

# COPY OF TITTLE DEED

TITLE No. **6813 MTW**  
REGISTERED **20.05.2014**  
AT **1:00 PM**  
Signature: *[Signature]*  
Stamp: **LAND REGISTRY TANZANIA**

Stamp Duty Shs **100/=** Paid  
and Revenue Receipt No. **3588660**  
of **5.02.2013** Issues  
Signature: *[Signature]* and Form No. 22

**TANZANIA STAMP DUTY ACT.**  
Stamp Duty Shs **499,900/-**  
of original Receipt No. **3588660**  
of **5.02.2013.**  
Signature: *[Signature]*  
**THE UNITED REPUBLIC OF TANZANIA**  
**THE LAND ACT, 1999 (NO. 4 OF 1999)**

## CERTIFICATE OF OCCUPANCY (Under Section 29)

Title No. **6813 MTW**  
L.O. No. **257170**  
NEW/LD/756

The **20<sup>th</sup>** day of **MAY**, Two Thousand and Fourteen.

**THIS IS TO CERTIFY** that **EDWARD ELIABI MAHELELA** of P.O. Box 92, **NEWALA** (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 **October, Two Thousand and Thirteen** 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 thereof or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2014; shall thereafter pay rent of shillings **One million seven hundred sixty nine thousand four hundred thirty (Tsh.1,769,430/=)** 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.
  - (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 shall be in permanent materials.
- (iv) Building plans to be submitted to the **Newala District Council** within six months from the commencement of the Right.
- (v) Building construction to begin within six months after approval of the plans.

3. The Occupier shall further:-

- (i) Make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of the Authority;
- (ii) Make and keep all the buildings on the land rate-proof and carry out such measures as the Medical Officer of health for Authority may require for this purposes;
- (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.

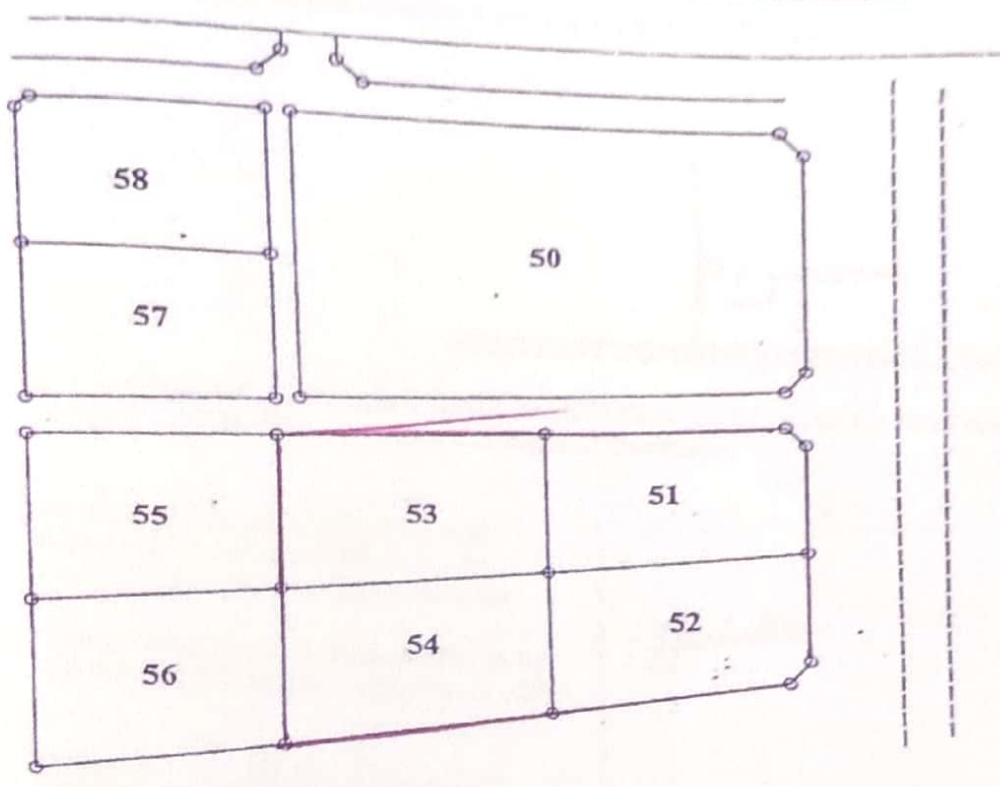
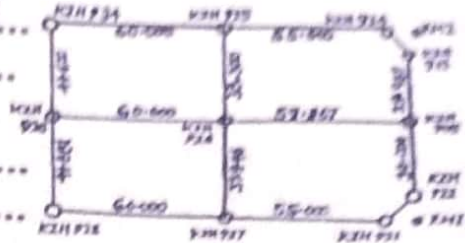
- 4. **USER:** The land shall be used for **Industrial-service Trades** purposes only. Use Group 'M' use class (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as **amended in 1993**.
- 5. The Occupier shall not assign the Right within three years of the date hereof without 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 the payment of all premia, taxes and dues prescribed in connection with that disposition.
- 7. The President may revoke the right for good cause and in public interest.

# NEWALA URBAN AREA



## INSET SHOWING DETAILS OF PLOT

Locality..... AMKENI  
 Block..... "0"  
 Plot No. 51-54  
 L.O.No. 257/70  
 Area 9074 m<sup>2</sup>



The plan prepared in accordance with Registered Plan No.74076 is approved for purpose of Land Registration ordinance  
 Director of Surveys and Mapping...  
 Ministry of Lands Human Settlements Development, Dar es Salaam.  
 Date 22/04/2014

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

SCHEDULE

ALL that Land known as Plot No. 51, 52, 53 & 54 Block 'O' situated at Amkeni, Newala Urban Area containing nine thousand seventy four (9,074) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 74076 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

I, the within named EDWARD ELIABI MAHELELA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said EDWARD ELIABI MAHELELA who is known to me personally/identified to me by..... the latter being known to me personally in my Presence this 25<sup>TH</sup> day of May, 2014

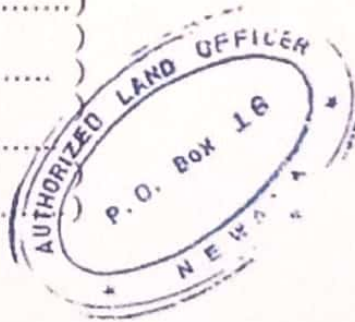
*[Handwritten signature: Mahelela]*

Witness's: Signature.....

Postal Address: P.O. Box 16

NEWALA

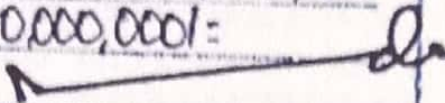
Qualification:.....



LAND REGISTRY MTWARA  
TRANSIFER

Filed Document no 6688  
Date of Registration 17.04.2019 time 1:00 P.m

to PROSPERITY AGRO INDUSTRIES COMPA  
NY LIMITED OF P.O. BOX 21336, DAR ES  
SALAAM. CONS TSH 40,000,000/=

  
Senior Asst Registrar of Titles