

Land Form 23 A.

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

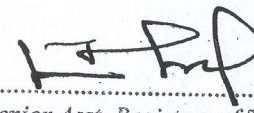
**Date of Issue:**


**Title Number:** 4014 SHY

**Land Office Number:** 427061

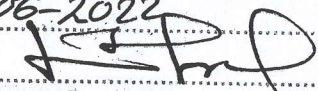
**Land:** PLOT NO. 1907 BLOCK "NN" IBADAKULI SHINYANGA MUNICIPALITY.

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

TITLE No: H014 SHY  
 REGISTERED ON: 01-07-2022  
 AT: 01:00 A M  
  
 Senior Asst. Registrar of Titles



Land Form No. 22

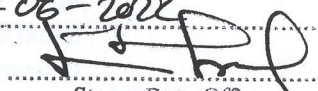
TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: 100/- Paid  
 Receipt No: 922179113550055  
 of: 28-06-2022  
  
 Stamp Duty Officer

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: 126,881.05/-  
 On Original Receipt No: 922179113550055  
 of: 28-06-2022  
  
 Stamp Duty Officer

Title No. H014 SHY  
 L.O. No. 427061.  
 LD. No. SH/30363.

The 1<sup>st</sup> day of July, Two Thousand and Twenty Two.

THIS IS TO CERTIFY that JAMBO FOOD PRODUCTS LIMITED, a Limited liability Company Incorporated in Tanzania and having its registered office in Shinyanga of P.O Box 71, SHINYANGA (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 (99)** years from the first day of **April, Two Thousand and Twenty Two** 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 thereof or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2022; shall thereafter pay rent of shillings **Two Million Five Hundred Thirty Five Thousand Eight Hundred Twenty One (Tshs.2,535,821/=)** 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 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) Maintain on the land buildings (hereinafter called "the building") 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 **Shinyanga Municipal 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 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. **USER:** The land and existing buildings thereon shall be maintained and the same shall be used for **Industrial Purposes Only**. Use Group 'M' Use Classes (a), (b) and (c) as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.
  4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
  5. 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.
  6. The President may revoke the right for good cause and in public interest.

