

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)


Date Issue: 27-01-2025

Title Number: G523 G/LR

Land Office Number: 1312775

Land: PLOT NO. 34 BLOCK 'A' SITUATED AT NYAKAGWE IN GEITA DISTRICT

Term: NINETY NINE (99) YEARS

TITLE No. 6523 GLR
 REGISTERED ON: 27-01-2025
 AT: 1:00 P.M.

 THE UNITED REPUBLIC OF TANZANIA
Ghelongwa
 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 49570 Paid
 Receipt No: 925024306031868
 of: 24-01-2025
Ghelongwa
 Stamp Duty Officer

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 100 Paid
 On Original Receipt Shs: 92502486
 No. 6021268 OF 24-01-2025
Ghelongwa
 Stamp Duty Officer

Title No. 6523 GLR
 L.O. No. 1312775
 L.D. No. GDC/3925

This

27th day of January

Two thousand and twenty five

THIS IS TO CERTIFY that **BUGO MINING LIMITED** a limited liability company incorporated under the companies Act 2002 of P.O. Box 178, Geita (hereinafter called "the Occupier") 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 **ninety nine** years from the first day of **January, Two thousand and twenty five** 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 there for or amendment thereof and to the following special conditions:-

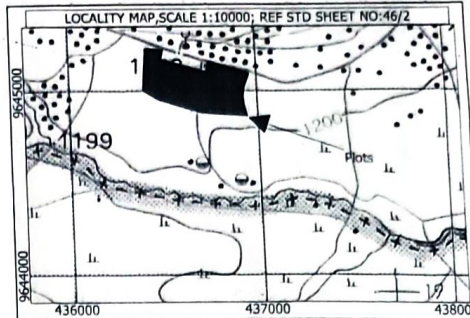
1. The Occupier having paid rent up to the thirtieth day of June, **2025**; shall hereafter pay rent of shillings **Four million nine hundred fifty eight thousand and one hundred (Tshs.4,958,100/=)** only a year in advance on the first day of July in each of the term without deduction PROVIDED that the 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. Plant, maintain, protect and preserve or conserve not less than five trees on the land within thirty six months from the commencement of the Right. The occupier may plant fruit or wood trees depending on the climatic conditions of such land or as it can be directed by planning authority and shall ensure such trees are kept, maintained or replaced throughout the term of such Right of occupancy
 - (iii) 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 **Geita District Council** (hereinafter called "the authority");

- (iv) 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");
 - (v) Not erect or commence to erect on the land any building except in accordance with building plans and specifications, which shall have been first approved by the Authority;
 - (vi) Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right
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 measurements as 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 with the boundaries of the land
4. **USER: The land and the buildings erected thereon shall be maintained and the same shall be used for Industrial purposes only, Use Group 'N' as defined in the Urban Planning (Use Groups and Use Classes) Regulation, 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 the payment of all premia, taxes and dues prescribed in connection with that disposition.
7. The President may revoke the right for good cause and in public interest.

