

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

**Date of Issue:**


**Title Number:** 15944 MGLR

**Land Officer Number:** 1237327

**Land:** Plot no. 1 Block 'C' Lubungo A Mikese  
Morogoro District

**Term:** Ninety nine (99) years

TITLE NO: 15944 MGLL  
REGISTERED NO: 16.8.2024  
AT: LiooPun  
Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 5389000 Paid  
On Original Receipt Shs: 924228270336630  
Of: 15.8.2024  
Land Form No. 22.  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 10812 Paid  
Receipt No: 924228270336630  
Of: 15.8.2024  
Stamp Duty Officer

Title No.....  
L.O. No.1237327  
MDC/LD/1670

The 16<sup>th</sup> day of August, Two thousand and twenty four.

THIS IS TO CERTIFY that **OSAJO COMPANY LIMITED** is a **Liability Company incorporated under the Companies Act (Cap 212)** of P.O.BOX 1743 ZANZIBAR, Phone No. 0654592259 (hereinafter called "the Occupiers") 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 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 thereof or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, **2025**; shall hereafter pay rent of shillings **One million five hundred thousand seven hundred sixty (Tshs. 1,500,760/=)** only a year in advance on the first day of July in each 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 Occupiers' 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 **Morogoro District Council** within six months from the commencement of the Right.
  - (v) Building construction to begin within six months after approval of the plans.
  - (vi) Building to be completed within thirty six months from the day of commencement of the Right.
3. **USER:** The land shall be used for **Industrial** purposes only; Use Group '**M**' use classes (**b**) as defined in Urban planning (**User group and user Classes**) Regulations of **2018**.
  4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
  5. 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.
  6. The President may revoke the right for good cause or in public interest.

**SCHEDULE**

ALL that Land known as Plot No. 1 Block 'C' situated at **Lubungo 'A'-Mikese** in **Morogoro District** containing **Two Point Four Four Zero Three (2.4403) Hectares** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **193604** deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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



**ASSISTANT COMMISSIONER FOR LANDS**

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

SEALED with the **COMMON SEAL** by the said **OSAJO COMPANY LIMITED** who is known to me personally/identified to me by ..... the latter being known to me personally in my presence this 16 day of AUGUST ..... **2024**.

Name..... USSI SALUM PONDEZA  
Signature: [Signature].....

Postal Address:..... BOX 1743 ZANZIBAR.....

Qualification:..... DIRECTOR.....

Name:..... FARIDA SAID ULEDI  
Signature:..... [Signature].....

Postal Address:..... BOX 1743 ZANZIBAR.....

Qualification ..... DIRECTOR.....

