


TITLE No. 187823
 REGISTERED 13/11/2019
 AT 2:30 pm



[Signature]
 Reg. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 5,191,210/= Paid
 On Original Receipt Shs. 99027297238
 of 07/10/2019

[Signature]
 Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 100/= Paid
 Receipt No. 99027297238
 of 07/10/2019

[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 187823
 L.O. NO. 1047203
 KGMC/LD/MWN/G/110812

The 13th day of November Two thousand and Nineteen

THIS IS TO CERTIFY that WAJA GENERAL COMPANY LIMITED of P.O. BOX 561, GEITA (hereinafter called "the Occupiers") are entitled to a 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 **Sixty six years** from the **first day of October, Two thousand and Nineteen** 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 thirtieth day of June 2020, shall thereafter pay rent of shillings **One million and thirty eight thousand four hundred fifty (TShs. 1,038,450/=)** 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'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. Building plans to be submitted to the **KIGAMBONI MUNICIPAL COUNCIL** within six months from the commencement of the Right.
- v. Building construction to begin within six months after the approval of the plans.
- vi. Building to be completed within thirty six months from the commencement of the Right.

3. **USER:** The land shall be used for **Commercial** purposes only. Use Group 'C' uses classes (a) (b) and (c) as defined in the Urban Planning Act, 2007, Regulations 2018.

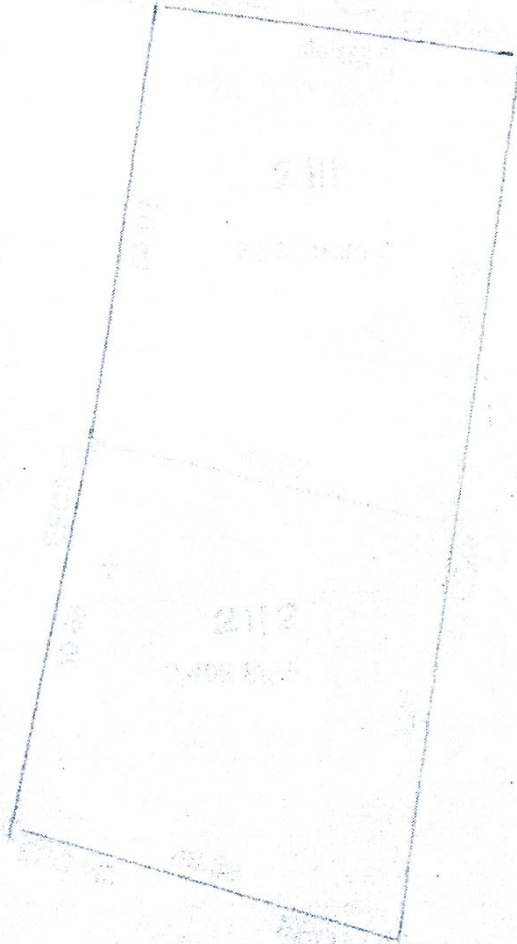
4. The Occupiers shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.
5. The Occupiers shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the Right for good cause or in Public interest.

KIGAMBONI MUNICIPALITY

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LOCATION MAWENI
BLOCK G
PLOT NO. 2111 & 2112
L.O NO 1047202
AREA 4945 SQM



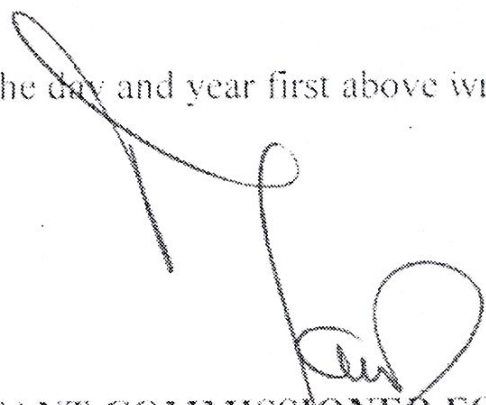
The issue of this plan implies no guarantee or admission of title by the government

The plan prepared in accordance with the registered Plan no. 004164
is approved for purpose of the Land Registration Ordinance by
Director of Surveys and Mapping _____ Date 31-10-2019
Ministry of Lands Human Settlements Development and Survey

SCHEDULE

ALL that land known as Plot No. 2111 and 2112 Block 'G' situated at Maweni area in Kigamboni Municipality containing Four thousand nine hundred forty five (4,945) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Number 104164 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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



ASSISTANT COMMISSIONER FOR LANDS

We, the within named **WAJA GENERAL COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SEALED with the COMMON SEAL of the said)
WAJA GENERAL COMPANY LIMITED)
in the presence of us this08...)
day ofOCTOBER..... 2019)

Signature:*[Signature]*.....)

Postal address:P.O. BOX SBI GEITA.....)

Qualification:DIRECTOR.....)

Signature:*[Signature]*.....)

Postal address:P.O. BOX SBI GEITA.....)

Qualification:DIRECTOR.....)