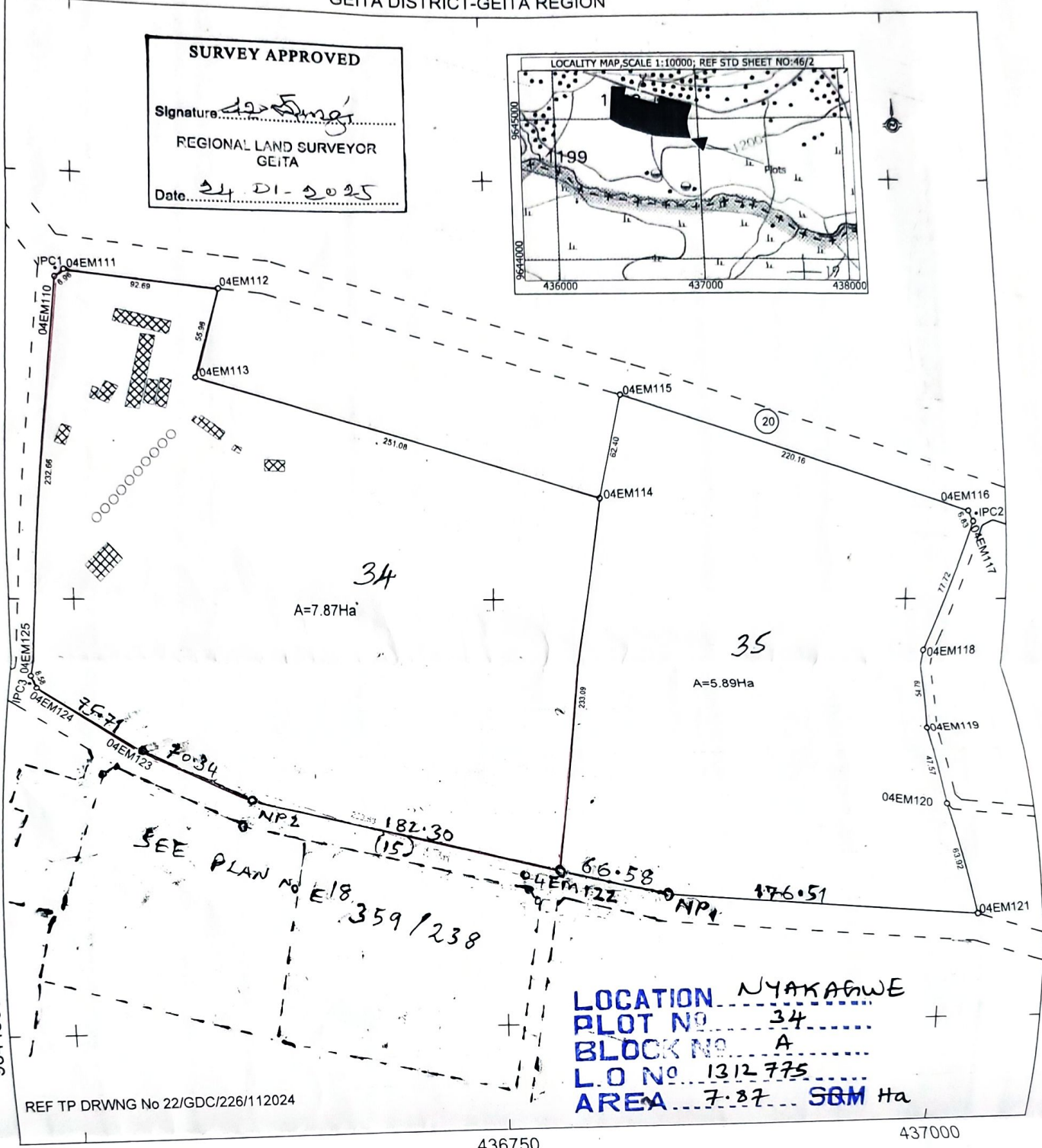
SURVEY PLAN OF PLOTS No. 34-35 BLOCK A AT NYAKAGWE

GEITA DISTRICT-GEITA REGION

SURVEY APPROVED
 Signature: *[Signature]*
 REGIONAL LAND SURVEYOR
 GEITA
 Date: 24.11.2025



9645000
9644750
9644500



LOCATION NYAKAGWE
PLOT NO 34
BLOCK NO A
L.O NO 1312 775
AREA 7.87 SBM Ha

REF TP DRWNG No 22/GDC/226/112024

436500 436750 437000
 SCALE 1:2500

COMPS. *E18 359H*
 M.P No. *46/11/1*
 S.T.D SHEET No. *46/11*
 PLAN No. *E18 359/484*

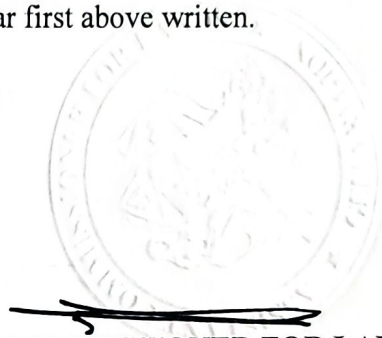
AMMENDMENTS MADE BY:-
 1. *Ndotele (Plots no) 23/1/2025*
 2.
 3.
 PHOTOSTATIC COPIES SENT TO:-
 1.
 2.
 3.

Plan drawn by B.K Loth
 I hereby certify that the survey represented by this plan was carried out in accordance with Survey Rules and Regulations.
 Date: *21/1/2025*
[Signature]
 NTULI D MBOMA
 GOVERNMENT LAND SURVEYOR
 GEITA
 Registered Plan No. *205561*

SCHEDULE

ALL that Land known as Plot No. 34 Block 'A' situated at Nyakagwe in Geita District containing Seven decimal point eight seven hectares (7.87) shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 205561 deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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



ASSISTANT COMMISSIONER FOR LANDS

We, the within named BUGO MINING LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the common SEAL of the said)
BUGO MINING LIMITED in the presence)
of us this.....day of2025.)

