

# CERTIFICATES OF OCCUPANCY

TITLE No. 147236  
REGISTERED 13-4-2016  
AT Lipem

LAND REGISTRY  
TANGANYIKA

*[Signature]*  
Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. 100/- Paid  
Receipt No. 5680515  
of 4-4-2016

*[Signature]*  
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. 59900/- Paid  
Original Receipt No. 5680515  
of 4-4-2016

*[Signature]*  
Stamp Duty Officer

Title No. 147236  
L.O. No. ~~467821~~ 466887 *Sealed*  
LD/MK/3744

The 5th day of April Two thousand and sixteen.

THIS IS TO CERTIFY that UNIVERSAL G & G COMPANY LIMITED a limited liability company incorporated under the Companies Ordinance (Cap 212) of P.O. Box 23446, 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 the Schedule hereto (hereinafter called "the Land") for a term of **ninety nine** years from the first day of **January, Two thousand and sixteen** 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, 2016; shall hereafter pay rent of shillings **one million two hundred ten thousand two hundred fifty (1,210,250/=)** 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 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 shall be in permanent materials.

(iv) Building plans to be submitted to the **Mkuranga 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. 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 a 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.

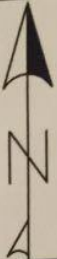
4. **USER:** The land shall be used **General Industrial** purposes only, Use Group 'O' Use classes (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.

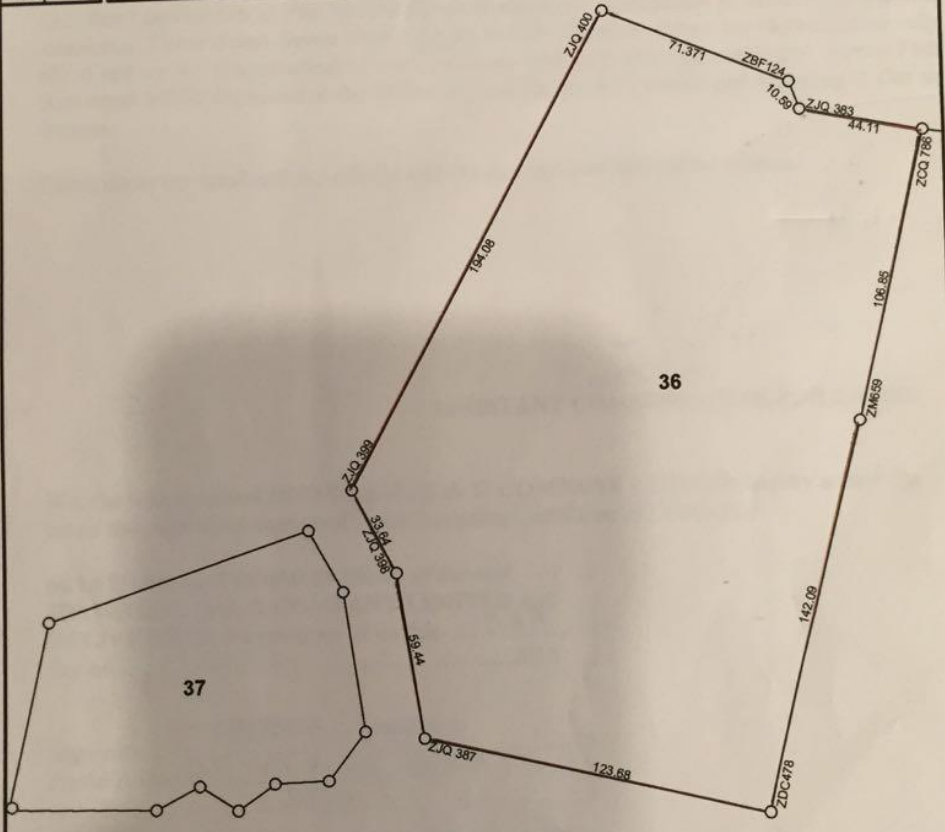
The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with all premia, taxes and dues prescribed in connection with the disposition.

The President may revoke the right for good cause or in public interest.