SHINYANGA MUNICIPALITY



INSET SHOWING DETAILS OF PLOT

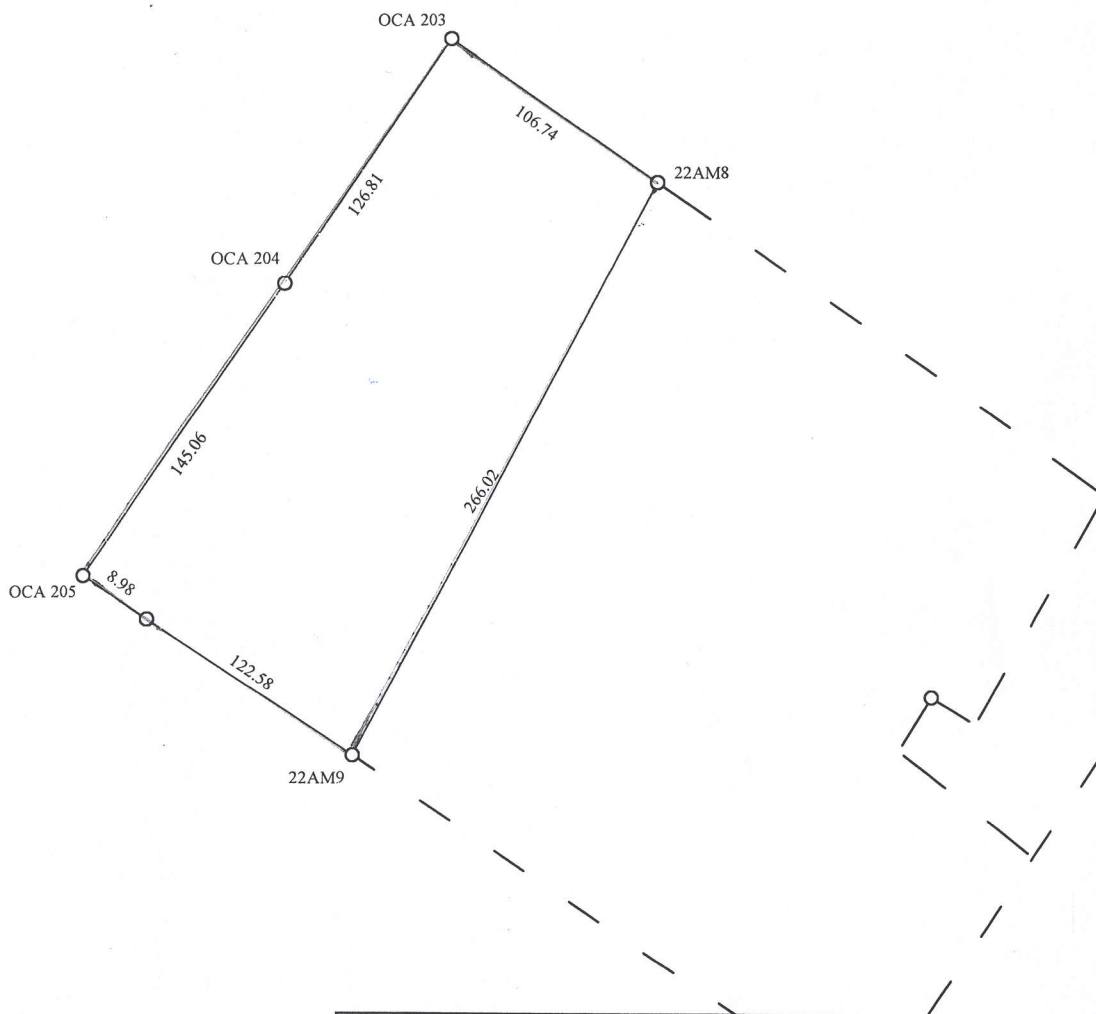
LOCATION : IBADAKULI

BLOCK: "NN"

PLOT No: 1907

L.O No. 427061

AREA: 32,099 Sqm



This plan, prepared in accordance with Registered plan No.158364, is approved for the purpose of Land Registration Ordinance.

For Director of Surveys and Mapping

Date: 30-06-2022 Surveys and Mapping Division  
Ministry of Lands, Housing and Human Settlement Development.

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

**SCHEDULE**

ALL that Land known as Plot No.1907 Block 'NN' situated at **Ibadakuli Area** in **Shinyanga Municipality** containing **Thirty Two Thousand Ninety Nine (32,099) Square Metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **158364** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

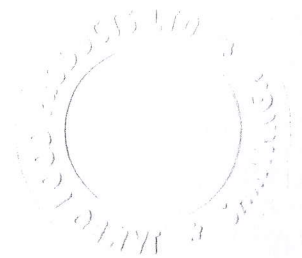
Given under my hand and my official seal the day and year first above written.

**ASSISTANT COMMISSIONER FOR LANDS**

We, **JAMBO FOOD PRODUCTS LIMITED** the within named hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SEALED** with the **COMMON SEAL** of )  
**JAMBO FOOD PRODUCTS LIMITED** )  
and **DELIVERED** in the presence of us )  
this ..... **30<sup>th</sup>** day of ... **June** .....2022 )

Signature: )  
Name: **SALUM KHAMIS SALUM** )  
Qualification: **MANAGING DIRECTOR** )



Signature: )  
Name: **SELEMAN KHAMIS** )  
Qualification: **DIRECTOR** )

LAND REGISTRY SHINYANGA

**MORTGAGE**

654

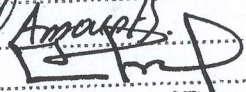
Filed Document No: .....

Date of Registration 13-06-2019 Time 10:40 AM

To CRDB BANK PLC P.O. BOX 268

PAUL-ES - SALAM

To Secure Unspecified Amount

  
Senior Asst. Registrar of Titles

