REGION.

PLAN 1-5

See Plan No. E14/514/23

← TO MBEYA

→ TO MAKAMBAKO



SURVEY APPROVED  
 Signature: *[Handwritten Signature]*  
 REGIONAL LAND SURVEYOR  
 MBEYA  
 Date: 13/06/2023

DWG:06/MBR/133/052020-TAREF11

654750

654900

655050

OFFICE RECORD AND REFERENCE:-

COMPS No. **E14 514 E**  
 MP No. **246/IV/2**  
 STD SHEET No. **246/IV**  
 ACTION CD .....  
 PLAN No. **E14 514/208**

AMENDMENTS MADE BY:- SCALE 1:1500

- 1 *change (plots no) 12-06-2023*
  - 2 .....
  - 3 .....
- PHOTOSTAT COPIES SENT TO:-
- 1 .....
  - 2 .....
  - 3 .....

Plan drawn by : Edward John .

I hereby certify that the survey represented by this plan was carried out in accordance with survey regulations.

*[Handwritten Signature]*  
 B.B MPONZI  
 Surveyor Incharge

**09/06/2023**  
 Date

REGISTERED PLAN No

**180379**

**SCHEDULE**

All land known as **Plot No. 618 Block "E"** situated at **Lugelele (Nyanyanjo)** in **Mbarali District** containing **Seven Thousand Two Hundred Forty Five (7,245) square meters** shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **180379** deposited at the Office of the Director for Surveys and mapping at Dododma.

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



**ASSISTANT COMMISSIONER FOR LANDS**

We, **KANIOGA PLASTICS INDUSTRY LIMITED** the within named **hereby** accept the terms and conditions contained in the foregoing certificate of occupancy.

**SEALED** with the **COMMON SEAL** of the said **KANIOGA PLASTICS INDUSTRY LIMITED** and **DELIVERED** in the presence of us this.....day of.....**2023**

**Witness's**

Name..... **MUSSA REMIGIUS MUSSA**  
Signature:.....   
Postal Address..... **110 - MBARALI**  
Qualification..... **DIRECTOR**

Name..... **JAFARI MUSSA MUSSA**  
Signature:..... **MUSSA**  
Postal Address..... **110 - MBARALI**  
Qualification... **MANAGING - DIRECTOR**

