

RI YA MUUNGANO WA TANZANIA
WIZARA YA ARDHI, NYUMBA NA MAENDELEO YA MAKAZI

ya Simu "ARDHI
22 2121241- 9
lakuu)



Ofisi ya Msajili wa Hati
Kanda ya Zive
S.L.P 1101
Mwanza

2502012 (Mwanza)

tafadhali taja: 89937/3
LR/MZ/T/

Tarehe: 26/11/2020

LOCK SOLUTIONS LIMITED
Box 2065
Mwanza

Yah: SHERIA YA USAJILI WA ARDHI (SURA 334)
HATI NA. 89937 LR MWANZA L.O. NA. 648461
KIWANJA NA. 352 KITALU ILI USAGARA
MISUNGWI

iliyoambatanishwa na hati yako, pia unaombwa usibadilishe chochote kile au
nination bila ridhaa ya ofisi ya Msajili wa Hati.

ugu, Mtumishi mtiifu,

FKapells
Kny MSAJILI WA HATI MSAIDIZI

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 25-11-2020


Title Number: 89937 LR Mwanza

Land Office Number: 648461

Land: PLOT NO. 252 BLOCK 13 USAGARA - MISUNGWI DISTRICT

Term: NINETEEN (19) YEARS

TITLE No: **89937** L.R. Mwanza
 REGISTERED ON: **25-11-2020**
 AT: **11:00A** M



Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY A
 Stamp Duty Shs: **500/=**
 Receipt No: **92036018805052**
 of: **23-11-2020**

Stamp Duty Office

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY
 Stamp Duty Shs: **22509/=**
 On Original Receipt Shs: **92036018805052**
 of: **23-11-2020**

Stamp Duty Office

Title No. **89937** L.R. Mwanza
 L.O. No. 648461.
 L.D. No. MSG/6490.

The **25th** day of **November** Two thousand and Twenty.

THIS IS TO CERTIFY that **ROCK SOLUTIONS LIMITED** of P.O. Box 3069, Mwanza (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 **Ninety Nine** years from the first day of **July, Two Thousand and Twenty** 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:-

8. The Occupier having paid rent up to the thirtieth day of June, 2021, shall hereafter pay rent of shillings **Two Hundred Twenty Thousand and Ninety Four (220,094/=)** 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.
9. The Occupier shall:-
 - (vii) 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.

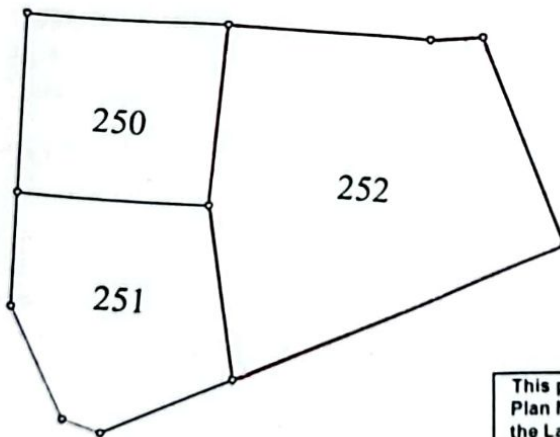
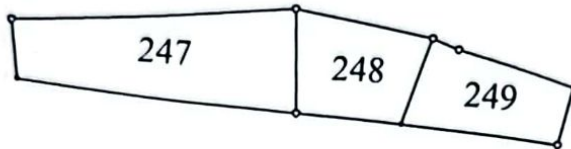
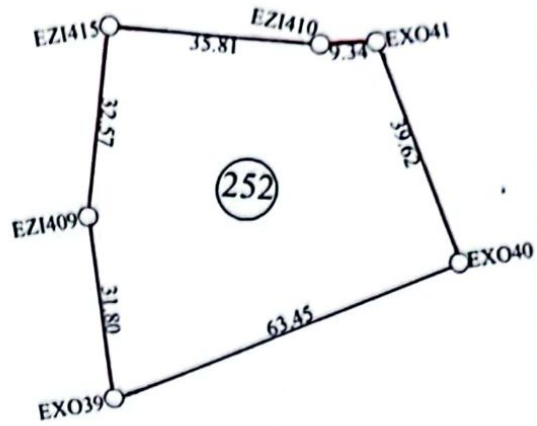
- (ii) Do everything necessary to preserve the environment and protect the soil; prevent soil erosion on the land and do all things which may be required by authorities responsible for environment and to achieve such objective.
 - (iii) Building to be in permanent materials.
 - (iv) Submit building plans to the **Misungwi District 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.
3. Building to be complete with 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 good quality fencing, car-parking space shall be provided as required by the Authority. Loading and unloading facilities shall be provided with boundaries of land
 - (vi) in thirty six (36) months from the date of the commencement of the Right.
4. **USER: The land and the building erected thereon shall be used for Service Industry purposes only. Use Group "M" use class (d) as defined in the Urban Planning (Use Groups and 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 the 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.

MISUNGWI DISTRICT

INSET SHOWING DETAILS OF THE PLOT



LOCATION: USAGARA
BLOCK NO: L
PLOT NO: 252
L.O.NO: 648461
AREA: 2,786 SQ.M



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

This plan prepared in accordance with Registered Plan No. 119806 is approved for the purpose of the Land Registration Ordinance.


For Director of Surveys and Mapping.

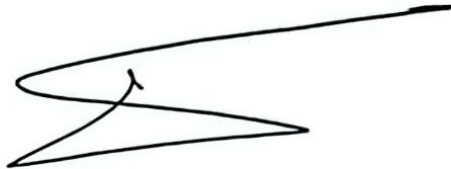
Date 23/11/2020

Ministry of Lands and Human Settlements
Development Dar es Salaam.

SCHEDULE

ALL that Land known as Plots No. 252 Block 'L' situated at Usagara in Misungwi District containing Two Thousand Seven Hundred Eighty Six (2,786) Square Meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 119806 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.



ASSISTANT COMMISSIONER FOR LANDS

The within named **ROCK SOLUTIONS LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
ROCK SOLUTIONS LIMITED and)
DELIVERED in our presence of us)
this... 23RD day of... NOVEMBER, 2020.)

Name: ZACHARIA ELIAS NZUKI)

Signature: )

Postal Address: BOX 3059 MWANZA)

Qualification: MANAGING DIRECTOR)

Name: JUMA RAJABU FARAHNI)

Signature: )

Postal Address: BOX 3059 MWANZA)

Qualification: DIRECTOR)