**MKURANGA DISTRICT**



LOCATION... KISEMVULE.  
BLOCK :..... D.....  
PLOT No:..... 36.....  
LO.No:..... 466887.....  
AREA..... 3.738 HA.....



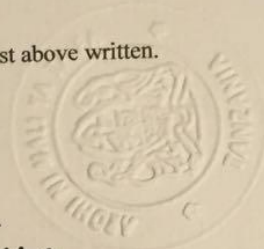
The issue of this plan implies no guarantee or admission of title by the Government.

This plan prepared in accordance with Registered Plan No. 84976  
is approved for purpose of the Land Registration Ordinance.  
For Director of Surveys and Mapping: *[Signature]* Date 12/24/2016  
Ministry of Lands and Human Settlements Development, Dar es Salaam.

**SCHEDULE**

ALL that Land known as Plot No. 36, Block D situated at Kisemvule in Mkuranga District containing **Three Point Seven Three Eight (3.738) Hectors** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **84976** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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



*J. M.*

**ASSISTANT COMMISSIONER FOR LANDS**

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

**SELED** with the **COMMON SEAL** of the said )  
**UNIVERSAL G & G COMPANY LIMITED** and )  
**DELIVERED** in the presence of us this.....*04<sup>th</sup>*.....)  
day of.....*APRIL*.....2016 )



Signature.....*[Signature]*.....)  
Postal Address:.....*P.O. BOX 23446*.....)  
.....*DOM*.....)  
Qualification:.....*MANAGING DIRECTOR*.....)

Signature.....*[Signature]*.....)  
Postal Address:.....*P.O. Box 23446*.....)  
.....*BSM*.....)  
Qualification:.....*DIRECTOR*.....)

TITLE No. 147237  
 REGISTERED 13-4-2016  
 AT 1:00 PM



*[Signature]*  
 Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 100/- Paid  
 Receipt No. 5680514  
 of 4-4-2016  
*[Signature]*  
 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. 14250/- Paid  
 On Original Receipt Shs. 5680514  
 of 4-4-2016  
*[Signature]*  
 Stamp Duty Officer

Title No. 147237  
 L.O. No. 467822: 466888  
 LD/MK/3745

The 5<sup>th</sup> day of April Two thousand and sixteen

THIS IS TO CERTIFY that UNIVERSAL G & G COMPANY LIMITED a limited liability company incorporated under the Companies Ordinance (Cap 212) of P.O. Box 23446, 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 the Schedule hereto (hereinafter called "the Land") for a term of ninety nine years from the first day of January, Two thousand and sixteen 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, 2016; shall hereafter pay rent of shillings two hundred eight five thousand two hundred fifty (285,250/=) 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 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 shall be in permanent materials.
- (iv) Building plans to be submitted to the **Mkuranga 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. 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 **General Industrial** purposes only, Use Group 'O' Use classes (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.

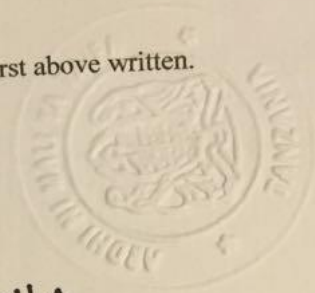
6. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the premia, taxes and dues prescribed in connection with the disposition.

7. The President may revoke the right for good cause or in public interest.

**SCHEDULE**

ALL that Land known as Plot No. 37, Block D situated at Kisemvule in Mkuranga District containing **Eighty Thousand Nine Hundred Fourteen (8914) square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **84976** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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



*Jain*

**ASSISTANT COMMISSIONER FOR LANDS**

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

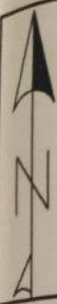
**SELED** with the **COMMON SEAL** of the said )  
**UNIVERSAL G & G COMPANY LIMITED** and )  
**DELIVERED** in the presence of us this.....*4th*..... )  
day of.....*APRIL*.....2016 )



Signature.....*[Signature]*..... )  
Postal Address: *P.O. Box 23446*..... )  
*DSM*..... )  
Qualification: *MANAGING DIRECTOR*..... )

