

85 864
25 January 2010
1:00 PM

Notary Public
Signature: *Morait*
Notary Public, Department of Lands



Land Form No. 2

Stamp Duty
100/-
353880
29/1/2010
Stamp Duty

Legal link ATTORNEYS
ADVOCATES, NOTARIES PUBLIC AND
COMMISSIONERS FOR OATHS
Certified True Copy of the Original
Signature: *Mwapa*
Date: 11-02-2010

THE UNITED REPUBLIC OF TANZANIA

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

Stamp
290
35
80/7
Morait

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: 4564
L.O. No. 423616.
L.D. No. BAG/LD/85

The 25th day of January

Two thousand and

THIS IS TO CERTIFY that HILL PACKAGING COMPANY LIMITED a limited liability company incorporated under the Companies Ordinance (Cap.212) of P.O. Box 118 DAR ES SALAAM (hereinafter called "the Occupier") is 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 July, 1985 thousand and nine 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 enactments and amendments thereof and to any substitution therefor or amendment thereof and to the following special conditions:

1. The Occupier having paid rent up to the thirtieth day of June, 2010; shall thereafter pay rent of shillings Five hundred seventy eight thousand five hundred (Tshs.578,500/=) 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 Commission 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 authorities responsible for environment and to achieve such objective.
 - (iii) Buildings to be in permanent materials.
 - (iv) Building plans to be submitted 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 the plans.
 - (vi) Building to be completed within thirty six months from the date of commencement of the Right.
3. **USER:** The land and buildings to be erected thereon shall be used for **Industrial Services Trade** purposes only;; Use Group 'M' use class (b) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
 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 prescribed form before or at the time the disposition is carried out together with 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.

SCHEDULE

ALL that Land known as Plot No. 62 and 64 situated at Mapinga in Baganoyo District containing Two decimal point seven five four (2.754) hectares shown for identification edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 53038 deposited at the Office of the Director for Surveys and Mapping at Dar Salaam.

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

[Signature]
ASST. COMMISSIONER FOR LANDS

The within named HILL PACKAGING COMPANY LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
HILL PACKAGING COMPANY LIMITED and)
DELIVERED in the presence of us this.....)
day of.....2009.)

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

Postal Address: P.O. Box 1815,)
Dar Salaam)

Qualification: MANAGING DIRECTOR)

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

Postal Address: P.O. Box 11815,)
Dar Salaam)

Qualification: DIRECTOR)

LEGAL ATTORNEYS
ADVISED BY NOTARIES PUBLIC
DAR ES SALAAM
Continued on page 2 of the Original
Signature: *[Signature]*
11-02-2016