


TITLE No: **2354-NJO**
 REGISTERED ON: **12-06-2024**
 AT: **11:00** **A.M**



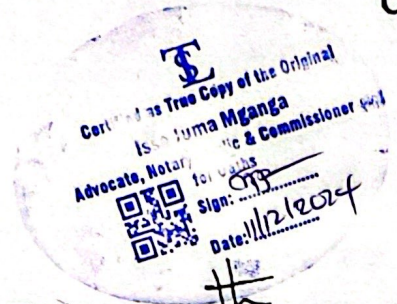
[Signature]
 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **4869.22/=** Paid
 On Original Receipt Shs: **924225269581452**
 of: **12-08-2024**
Land Form No. 22
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **100/=** Paid
 Receipt No: **924225269581452**
 of: **12-08-2024**
 Stamp Duty Officer

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

CERTIFICATE OF OCCUPANCY
 (Under Section 29)



Title No: **2354-NJO**
 L.O. No. **1451606**
 LD/MKT/4262

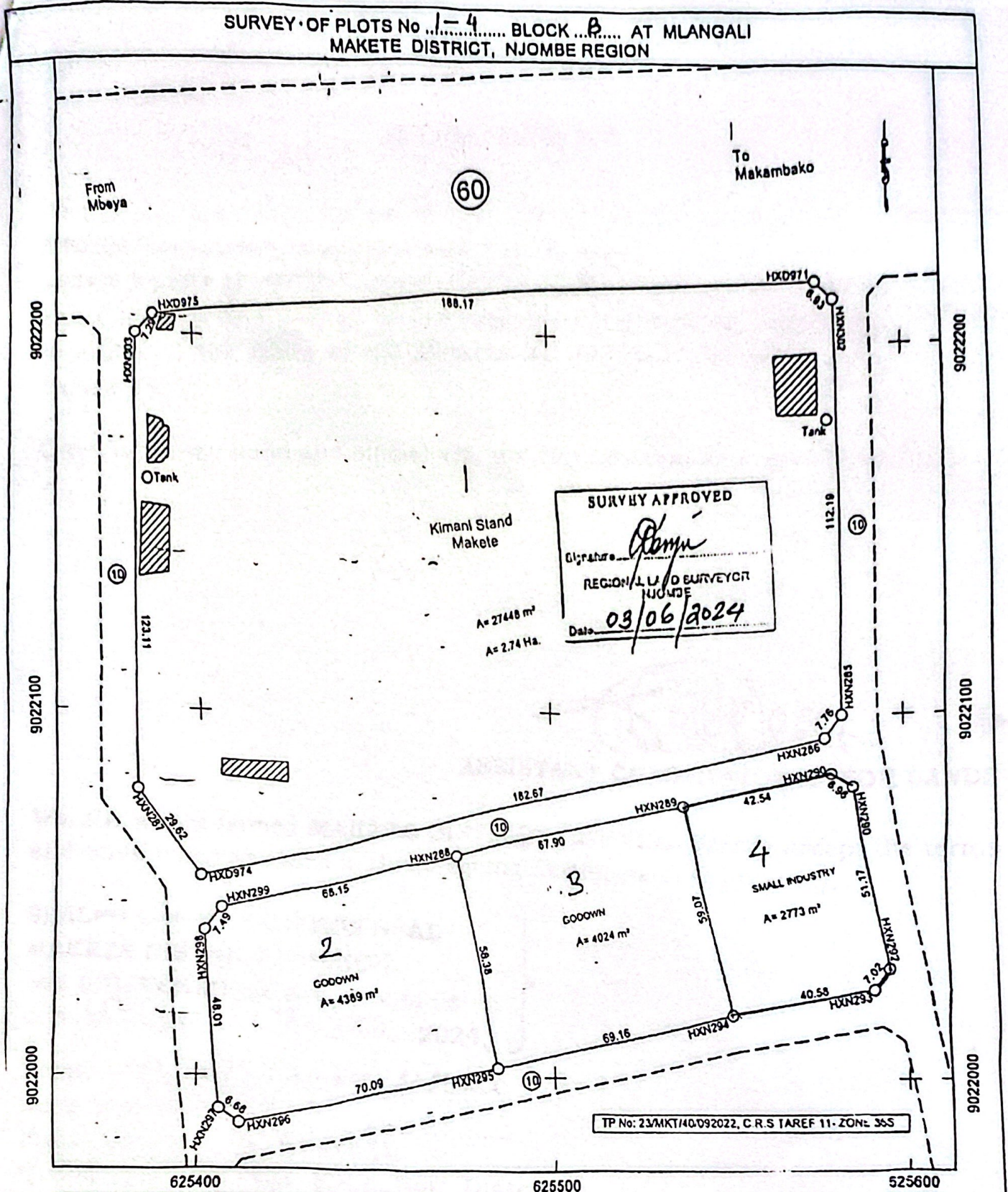
The **15th** day of **June**, **Two Thousand Twenty Four**

