

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number *128446*

Land Office Number: 465800.

Land: PLOT No. 15-16 BLOCK 'E' VIKINDU IN MKURANGA DISTRICT.

Term: NINETY NINE (99) YEARS.

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 128446



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 30 Jan, 2014

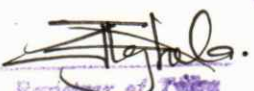
SUMRY'S ENTERPRISES LIMITED
P.O Box 42242, DAR ES SALAAM
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 128446 LAND OFFICE NO: 465800
PLOT NO. 15-16 BLOCK E AT VIKINDU

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

A handwritten signature in black ink, appearing to be 'A. J. M.', written over the printed name 'REGISTRAR OF TITLES'.

Copy to: Commisioner for Lands
Your LD File No: 316505 refers

TITLE NO. **128446**
 REGISTERED **16-01-2014**
 AS **10:00 AM**

 Registrar of Lands

Land Form No. 22

Stamp Duty **100/-**
 Receipt No. **46329671**
04-09-2013

 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
 Stamp Duty **123,550/-**
 on or after Receipt No. **46329671**
 of **04-09-2013**

 Stamp Duty Officer
CERTIFICATE OF OCCUPANCY

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

(Under Section 29)

Title No. **128446**
 L.O. No. **465800**
 LD/MK/1899.

The **3rd** day of **January** Two thousand and fourteen.

THIS IS TO CERTIFY that **SUMRY'S ENTERPRISES LIMITED**, a limited company incorporated in Tanzania under the company ordinance) (Cap.212) of P.O. Box 42242, **DAR ES SALAAM** (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** years from the first day of **July, Two thousand and thirteen** 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 Occupier having paid rent up to the thirtieth day of June, **2014**; shall hereafter pay rent of shillings **Two million four hundred seventy one thousand one hundred seventy five (2,471,175/=)** 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 buildings") 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 **Mkuranga District 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 the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner").
 - (v) Not erect or commence to erect on the land buildings 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 the existing buildings erected thereon shall be maintained and the same shall be used for **Light Industry** purposes only. Use Group '**M**' use classes (c) 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 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.

MKURANGA DISTRICT

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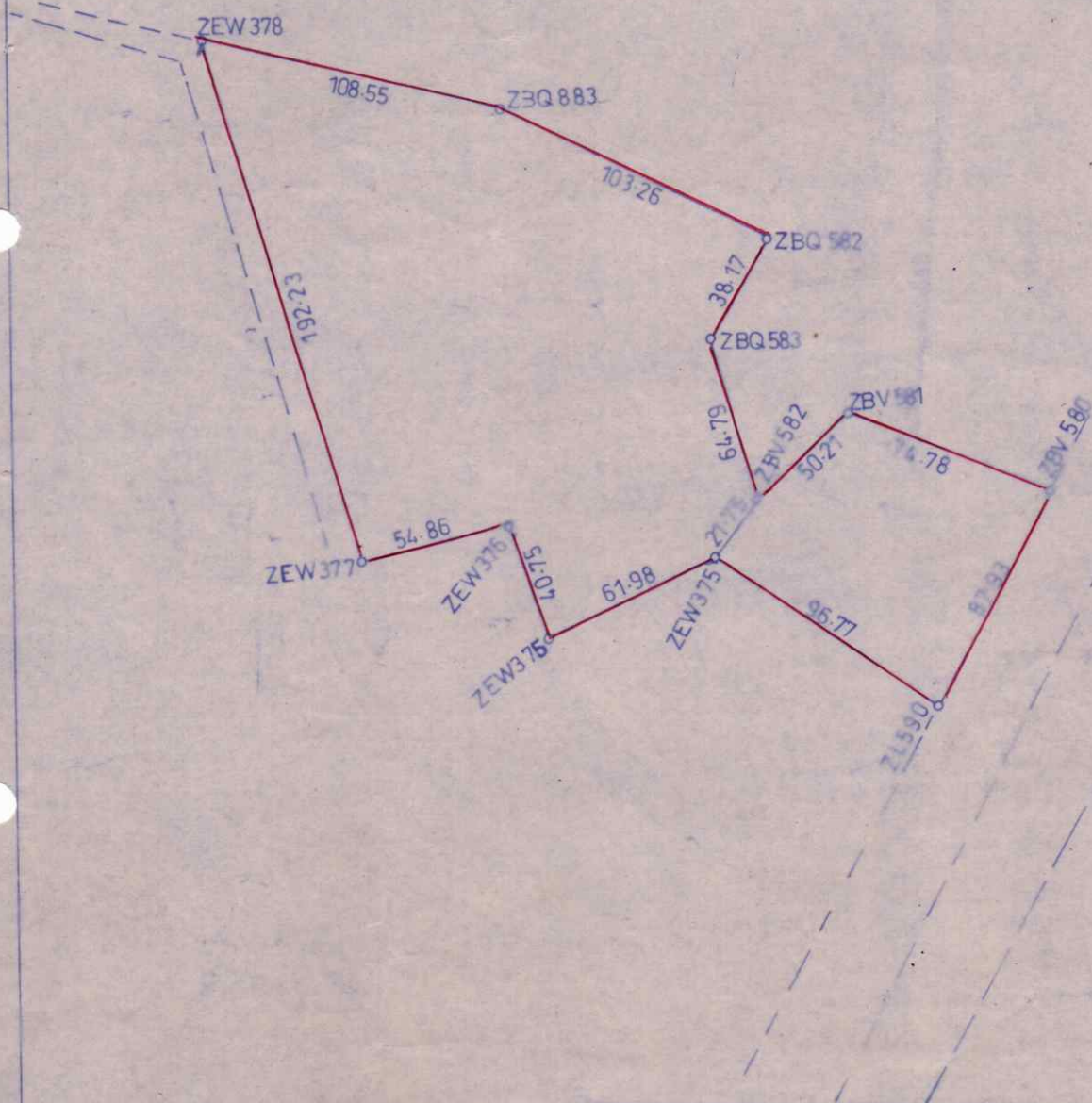
LOCALITY VIKINDU

PLOT NO 15-16

BLOCK E

L O N O 465800

AREA 329495Qm



THE ISSUE OF THIS PLAN IMPLIES NO GUARANTEE
OR ADMISSION OF TITLE BY THE GOVERNMENT

THIS PLAN PREPARED IN ACCORDANCE WITH REGISTERED PLAN
NO. 73450 IS APPROVED FOR PURPOSES OF THE LAND
REGISTRATION ORDINANCE DIRECTOR OF SURVEYS AND
MAPPING. DATE 02-09-2013
MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT
J. P. SALA AM

SCHEDULE

ALL that Land known as Plot No. 15-16 Block 'E' situated at **Vikindu** in **Mkuranga District** containing **thirty two thousand nine hundred and forty nine (32949) square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **73450** 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.



[Signature]

ASSISTANT COMMISSIONER FOR LANDS

We, the within named **SUMRY'S ENTERPRISES LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED and COMMON SEAL of the said)
SUMRY'S ENTERPRISES LIMITED)
And Delivered in the presence of us this)
.....day of2014.)

Name HAMOU A. SUMRY)

Signature *[Signature]*)

Postal Address 42242)

DSM.)

Qualification: M/DIRECTOR)

Name GHALIB A. HAMOUN)

Signature *[Signature]*)

Postal Address 42242)

DSM)

Qualification: DIRECTOR)