

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:


Title Number: 1789-1R/LR.

Land Office Number: ~~996678~~ 1146075- CSK/10

Land: PLOT NO. 18 & 19 BLOCK 'M' CHANGARAWA IN MAFINGA URBAN AREA

Term: thirty three (33) Years

TITLE No: 1789-1R1R
 REGISTERED ON: 11-5-2021
 AT: 10:10 A.M



Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 100/- Paid
 Receipt No: 921033031128200
 of: 11-2-2021 Land Form No. 22
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 126,500/- Paid
 On Original Receipt No: 92103301128200
 of: 11-2-2021
 Stamp Duty Officer

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

**CERTIFICATE OF OCCUPANCY
 (Under Section 29)**

Title No: 1789-1R1R
 L.O.No. 996678 1146075 - CSMP
 MTC/11993

The 06th day of May Two thousand and twenty one

THIS IS TO CERTIFY that **TANGANYIKA PLYWOOD LIMITED** is a limited liability Company incorporated in Tanzania under the **Companies Act** (Cap 212)R.E 2002 of **P.O Box 488, DAR ES SALAAM. Mobile No.0656-403873** (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 **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 Occupier having paid rent up to the thirtieth day of June, **2021** shall thereafter pay rent of shillings **eight hundred forty three thousand nine hundred and eighty eight (Tsh.843,968/=)** 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 Land
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 to be in permanent materials.
- (iv) Submit building plans to the **MAFINGA 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 completed within thirty six (36) months from the date of the commencement of the Right.
- (vii) Not erect or commence to erect on the Land any building except in accordance with building plan which shall have been first approved by the Authority

3. The Occupier shall further:-

- (i) Make and maintain on 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;
- (v) Loading and unloading facilities shall be provided within the boundaries of the land.

4. **USER:** The land and the buildings to be erected thereon shall be used for **Industrial – Service Trades** purpose only, **Use Group “M” use classes (a), (b) and (c)** as defined in the Urban Planning (Use groups and 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.

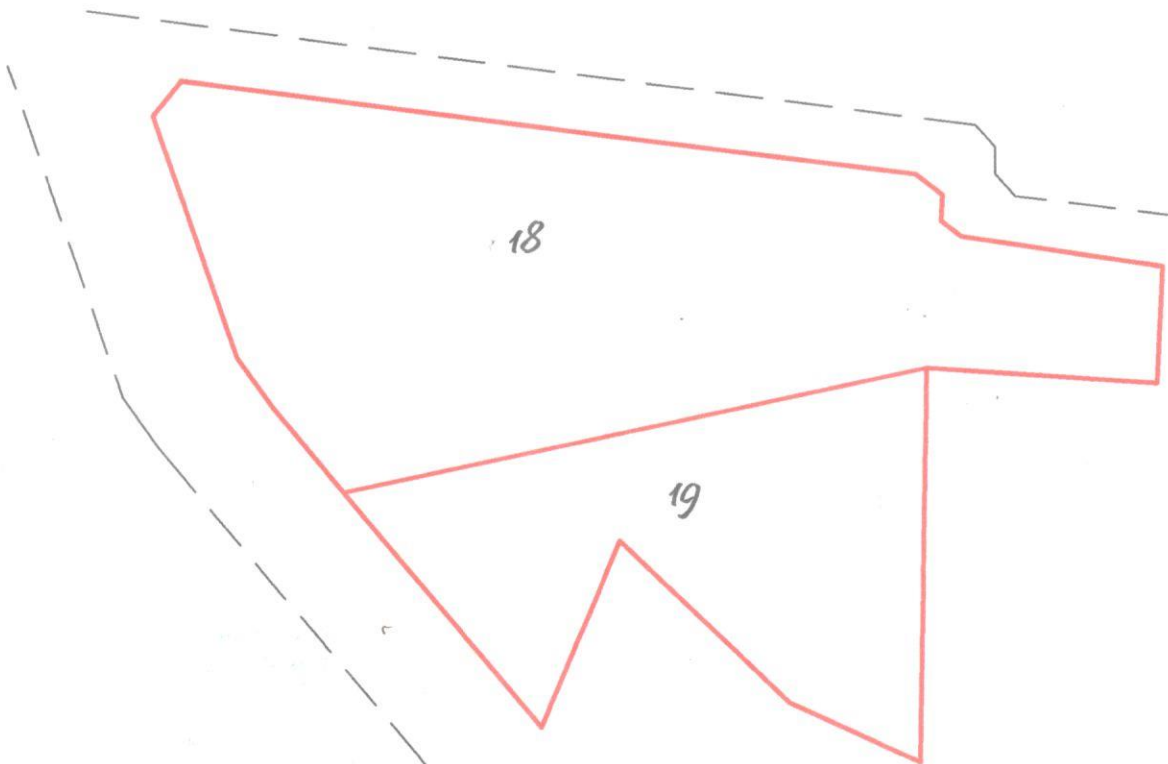
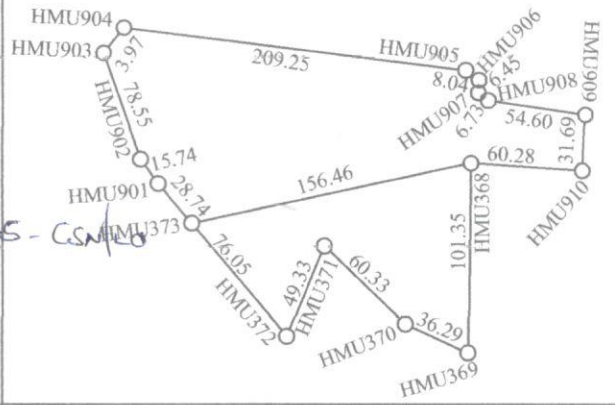
6. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with all premia, taxes and dues prescribed in connection with the disposition.

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

MAFINGA URBAN AREA



LOCALITY: CHANGARAWE
 BLOCK: "M"
 PLOT No: 18 & 19
 L.O. No: 996678 1146075 - CSN/16
 AREA: 26,374 SQM



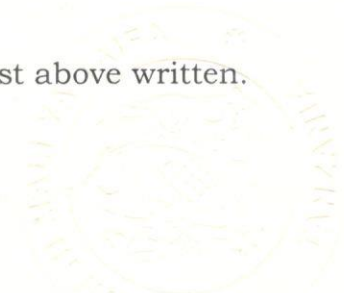
The issue of the plan implies no guarantee or admission of the title by the Government.

This plan is prepared in accordance with Registered plan No: **106863**
 is approved for the purpose of the Land Registration Ordinance.
 Director of Surveys and Mapping.....
 Date: 9/3/2021
 Ministry of Lands, Housing and Human Settlement Development.

SCHEDULE

ALL that land known as **Plot No 18 & 19 Block 'M'** situate at **Changarawe** in **Mafinga Urban Area** containing **twenty six thousand three hundred seventy four (26,374) square metres** as shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **106863** 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.



ASSISTANT COMMISSIONER FOR LANDS

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

SEALED with the **COMMON SEAL** of the said **TANGANYIKA PLYWOOD LTD** who is known to me personally/identified to me by.....
.....
the later being known to me personally in my presence this 21st day of February.....2021

Witness's:
Name:..... HARMEET CREWAL.....
Signature:.....
Postal Address:..... 1321 DSM.....
Qualification:..... DIRECTOR.....



Name:..... ASHOK SHANBHAVI.....
Signature:.....
Postal Address:..... 488 DSM.....
Qualification:..... DIRECTOR.....

