

Land Form 23 A

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number:


55041


LAND REGISTRY MOSHI

Land Office Number: 580172.

Land: Plot No. 581 Block 'LIL' Situate at Karanga in Moshi Municipal


Term: Sixty (60) Years

FILE No. SS044
REGISTERED on
21-9-2017
at 1200 P.M.

Registrar of Titles



Stamp Duty Shs. 100/- Paid
and Revenue Receipt No. 16856829
of 23-08-2017 issued
Land Form No. 22
Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

Stamp Duty Shs. 900/- Paid
Original Revenue Receipt No.
16856829 of 23-08-2017

Asst. Registrar of Titles

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

LAND REGISTRY

Title No. SS044
L.O. No. 561172
MMC/LD/581/LLL/KAR

The 19th day of September Two thousand and Seventeen

THIS IS TO CERTIFY that **KARANGA LEATHER INDUSTRIES LIMITED**, a limited liability company incorporated in Tanzania under the Companies Act (Cap. 212), 2002 of P.O. Box 1955, MOSHI (hereinafter called "the 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 **Sixty Six** years from the first day of **July, Two Thousand and Seventeen** 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 there for or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2018; shall thereafter pay rent of Shillings Five Thousand (Tshs. 5,000/=) 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) Erect on the land 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 Moshi Municipal Council (hereinafter called "the Authority").
 - (iv) Submit to the Authority building plans within Six months from the date of commencement of the Right
 - (v) Begin building construction within six months after the approval of the building plans by the Authority.
 - (vi) Complete the building construction within Thirty Six months from the date of commencement of the Right.
3. **USER:** The land shall be used for **Special Industry Purposes Only, Use Group 'N'** use class (d) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
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 further:-
 - (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
 - (ii) make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose;
 - (iii) provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
 - (iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority;
 - (v) Loading and unloading facilities shall be provided within the boundaries of the land.
6. 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.
7. The President may revoke the right for good cause and in public interest.

MOSHI MUNICIPALITY

INSET SHOWING DETAILS OF PLOT

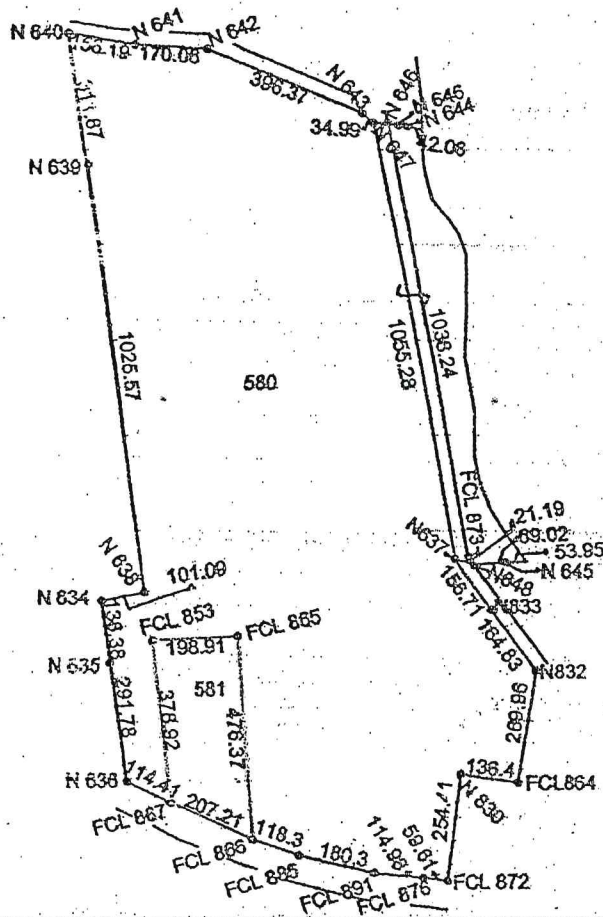
LOCALITY KARANGA

BLOCK LLL

PLOT NO 581

L.O. NO. 561172

AREA 8.12 Ha



The Issue of this plan implies no guarantee or admission of title by the Government

This plan, prepared in accordance with Registered Plan No **90484** approved for the purpose of the Land Registration ordinance.

Director of Surveys and Mapping
Ministry of Lands, Housing & Human Settlements Development

[Signature]
date **23-8-2017**

SCHEDULE

All that land known as Plot No 581 Block 'LLL' situate at Karanga in Moshi Municipality containing Eight Decimal Point One Two (8.12) Ha. shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Number 90484 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.

[Signature]
ASST. COMMISSIONER FOR LANDS

We, the within-named KARANGA LEATHER INDUSTRIES LIMITED, hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

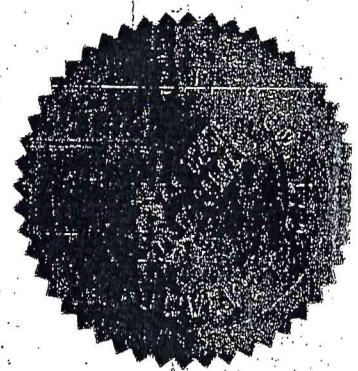
SEALED with the COMMON SEAL of the said KARANGA LEATHER INDUSTRIES LIMITED and DELIVERED in our presence this 30th day of AUGUST, 2017

Name... WILLIAM EDWARD ERIO

Signature... *[Signature]*

Postal Office... P.O. Box 72428 D'ARIDIAN

Qualification... BOARD CHAIRMAN



Name... DR. JUMA KILI MALLWA

Signature... *[Signature]*

Postal Office... P.O. Box 9190 DAR ES SALAAM

Qualification... BOARD VICE CHAIRMAN