

TANZANIA

THE LAND ACT 1999  
(NO.4 OF 1999)

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


**Date of Issue:**


**Title Number:** 25998 PWN

**Land Office Number:** 1512913

**Land:** PLOT NO. 139 BLOCK 'T' AT UKUNI IN BIRAGAMOYO URBAN  
AREA

**Term:** NINETY NINE (99) YEARS

25998 PWN  
 12/08/2024  
 ED ON: 1:30 P M  
  
 Asst. Registrar of Titles


TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs: 15,897.50 Paid  
 On Original Receipt Shs: 923144180102185  
 of: 24/05/2023  
  
 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: 923144180102185  
 of: 24/05/2023  
  
 Stamp Duty Officer

Title No: 25998 PWN

L.O. No. 1512913

Ref..No BAG/LD/58908

The 06<sup>th</sup> day of August

Two thousand and Twenty Four.

THIS IS TO CERTIFY that ABZL TANZANIA LIMITED, is a limited liability Company incorporated under the Companies Ordinance (Cap. 212) of P.O. Box 34694, DAR ES SALAAM (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 (99) years from the first day of April, two thousand and twenty three 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 rent up to the thirtieth day of June, 2023 shall thereafter pay rent of shillings three hundred eighteen thousand one hundred and fifty (318,150/=) 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:-
  - (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 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 **Bagamoyo Township Authority** 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. **USER:** The land shall be used for **Wholesale and Storage Warehouse purpose only**, Use Group 'L' as defined in the Urban Planning Act No 8 of 2007 (Use Groups and Classes) Regulations, 2018.
  4. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
  5. The Occupiers shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with all premier, taxes and dues prescribed in connection with the disposition.
  6. The President may revoke the right for good cause or in public interest.



**SCHEDULE**

ALL that land known as **Plot No. 139 Block 'T'** situated at **Ukuni in Bagamoyo Urban Area** containing **five thousand and fifty (5050) square metres** shown for identification only and edged red on the plan attached to this Certificate and defined on the Registered Survey Plan Numbered **173165** 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**

The within named **ABZL TANZANIA LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SEALED with the COMMON SEAL of the said )  
ABZL TANZANIA LIMITED and DELIVERED)**  
in the presence of us this..... )  
day of ..... **15th SEPTEMBER**....., 2023. )

Signature:..... ..... )

Postal Address:..... **34694**..... )

..... **MWANZA TOWER, DSM, TANZANIA**..... )

Qualification..... **DIRECTOR**..... )

Signature:..... ..... )

Postal Address:..... **34694**..... )

..... **MWANZA TOWER, DSM, TANZANIA**..... )

Qualification..... **DIRECTOR**..... )

