

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

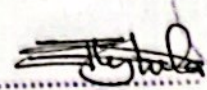
Title Number: 136136

Land Office Number: 437964

Land: PLOT NO. 25 BLOCK 'A' AT ZEGERENI IN KIRABA TOWNSHIP

Term: SIXTY SIX (66) YEARS

MIN. LANDS
1999

TITLE NO. 135136
RECEIVED 14-11-2014
AT 01:00PM

Asst. Registrar of Titles

Land Form No. 22

TANZANIA STAMP DUTY ACT
Stamp Duty Shs. 100/-
Receipt No. 48 61 60 28
of 01-06-2013

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 135136




LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 27 Nov, 2014

BOUNTRY PROPERTIES LIMITED
P.O Box 3978
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 135136 LAND OFFICE NO: 437964
PLOT NO. 25 BLOCK A AT ZEGERENI

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.


REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 323936 refers

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.

TITLE NO. 135/36
 DATE 14-11-2014
 AT 01:00PM

[Signature]
 Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 100/-
 Receipt No. 48 61 6028
 of 01-06-2013

[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 74000/-
 Original Receipt Shs. 48 61 6028
01-06-2013

[Signature]
 Stamp Duty Officer

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 135/36
 L.O.No.437964
 KTC/LD/PT/2830

The 10th day of November Two thousand and fourteen.

THIS IS TO CERTIFY that BOUNTY PROPERTIES LIMITED A limited liability company incorporated under the Companies Ordinance (Cap.212) of P.O. BOX,3978,DAR ES SALAAM (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in Schedule hereto (hereinafter called "the Land") for a term Sixty six years from the first day of April,Two thousand and twelve 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:-

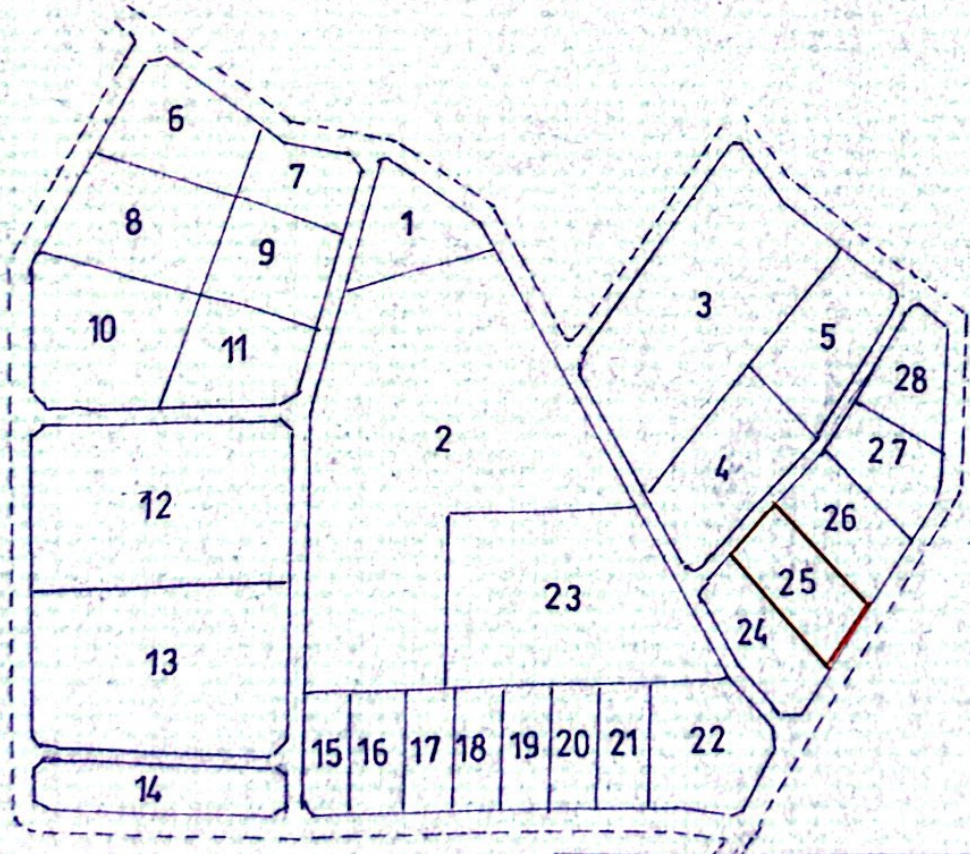
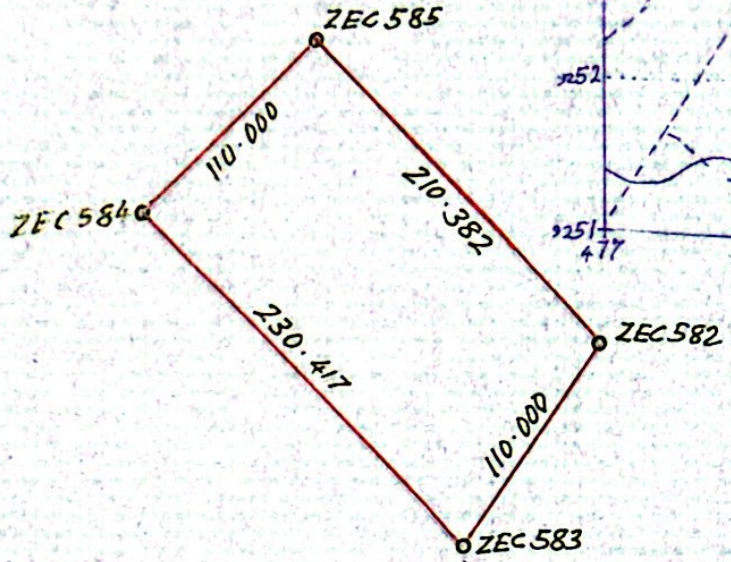
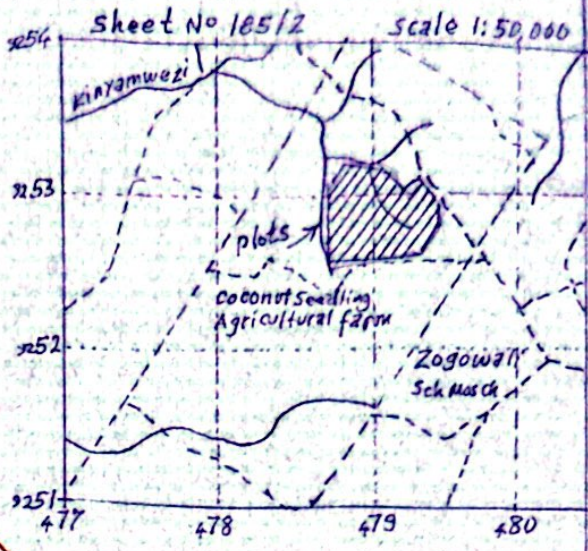
1. The Occupier having paid rent up to the thirtieth day of June, 2013, shall thereafter pay rent of shillings Seven hundred forty one thousand (741,000/=) only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner 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 to be in permanent materials.
 - (iv) Submit building plans to the **Kibaha Town 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.
 - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.
3. The Occupier shall further
 - (i) Make and maintain of 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 spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land shall be used **Industrial** purposes only, Use Group '**O**' Use class (a) 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 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.

