

TANGANYIKA

The Land Registration Ordinance (Cap. 334 of the Laws)



CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY

ISSUED UNDER SECTION. 38

This is to certify that the annexed Certificate of Occupancy dated

the 10th day of May, 20¹⁷

is registered in the Land Registry under Title No. 9949 PWN

Copies of the subsisting entries in the register are within

Dated the day of 20.....

BURTON B. RUTTA

ASST: Registrar of Title

Title No. 9949 PWN

Description of registered land.

at Land known as Plot No. 287 Block A at ZEGERENI INDUSTRIAL in KIBAHA
IP containing One point zero three nine (1.039) H.a shown for
fication only edged red on the plan attached to this Certificate and
d on the registered survey plan Numbered 91168 deposited at the Office
Director for Surveys and Mapping at Dar es salaam.

TITLE No:..... 9949 PWN
 REGISTERED ON: 11/5/22
 AT: 10100 A-M

JTU
 Senior Asst. Registrar of Titles

LAND REGISTRY
 TANGANYIKA

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 33148/= Paid
 921285079652535
 On Original Receipt Shs:.....
 of: 12/10/2021

JTU
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Certified True Copy

JTU
 Asst Registrar of Titles
 Date: 10/9/2025

Title No: 9949 PWN
 L.O.No.974685
 KTC/LD/PT/17419

The 10th day of May Two thousand and Twenty Two.

THIS IS TO CERTIFY that **RENATUS PASCHAL SENGO Trading in the Name and Style of SENGO FOODS PRODUCT** of P.O. Box 780, KAHAMA (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 **Ninety Nine** years from the first day of **October, Two thousand and Twenty One** 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, 2022, shall thereafter pay rent of shillings **Three hundred thirty two thousand four hundred eighty (332,480/=)** 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

KIBAHA TOWNSHIP



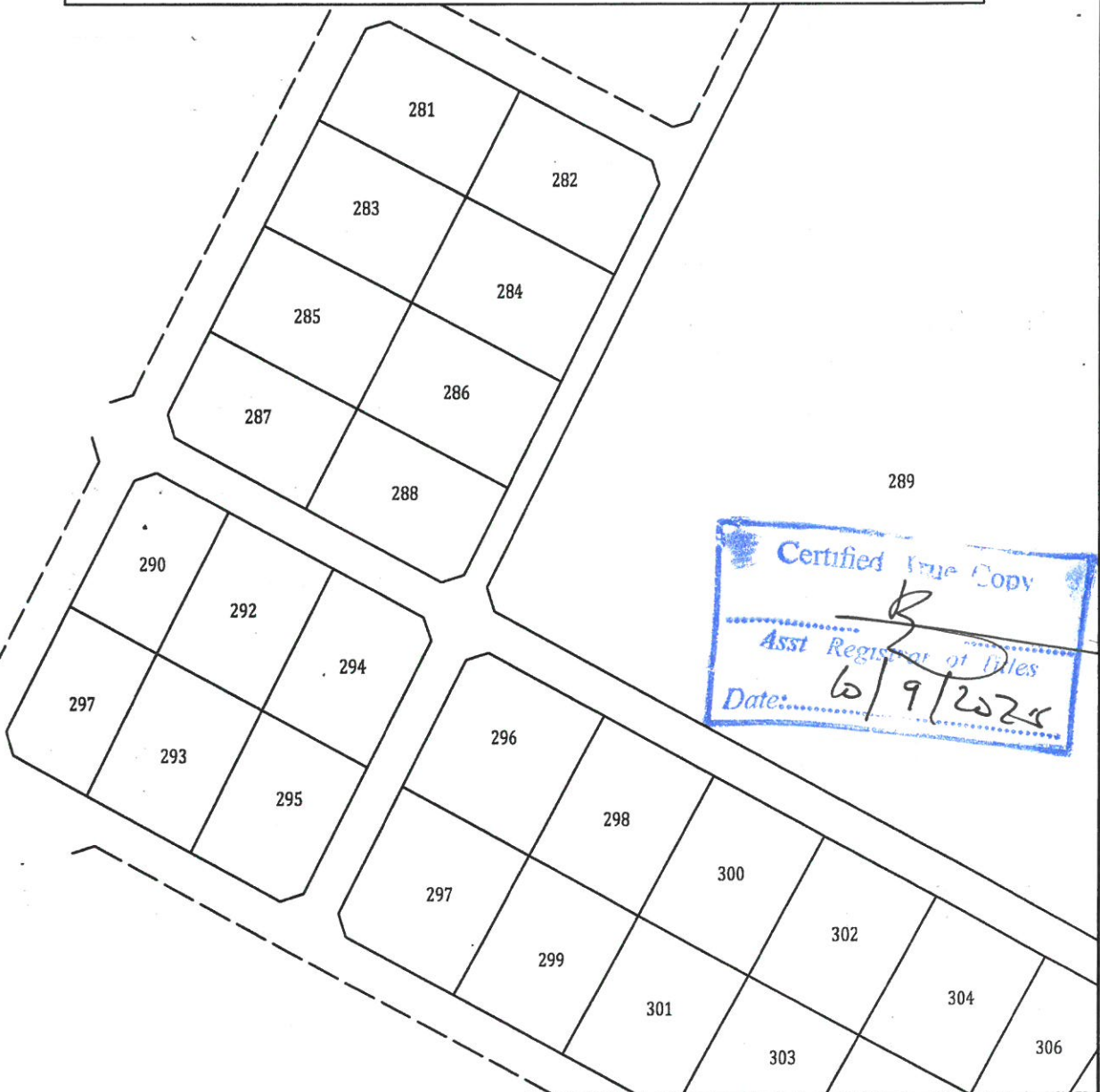
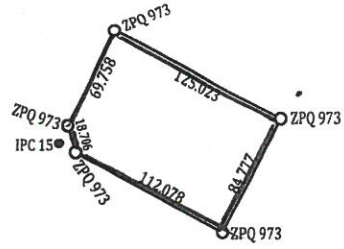
LOCATION... ZEGERENI INDUSTRIAL

BLOCK..... A

PLOT No... 287

L.O No... 974685

AREA... 1.039 Ha



Certified True Copy
Asst Registrar of Titles
Date: 6/9/2024

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

This plan, prepared in accordance with Registered plan No.91168, is approved for the purpose of land Registration Act 334.
[Signature] 08/02/2022
For Director of Surveys and Mapping Date
Ministry of Lands, Housing and Human Settlement Development,
Dodoma



- (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 for **Light Industry** purposes only. Use **Groups(s)'M' Use Classes (a) and (e)** as defined in the Urban Planning (Use Classes) Regulations, 2018.
 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.

SCHEDULE

ALL that land known as Plot No.287 Block 'A' situated at ZEGERENI in Kibaha Township containing One point zero three nine (1.039) H.a shown for identification only edged red on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered 91168 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

INDUSTRIAL HSM/L

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

ASSISTANT COMMISSIONER FOR LANDS

I, RENATUS PASCHAL SENGO Trading In the Name and Style of SENGO FOODS PRODUCT the within named hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said RENATUS PASCHAL SENGO who is known to me personally/identified to me by.....)

the latter being known to me personally in my presence this 17th day of MARCH 2021)

Witness's Signature:.....)

Postal Address: P.O. Box 30112 KIBAHA)

Qualification: LAND OFFICER)

Handwritten signature of the Assistant Commissioner for Lands.

Certified True Copy Asst Registrar of Titles Date: 12/9/2028