

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 194208



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 01 Sep, 2021

SATURN CORPORATION LIMITED
P.O Box 647
DSM
Sir/Gentlemen/Madam,

RE: TITLE NO: 194208 LAND OFFICE NO: 1164832

PLOT NO. 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 BLOCK B AT KIGOGO KISARAWEEI

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 'D. S. J.', written over the printed name of the Registrar of Titles.

REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 386997 refers

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:


Title Number: 194208

Land Office Number: 1164832

Land: PLOT NO. 2-11 BLOCK 'B' AT KIGOGO KISARAWE II AREA IN KIGAMBONI MUNICIPALITY

Term: NINETY NINE YEARS

TITLE No: 194208
 REGISTERED ON: 31-8-2021
 AT: 02:30 P M
 Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/= Paid
 Receipt No: 921217061798821
 of: 05-08-2021
 Stamp Duty Officer

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 592,443/= Paid
 Receipt No: 921217061798821
 of: 05-08-2021
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No... 194208
 L.O. NO. 1164832
 LD/KGMC/LD/KIS/B/13731

The 31st day of August Two thousand and Twenty One

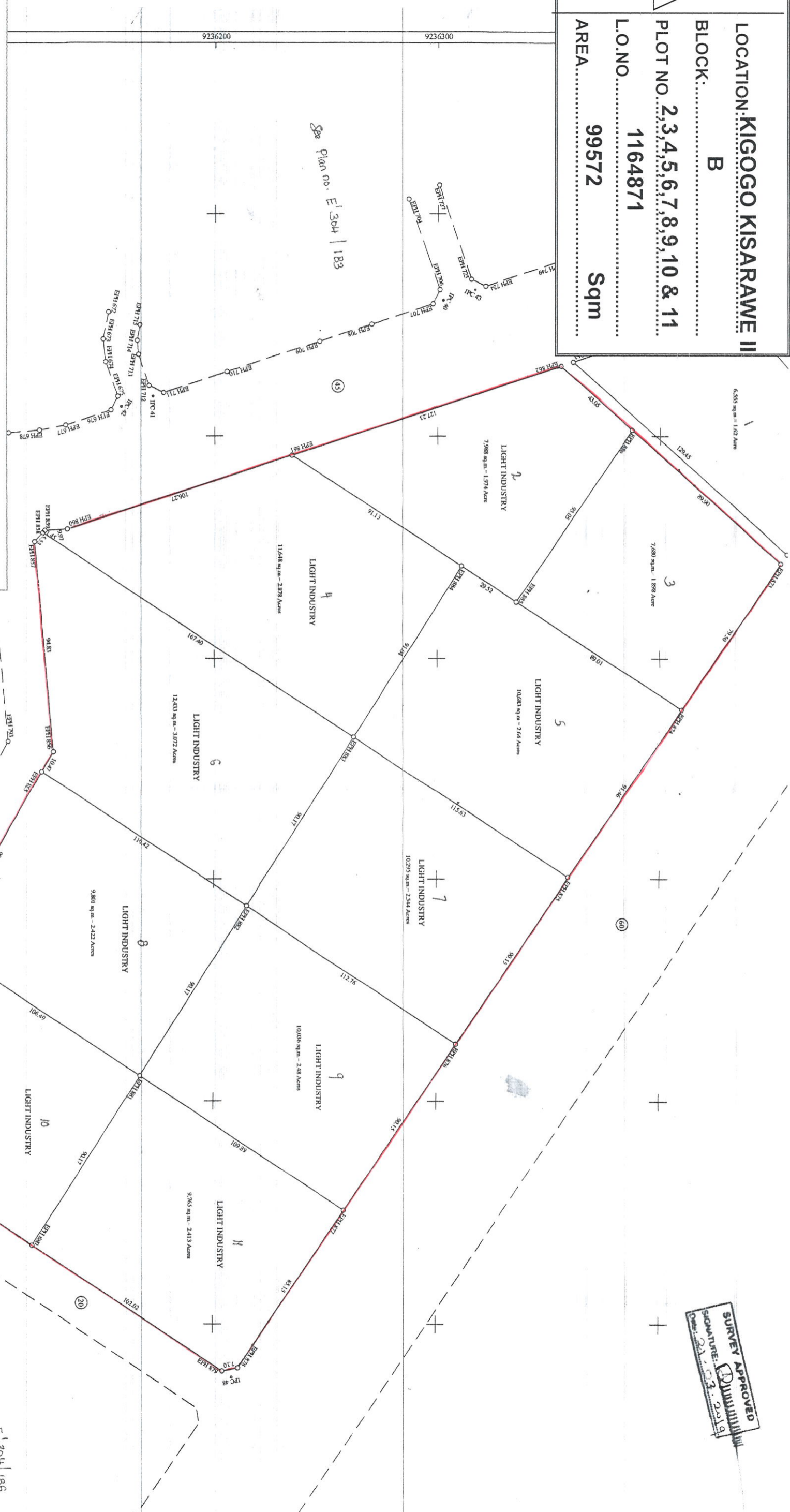
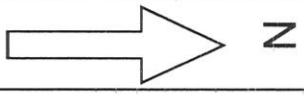
THIS IS TO CERTIFY that **SATURN CORPORATION LIMITED** is this day incorporated under the Companies Act, 2002 and that the Company is Limited of P.O. BOX 647, DAR ES SALAAM (hereinafter called "the Occupiers") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **ninety nine years** from the first day of **July, Two thousand and Twenty One** 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 there for or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June 2022, shall thereafter pay rent of shillings **Eleven Million eight hundred forty nine thousand and sixty eight (TShs. 11,849,068/=)** 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 **Light Industry** purposes only. Use Group '**M**' uses class (**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 MUNICIPAL COUNCIL

LOCATION: KIGOGO KISARAWE II
BLOCK: B
PLOT NO. 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11
L.O. NO. 1164871
AREA 99572 Sqm



This plan, prepared in accordance with the Registered Plan no. 104279
 is approved for purpose of the Land Registration Ordinance
 Director of Surveys and Mapping *[Signature]* Date: 25/08/2021
 Ministry of Lands, Housing & Human Settlements Development, Dar es Salaam

SURVEY APPROVED
 SIGNATURE: *[Signature]*
 Date: 25/08/2021

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

SCALE: 1:1000

PLAN DRAWN BY: JUMA ATTUMANI



SCHEDULE

ALL that land known as **Plot No. 2 - 11 Block 'B'** situated at **Kigogo Kisarawe II Area in Kigamboni Municipality** containing **Ninety nine thousand five hundred seventy two (99,572) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **104279** 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, within named **SATURN CORPORATION LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SEALED with the **COMMON SEAL** of the said)
SATURN CORPORATION LIMITED)
in the presence of us this)
day of ^{10th Aug} **2021**)
Signature:..... .....)
Postal address:.....)
.....)
Qualification:..... ^{Director}.....)
Signature:..... .....)
Postal address:.....)
.....)
Qualification:..... ^{M.D}.....)