Signature.....*[Signature]*..... )  
Postal Address: *P.O. Box 23446*..... )  
*DSM*..... )  
Qualification: *DIRECTOR*..... )

**MKURANGA DISTRICT**



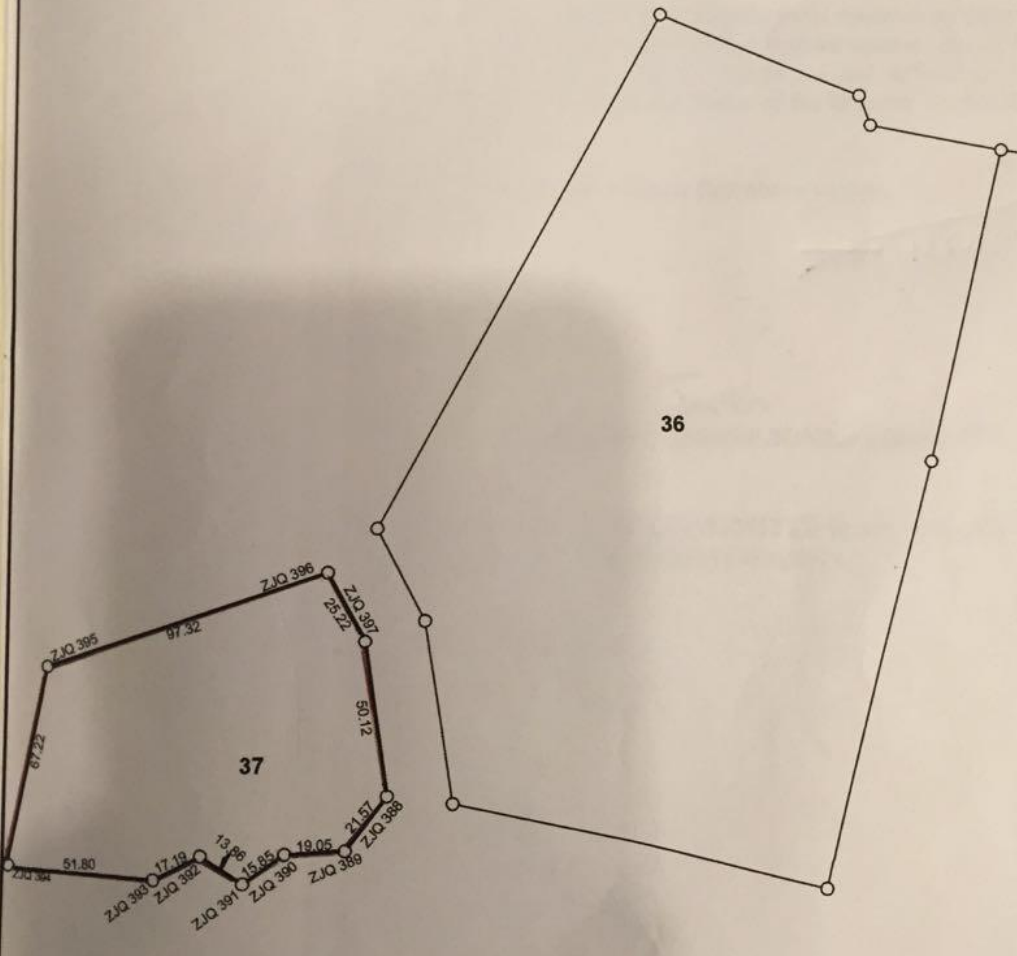
LOCATION... **KISEMVULE**

BLOCK : ..... **D** .....

PLOT No: ..... **37** .....

LO.No: ..... **466888** .....

AREA..... **8914 SQM** .....



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

This plan prepared in accordance with Registered Plan No..... **84976** .....

is approved for purpose of the Land Registration Ordinance.

For Director of Surveys and Mapping... *Hanks* ..... Date ..... **12/04/2016** .....

Ministry of Lands and Human Settlements Development, Dar es Salaam.