KIBAHA TOWNSHIP

LOCATION SKETCH :

LOCATION... ZEGERENI
 BLOCK A
 PLOT No... 25
 L.O. No... 437964
 AREA..... 2.47 Ha



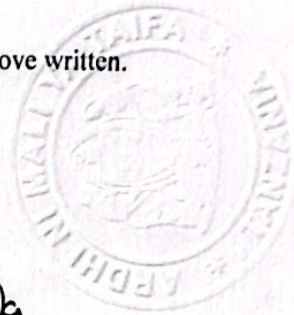
This plan, prepared in accordance with Registered Plan No 68013
 is approved for purposes of the Land Registration ordinance.
 Director of Surveys and Mapping *[Signature]* Date 09/09/2014
 Ministry of Lands, Housing and Human Settlements
 Development Dar-es-Salaam

None of this plan implies no guarantee
 issuance of title by the Government

SCHEDULE

ALL that Land known as **PLOT NO.25 BLOCK 'A'** situated at **ZEGERENI** in **KIBAHA TOWNSHIP** containing **Two decimal point four seven (2.47)** Hectors shown for identification only edged **red** on the plan attached to this Certificate and defined on registered Survey Plan Numbered **68013** deposited at the Office of the Director of Surveys and Mapping at Dar es Salaam.

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



R. J.

.....
ASSISTANT COMMISSIONER FOR LANDS

We, the within named **BOUNTY PROPERTIES LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
BOUNTY PROPERTIES LIMITED)
and **DELIVERED** in the presence of us)
This 22 day of 07 2014)
Signature: *Hakim R. Mwanuzi*)
Postal Address: P. O. Box 3978)
DAR ES SALAAM)
Qualification: DIRECTOR)
Signature: *[Signature]*)
Postal Address: 1654)
NWANKA)
Qualification: DIRECTOR)

