

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 5910

LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 13 Oct, 2022

AFRITRUST GROUP LIMITED  
P.O Box P.O.BOX 433  
SINGIDA  
Sir/Gentlemen/Madam,

RE: TITLE NO: 5910 LAND OFFICE NO: 1198419  
PLOT NO. 2 BLOCK B AT KIKATTI

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 L.O File No: AR/MER/KIKATI/A/57 refers

(Under Section 29)

Date of Issue:

Title Number: 5910

Land Office Number: 1198419.

Land: PLOT NO: 2 BLOCK 'B' KIKATTI AREA, ARUSHERU DISTRICT

TITLE No: 5910  
REGISTERED ON: 11-10-2022  
AT: 9:00 A  
Senior Asst. Registrar of Titles

Land form No. 22

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 29206/- Paid  
Or Original Receipt No: 92214710573870  
of: 27-05-2022  
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: 100/- Paid  
Receipt No: 92214710573870  
of: 27-05-2022  
Stamp Duty Officer

Title No. 5910  
L.O. No. 1198419  
Ref. No. AR/MER/KIKAT/A/57

The 10<sup>th</sup> day of October 2022.....

**THIS IS TO CERTIFY** that **Afritrust Group Limited** of **P.O Box 433, Singida** (hereinafter called "the Occupiers") are entitled to a Right of Occupancy (here inafter called "the Right") in and over the land described in the Schedule here to (hereinafter called "the land") for a term of **Ninety Nine (99)** years from the **First** day of **July, Two Thousand Twenty One** 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 therefore or amendment thereof and to the following special conditions:

1. The Occupiers having paid rent up to the thirtieth day of June **2022** shall thereafter pay rent of **Shillings Five Hundred Eighty One Thousand Four Hundred Twenty Seven (Tshs 581,427/=) 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 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) Erect on the land buildings in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the **MERU DISTRICT COUNCIL** ( hereinafter called '**the Authority**')
- (iv) Submit to the Authority buildings plans within six months from the date of commencement of the Right.
- (v) Begin building construction within six months after the approval of the building plans by the Authority.
- (vi) Complete the building construction within thirty six months from the date of commencement of the Right.

3. **USER:** The land shall be used for **Industrial** Purposes. Use Group '**M**' Use Class **(b)** as defined in the Urban Planning (Use Groups And Use Classes) Regulations, 2018
4. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
5. 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 the payment of all premia, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause and in public interest.

**SCHEDULE**

All that land known as Plot No. 2 Block <sup>B<sub>1</sub> Block</sup> 'A' situated at Kikatiti, in Arumeru District containing **Nine Thousand Two Hundred Twenty Nine (9,229) Square Meters** shown for identification only edged red on the plan attached to this Certificate and defined on the Registered Survey Plan Number **147391** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

Given under my hand and official **Seal** the day and years first above written.

**ASST: COMMISSIONER FOR LANDS**

We, the within named, **Afritrust Group Limited** HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SEALED** with the **COMMON SEAL** of the said **Afritrust Group Limited** in the presence of us this ..... day of ..... 2022

Name: ..... JOACHIM GASPER META .....  
Signature: ..... [Signature] .....  
Postal Address: ..... 675, SINGIDA .....  
Qualification: ..... MANAGING DIRECTOR .....

Name: ..... GASPER JAMET META .....  
Signature: ..... [Signature] .....  
Postal Address: ..... 433, SINGIDA .....  
Qualification: ..... DIRECTOR .....

Certified as True Copy of the Original  
Sign: [Signature] Date: 14/06/2023  
**SHABANI HAMISI DINYA**  
Advocate, Notary  
Public & Commissioner for Oath