

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 03-04-2023

Title Number: 106314 Myianza

Land Office Number: 682420

Land: PLOT NO.1 BLOCK 'J' BUGANDO (NYANGUGU TRADING CENTRE) IN
MAGU DISTRICT

Term: NINETY NINE (99) YEARS

TITLE No: 106314 R Mwanza

REGISTERED ON: 08.04.2023

AT: 01:00P M



Senior Asst. Registrar of Titles

LAND FORM NO. 22

TANGANYIKA STAMP DUTY ACT.

Stamp Duty Shs: 500/= Paid

Receipt No: 923069165673802

of: 10.03.2023

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: 176250/= Paid

On Original Receipt Shs: 923069165673802

of: 10.03.2023

Stamp Duty Officer

Title No. 106314 R Mwanza

L.O.No.682420

L.D.No LD/MG/6710

The 3rd day of April Two Thousand and Twenty Three

THIS IS TO CERTIFY that **BUGANDO NATURAL ENERGY LIMITED** a limited liability company incorporated under the Companies Act, 2002 and having its registered offices in Tanzania P.O. Box 42 MAGU (Hereinafter called occupiers) 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 Three**. According to the intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made hereunder and to any enactment in substitution therefore or amendment thereof and to the following special conditions:

1. The Occupier having paid rent up to the thirtieth day of **June 2023**, shall thereafter pay rent of **One Million, Seven Hundred Sixty Seven Thousand, One Hundred Fifty (Tshs.1,767,150)** 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 Occupier shall:
 - i. Be responsible for the protection of all beacons on the land throughout term of the Right. Missing beacons will have to be re-established 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) Plant, maintain, protect and preserve or conserve not less than five trees on the land within thirty six months from the day of 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.

(iv) Maintain on the land building (hereinafter called "the building") in permanent materials designed for use in accordance with the conditions for the right and which conform to the building line (if any) decided by the **MAGU DISTRICT COUNCIL** (hereinafter called "the **AUTHORITY**")

(v) At all times during the term of the Right have on the land building 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").

(vi) 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 as here in before provided

(vii) Approval of plans of any building by the **Authority** shall not imply that the construction of such building will satisfy the occupier's obligation under the conditions of the **Right** and shall not imply waiver or modification any condition in the **Right**.

3. **USER:** The land and the buildings to be erected thereon shall be used for **Communications and Public Works Purpose Only**. Use Group "Q" use class (g) as defined in Urban Planning Act (use groups and use classes) Regulation, 2018

4. The Occupier shall not assign the right within three years of the date hereof without the prior approval of 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 premier, taxes and dues prescribed in connection with that disposition.

6. The president may revoke the right for good cause or in public interest.

MAGU DISTRICT



INSET SHOWING DETAILS OF PLOT.

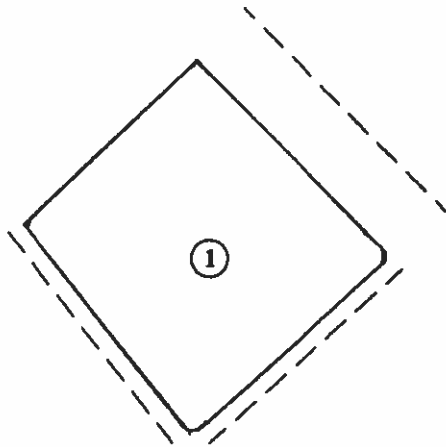
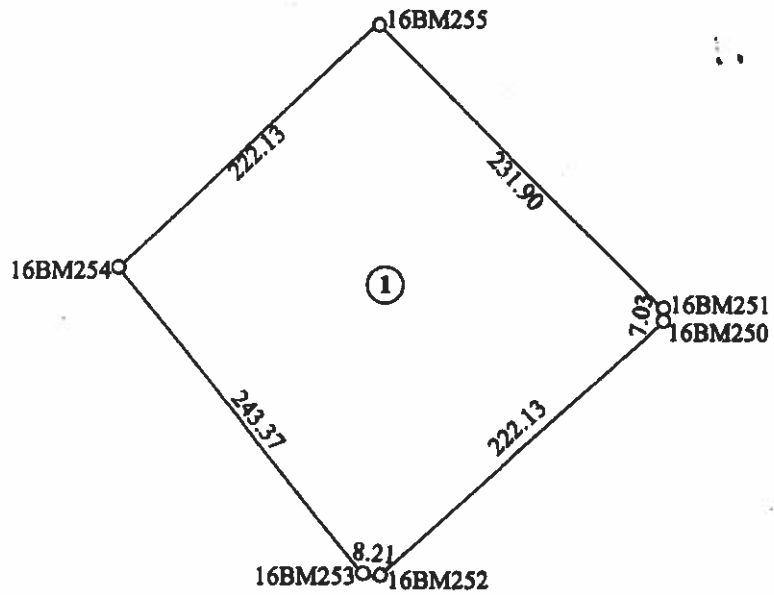
LOCATION BUGANDO (NYANGUGE TRADING CENTRE)

BLOCK "J"

PLOT No. 1

L.O.No. 682420

AREA 5.61 Ha



This plan, prepared in accordance with Registered plan No173105 is approved for the purpose of Land Registration ordinance.