Name: LEONARD B. KUYANDA)

Signature: [Signature])

Postal Address: Box 105)

GEITA)

Qualification: MURUMBAZI)

Name: ZAWADI L. KEGADEA)

Signature: [Signature])

Postal Address: Box 105)

GEITA)

Qualification: MURUMBAZI)



TANZANIA


THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date Issue: 27-01-2025
Title Number: 6524 GLR
Land Office Number: 1312776
Land: PLOT NO. 35 BLOCK 'A' SITUATED AT NYAKAGWE IN GEMITA DISTRICT

Term: ninety nine (99) YEARS

TITLE No: 6524 GLR
 REGISTERED ON: 27-01-2025
 AT: 1:00 P.M

Sihelanguwa
 Senior Asst. Registrar of Titles

Land Form No. 22.

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 370,970 Paid
 On Original Receipt Shs: 9250242060
 of: 31096 of 24-01-2025
Sihelanguwa
 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: 925024206031096
 of: 24-01-2025
Sihelanguwa
 Stamp Duty Officer

Title No. 6524 GLR
 L.O. No. 1312776
 LD/GDC/3926

This 27th day of January Two thousand and twenty five

THIS IS TO CERTIFY that **BUGO MINING LIMITED a limited liability company incorporated under the companies Act 2002** of P.O. Box 178, Geita (hereinafter called "the Occupier") 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 **ninety nine** years from the first day of **January, Two thousand and twenty five** 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 there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, **2025**; shall hereafter pay rent of shillings **Three million seven hundred ten thousand and seven hundred (Tshs.3,710,700/=)** 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. Plant, maintain, protect and preserve or conserve not less than five trees on the land within thirty six months from the commencement of the Right. The occupier may plant fruit or wood trees depending on the climatic conditions of such land or as it can be directed by planning authority and shall ensure such trees are kept, maintained or replaced throughout the term of such Right of occupancy
 - (iii) 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 **Geita District Council** (hereinafter called "the authority");

- (iv) At all times during the term of the Right have on the land buildings approved by the Authority and maintain them in good order and repair to satisfaction of the Commissioner for Lands (hereinafter called "Commissioner");
- (v) Not erect or commence to erect on the land any building except in accordance with building plans and specifications, which shall have been first approved by the Authority;
- (vi) Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right

