TITLE No. PWN 560
REGISTERED 08-10-19
AT 10:00 AM.
LAND REGISTRY TANGANYIKA
Asst. Registrar of Titles

Land Form No. 22
TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 274,078/= Paid
On Original Receipt Shs: 99019111922
of: 19-06-2019
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 100/= Paid
Receipt No: 99019111922
of: 19-06-2019
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. PWN 560
L.O.No. ~~966607~~ 966407 JMC/LO
KDC/LD/MSF/L/PT/5

The 2nd day of October Two thousand and **nineteen**

THIS IS TO CERTIFY that **JUNACO (T) LIMITED** is a limited company incorporated under the **Companies Ordinance (Cape. 212)** and that is the Company is Limited of **P.O BOX 77756, DAR ES SALAAM** (hereinafter called "the occupiers") are 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 **Sixty six** years from the **First** day of **April Two thousand and nineteen** 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 occupiers having paid land rent up to the thirtieth day of **June, 2019**, shall thereafter pay rent of shillings **one millions sixty six thousand and seven hundred twelve (Tsh. 1,660,712/=) 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:

   Be responsible for the protection of all beacons on the Land throughout the term of Right. Missing beacon will have to be re-established at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.

(i) 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.

(ii) Maintain on the land buildings (hereinafter called "the 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 **Kibaha District Council** (hereinafter called "the Authority").

(iii) At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner").

(iv) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved by the Authority.

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 **Special Industry** purposes only, Use Group **'N'** Use class **(b)** and (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 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.

MLANDIZI TOWNSHIP

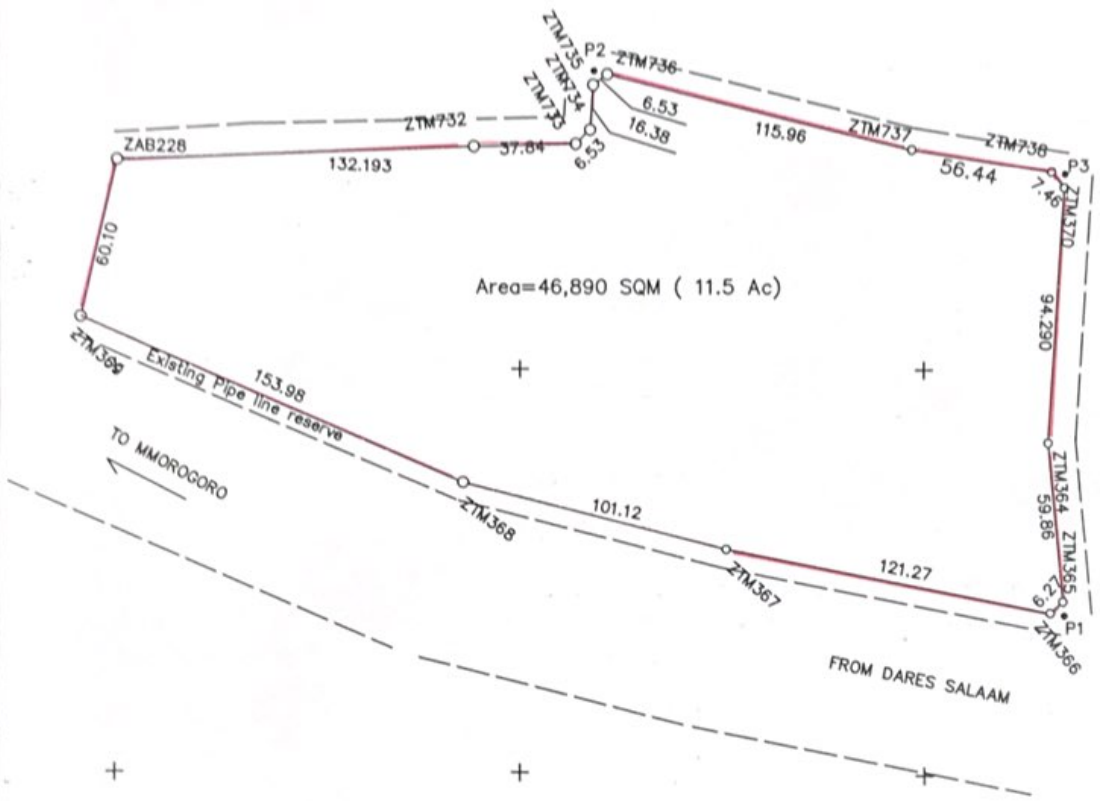
LOCATION.....MSUFINI

BLOCK.....L

PLOT NO.....5

LO NO.....966407

AREA.....46,890 SQM



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

The plan prepared in accordance with Registered plan no.106444
Is approvev for purpose of the Land registration ordinance
Director of surveys and mapping.....Date.....03/07/2019
Ministry of Land Humman Settlements Development

SCHEDULE

All that land known as Plot **No 5** Block **"L"** Situated at **Msufini** in **Mlandizi Township** containing **forty six thousand eight hundred ninety (46,890) Square metres** shown for identification only edged **red** on the plan attached to this certificate and defined in a registered survey Plan Number **106444** deposited at the office of the Director for Surveys and Mapping at Dar Es Salaam.

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

ASSISTANT COMMISSIONER FOR LANDS

We, **JUNACO (T) LIMITED** the within named HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with COMMN SEAL of the said
JUNACO (T) LIMITED
DERIVERED in presence of
Us this...26.....day of...AUGUST....2019

Witness's
Name ....JUSTIN LAMBERT....
Signature.....
Postal Address ....P.O.BOX....77756..
.....DAR-ES-SALAAM.....
Qualification.....DIRECTOR.....

Name ..COMFORT KALLIGENDO..
Signature.....
Postal Address P.O BOX 77756,...
..DAR ES SALAAM, TANZANIA.
Qualification..DIRECTOR.....

LAND REGISTRY DAR - ES - SALAAM
TRANSFER

Filed Document No. 207377

Date of Registration 15.06.2020 time 1:00

To MSUFINI (T) LIMITED of P.O Box 77756, DUALAAM IN CONSIDERATION 100,000,000/=

Senior Asst. Registrar of Titles