For Director of Surveys and Mapping.

Date 16/03/2023

Ministry of Lands, Housing and Human Settlement Development
Dodoma.

The Issue of The plan Implies no guarantee or admission of title of Government.

SCHEDULE

ALL that land known as **PLOT No 1 BLOCK "J"** Situated at **Bugando (Nyanguge Trading Centre)** in **Magu District** containing **Five Decimal Point Six One Hectors (5.61 Ha)** shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **173015** Deposited at the office of the Director for Survey and Mapping at Dodoma.

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



ASSISTANT COMMISSIONER FOR LANDS

We, the within named **BUGANDO NATURAL ENERGY LIMITED**, here by accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED with COMMON SEAL of the said
BUGANDO NATURAL ENERGY LIMITED,
and Delivered in presence of us this 17th Day of MARCH 2023

NAME JOSEPH AZIMIO JIRABI

SIGNATURE [Signature]

POSTAL ADDRESS P.O. BOX 42 MAGU

QUALIFICATION MANAGING DIRECTOR

NAME LOYCANA EVARISTE MWIDUNDA

SIGNATURE [Signature]

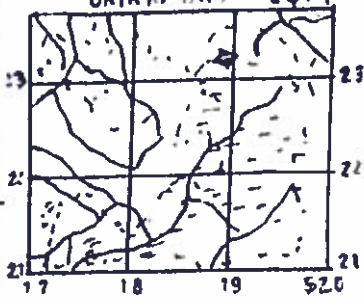
POSTAL ADDRESS P.O. BOX 42 MAGU MWANZA

QUALIFICATION DIRECTOR

SURVEY OF PLOTS NO. 1 BLOCK J BUGANDO - NYANGUSE
MAGU DISTRICT.

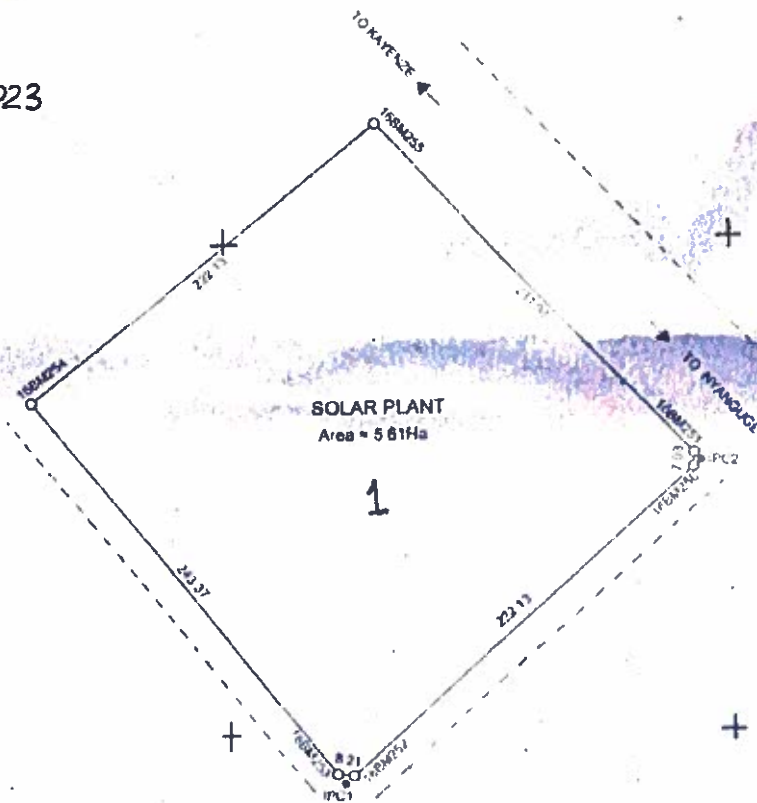
TRADING CENTRE

LOCAL SKETCH
UKIRIG URU 34/1



Final

14-03-2023



EXTRACTED FROM TP NO 14/MAG/199/082022

518000

518850

519100

SCALE 1:2500

COMPS E18 170A
MP 34/1/7
STD SHEET NO 34/1
ACTION CD
PLAN No E18 170/19

AMENDMENTS MADE BY
1 M WASHININI (PLOT NO) 14-3-023
2
3
PHOTOSTAT COPIES SENT TO
1
2
3

Plan drawn by Ramadhani Igunda (Tech Surveyor)
I hereby certify that the Survey represented by this
Plan was carried out in accordance with the Survey
Act of 1989.

14-03-2023
Ramadhani Igunda
KATUNGE DE
LICENCED LAND SURVEYOR
REGISTERED PLAN NO 173105