

TITLE No. 31757 PWN
 REGISTERED ON 03.30 P
 9/5/2025
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 77,127 Paid
 Receipt No. 935072316611210
 13/3/2025
 Stamp Duty Officer

Land Form No. 22

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. 100 Paid
 Receipt No. 935072316611210
 13/3/2025
 Stamp Duty Officer

Title No. 31757 PWN
 L.O. No. 1657060
 KTC/LD/PT/27890

The 9th day of May Two thousand and Twenty Five.

THIS IS TO CERTIFY that JURIJS ANATOLIJS MARTINOV of P.O. Box 78570, DAR ES SALAAM (hereinafter called "the Occupiers") 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 Sixty six (66) years from the first day of January, Two thousand twenty five 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 thereof or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2025; shall hereafter pay rent of shillings One million two hundred sixty one thousand six hundred seventy four (1,261,674) 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) Building to be in permanent materials.
 - (iv) Submit building plans to the Kibaha Town Council within six months from the date of the commencement of the Right.
 - (v) Building construction to begin within six months after approval of plans.
 - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.
3. The Occupier shall further
 - (i) Make and maintain of 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 good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land shall be used Industrial purposes only, Use Group 'O' Use class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. 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 all premia, taxes and dues prescribed in connection with the disposition.
7. The President may revoke the right for good cause or in public interest.

SCHEDULE

ALL that land known as Plot No 270 Block 'A' at Misugusugu - Miomboni in Kibaha Township containing Nineteen thousand nine hundred thirty (19930) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered 207035 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

ASSISTANT COMMISSIONER FOR LANDS

I, **JURIJS ANATOLIJS MARTINOV**s the within named hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
JURIJS ANATOLIJS MARTINOV)
who is known to me personally/identified to me)
by.....)

the latter being known to me personally in my)
presence this ...²⁰.....day of..... APRIL....., 2025)

Witness's)
Signature.....)

Postal Address:..... 96232, D 57)

Qualification:.. COMMISSIONER FOR OATHS)

Roselina Melchior Shio
P.O.Box 96232 Dar es Salaam
Advocate, Notary Public &
Commissioner for Oaths