


TITLE No: **66953-MBYLR.**
 REGISTERED ON: **03-09-2024**
 AT: **01:00 P.** M
 Senior Assi. Registrar of Titles



Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **100/=** Paid
 Receipt No: **924201264168323**
 of: **19-07-2024**
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **52,828/=** Paid
 On Original Receipt Shs: **924201264168323**
 of: **19-07-2024**
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: **66953-MBYLR.**

L.O. No: **1376009**

L.D. No: **CH/5164**

The **3rd** day of **September** Two thousand and **Twenty Four**

THIS IS TO CERTIFY that **MATUNDASI ASM DEVELOPMENT COMPANY LIMITED** incorporated under the Companies Act, 2002 of P.O BOX **70812, DAR ES SALAAM, MOBILE: +255 759 372 862** (hereinafter called "the Occupier") 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") as for a term of **Ninety Nine** years from the first day of **July, Two Thousand and Twenty Four** 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, **2025**, shall thereafter pay rent of shillings **Three hundred fifty two thousand nine hundred twenty six (Tshs 352,926/=)** 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 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'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) Building to be in permanent materials.
 - (iv) Submit building plans to the **Chunya District Council** within six months from the date of the Right.
 - (v) Building construction to begin with six months after approval of plans.
 - (vi) Building to be completed within thirty six (36) months from the date of the commencement of the Right.
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 the 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.
4. **USER:** The land and the buildings to be erected thereon shall be used for **Industrial- Service Trade Purposes** only. Use Group “**M**” Use Class (**a**) as defined in the Urban Planning (Use Groups and Use Classes) Regulations, **2018**.
5. The Occupiers shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.
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 payment of 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

SCHEDULE

All that land known as Plot No.5 Block 'D' Situated at **Matundasi area** in **Chunya District** containing **five thousand six hundred and two (5602) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **196991** deposited at the Office of the Director for Surveys and mapping at Dodoma. Given under my hand and official seal the day and year first above written.



ASSISTANT COMMISSIONER FOR LANDS

We, the within named **MATUNDASI ASM DEVELOPMENT COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said **MATUNDASI ASM DEVELOPMENT COMPANY LIMITED**

and DELIVERED in the presence of us this 25TH day of JULY 2024

Witness's:

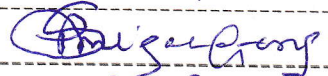
Name: DR. SAMUEL GWAMAKA MAFWENGA

X Signature: 

Postal Address: P.O. Box 70812 DSM

Qualification: DIRECTOR

Name: Eng. PAUL SIMBANANE GONGO

X Signature: 

Postal Address: PO Box 70812 DSM

Qualification: DIRECTOR