THIS IS TO CERTIFY that **MAKETE DISTRICT COUNCIL**, established under **The Local Government (District Authorities) Act (CAP.287 R.E 2002)** of **P.O. BOX 6 MAKETE** (hereinafter called "the Occupiers") 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 **Ninety Nine (99) years** from the **First day of April, Two Thousand Twenty Four**, 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:-

- i. The Occupiers having paid rent up to the thirtieth day of **June 2024**, shall thereafter pay rent of shillings **Eighty Eight Thousand Seven Hundred Thirty Six (Tshs. 88,736/=) 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.
- ii. 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' 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 **MAKETE DISTRICT 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. Not erect or commence to erect on the land buildings, or structure of any kind whatsoever except in accordance with building plans and specifications which shall have been first approved by the Authority.
 - viii. At all time during the term of the right have on the land buildings, and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called the Commissioner).
 - ix. Plant several trees to preserve the environment.
3. **USER:** The land shall be used for **LIGHT INDUSTRIAL purposes, Use Group 'M' Use Class (a)** as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.
 4. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
 5. 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.
 6. The **President** may revoke the right for **good cause** or in **public interest**.

SURVEY OF PLOTS No 1-4..... BLOCK B..... AT MLANGALI
MAKETE DISTRICT, NJOMBE REGION

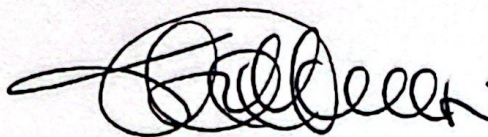


<p>COMPS No. <u>E19/62B</u></p> <p>M.P No. <u>260/III/5</u></p> <p>S.T.D SHEET No. <u>260/III</u></p> <p>ACTION.....</p> <p>PLAN No: <u>E19/62/101</u></p>	<p>SCALE 1:1000</p> <p>AMMENDMENTS MADE BY:</p> <ol style="list-style-type: none"> 1. C. Mbowe (Plot no) 2. 29.05.2024 3..... <p>PHOTOSTAT COPIES SENT TO:</p> <ol style="list-style-type: none"> 1..... 2..... 3..... 	<p>Plan drawn by Gilbert Vitalis</p> <p>I hereby certify that the survey represented by this plan was carried out in accordance with the survey regulations.</p> <p><i>[Signature]</i> Date <u>3/05/2024</u></p> <p>ANNA MAKANTA SURVEYOR IN CHARGE MAKETE DISTRICT COUNCIL</p> <p>REGISTERED PLAN NO. <u>195169</u></p>
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SCHEDULE

All that land known as Plot No. 4 Block 'B' Situated at **MLANGALI** in **Makete District** containing **Two Thousand Seven Hundred Seventy Three (2773) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **195169** 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 **MAKETE DISTRICT COUNCIL** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL**
MAKETE DISTRICT COUNCIL
and **DELIVERED** the presence of us
this 13th day of JUNE, 2024.

Name: ALBERT MANIWO MSEMBO
Signature: [Signature]
Postal Address: 6 MAKETE
Qualification: AG. DISTRICT EXECUTIVE DIRECTOR

Name: CHRISTOPHER Y. FURU
Signature: [Signature]
Postal Address: 6 MAKETE
Qualification: CHAIR PERSON