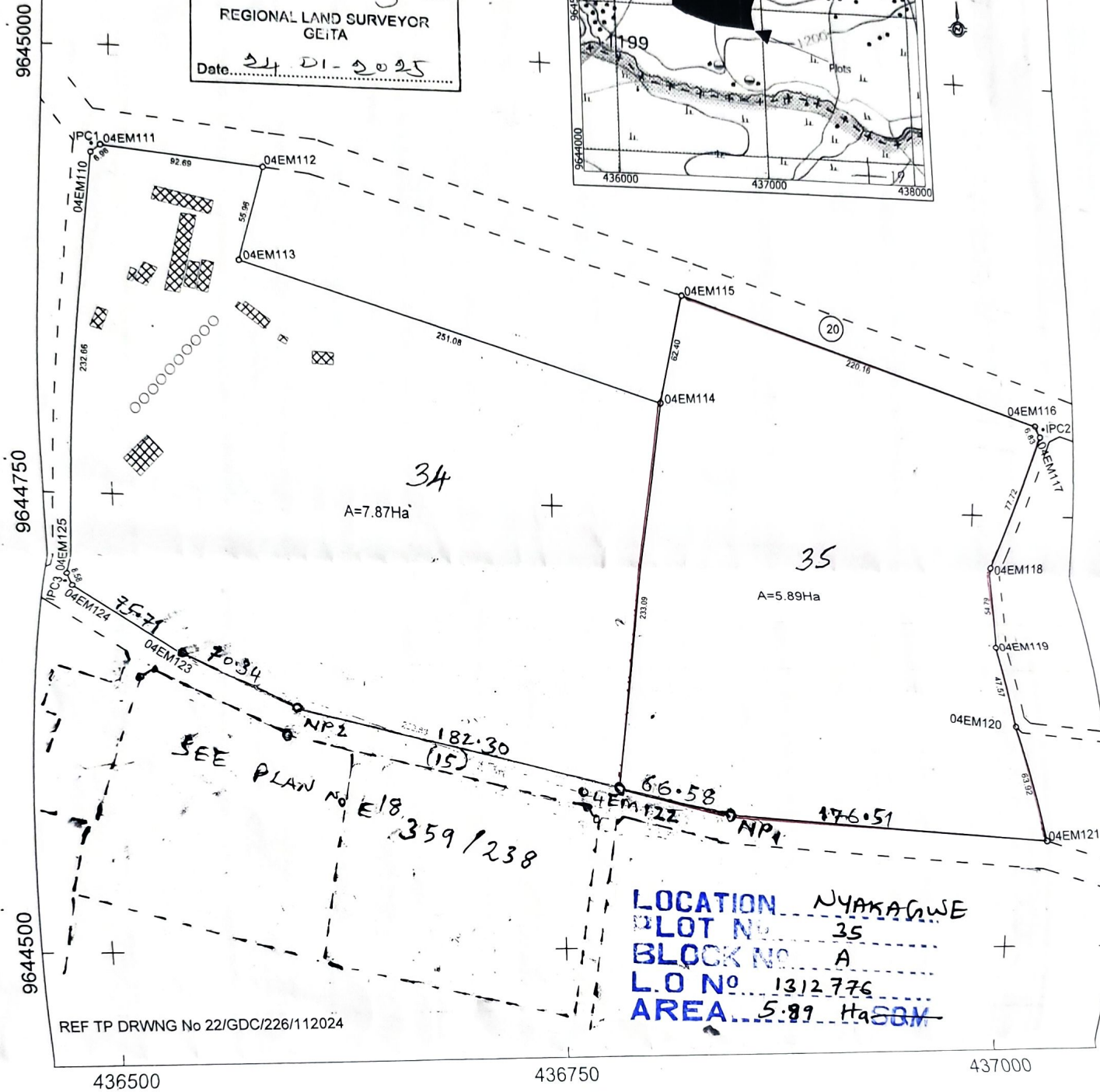
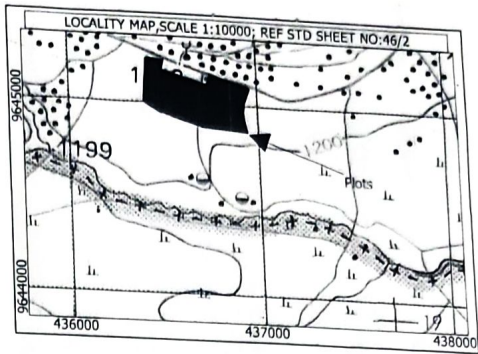
3. The Occupier shall further

- (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 measurements as 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 and the buildings erected thereon shall be maintained and the same shall be used for Industrial purposes only. Use Group 'N' as defined in the Urban Planning (Use Groups and Use Classes) Regulation, 2018.**
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- 6. The Occupier shall deliver to the Commissioner notification of disposition in the 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.
- 7. The President may revoke the right for good cause and in public interest.

SURVEY PLAN OF PLOTS No. 34-35 BLOCK A AT NYAKAGWE
GEITA DISTRICT-GEITA REGION

SURVEY APPROVED
Signature: *[Signature]*
REGIONAL LAND SURVEYOR
GEITA
Date: 24.11.2025



LOCATION NYAKAGWE
PLOT No. 35
BLOCK No. A
L.O No. 1312776
AREA 5.89 Ha

REF TP DRWNG No 22/GDC/226/112024

436500 436750 437000
SCALE 1:2500

COMPS. *E18 359H*
M.P No. *46/11/1*
S.T.D SHEET No. *46/11*
PLAN No. *E18 359/484*

AMMENDMENTS MADE BY:-
1. *Ndatika (Plots no) 23/1/2025*
2.
3.
PHOTOSTATIC COPIES SENT TO:-
1.
2.
3.

Plan drawn by B.K Loth
I hereby certify that the survey represented by this plan was carried out in accordance with Survey Rules and Regulations.
Date: *21/11/2025*
[Signature]
NTULI D MBOMA
GOVERNMENT LAND SURVEYOR
GEITA
Registered Plan No. *205561*

SCHEDULE

ALL that Land known as Plot No. 35 Block 'A' situated at Nyakagwe in Geita District containing Five decimal point eight nine hectares (5.89) shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 205561 deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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



ASSISTANT COMMISSIONER FOR LANDS

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

SEALED with the common SEAL of the said)
BUGO MINING LIMITED in the presence)
of us this.....day of2025.)

Name: EDUARD B. LUGADGA)

Signature: [Handwritten Signature])

Postal Address: Box 105)

GEITA)

Qualification: MKURUGEDZI)

Name: ZAWADI L. LUGADGA)

Signature: Zuban)

Postal Address: Box 105)

GEITA)

Qualification: MKURUGEDZI)

