

MINISTRY OF LANDS, HOUSING AND RURAL SETTLEMENTS DEVELOPMENT
Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 107659



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 14 Jul, 2023

TONNY QUALITY BAKERS COMPANY LIMITED
P.O Box P.O BOX 90 SENGEREMA
Sir/Gentlemen/Madam,

RE: TITLE NO: 107659 LAND OFFICE NO: 930032

PLOT NO. 365 BLOCK W AT BUKALA-SENGEREMA URBAN AREA

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

ASST. REGISTRAR OF TITLES

Copy to: Commisioner for Lands

Your LD File No: LD/SENG/BKL/0365 refers

(Under Section 29)

Date of Issue: 14.07.2023

Title Number: 107659 L.R. Mwanza


Land Office Number: 930032

Land: PLOT NO. 365 BLOCK 'W' BUKALA, SENGEREMA URBAN AREA
SENGEREMA DISTRICT

Term: NINETY NINE (99) YEARS

TITLE No: 107659 L.R. Mvianze
 REGISTERED ON: 14.07.2023
 AT: 1:00p M


 Senior Asst. Registrar of Titles


Land Form No.22
 TANGANYIKA STAMP DUTY ACT-
 Stamp Duty Shs: 500/= Paid
 Receipt No: 923191189097306
 of: 10.07.2023

 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: 5458/= Paid
 On Original Receipt Shs: 923191189097306
 of: 10.07.2023

 Stamp Duty Officer

Title No. 107659 L.R. Mvianze
 L.O. No. 930032
 L.D. No. SENG/BKL/0365

The 13th day of July 2020 Two thousand and Twenty Three

THIS IS TO CERTIFY that TONNY QUALITY BAKERS COMPANY LIMITED a Limited Liability Company incorporated under the Companies Act(CAP 212 R.E 2002) of P.O. Box.90, SENGEREMA (hereinafter called "the Occupier") is 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 April Two Thousand and Twenty three 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 therefore or amendments 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 Tanzania shillings five hundred forty five thousand seven hundred fifty (Tshs.545,750/=) 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:-
 - a. 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.

- b. 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.
 - c. Erect the building with **permanent materials** on the land.
 - d. Submit building plans to **Sengerema District Council** within **six months** from the commencement of the Right.
 - e. Begin building construction within six months from the approval of the plans.
 - f. Complete building within thirty six months from the commencement of the Right.
3. **USER:** Only one main building together with the usual and necessary out buildings shall be built on the land and the same shall be used for **Service Industries purposes only** Use Group 'M' use class (a) as defined in the Urban planning (use groups and use classes) regulations, 2018 as per Government Notice No. 91 of 2018.
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 or in public interest.

SENGEREMA DISTRICT

N



INSERT SHOWING DETAILS OF PLOT

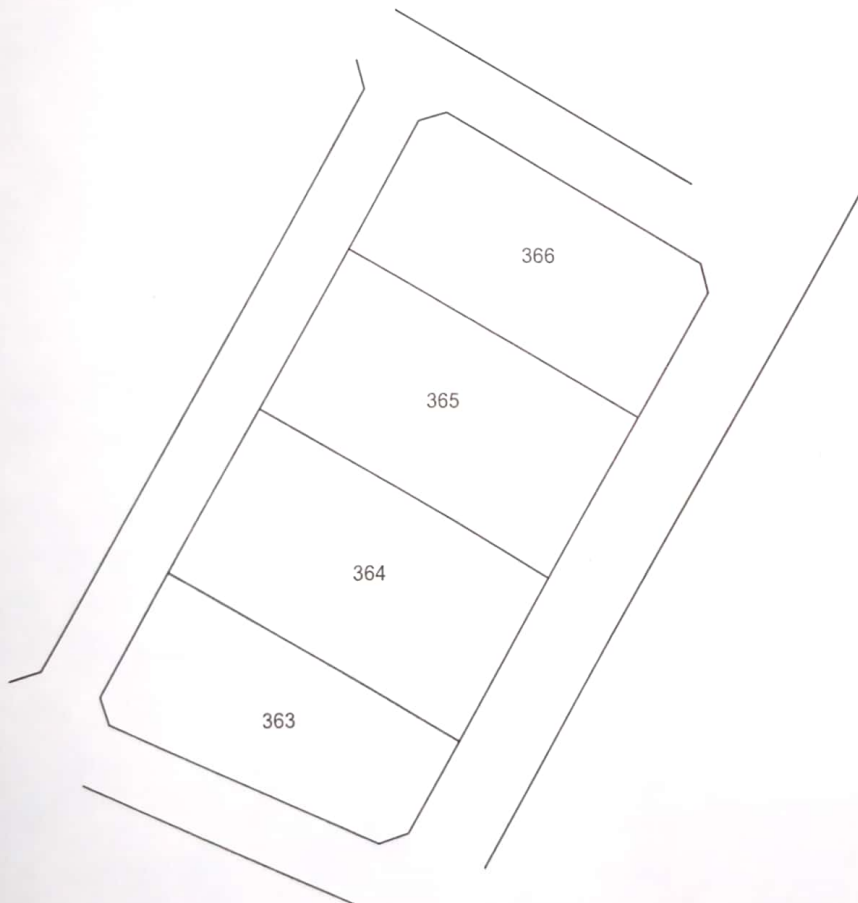
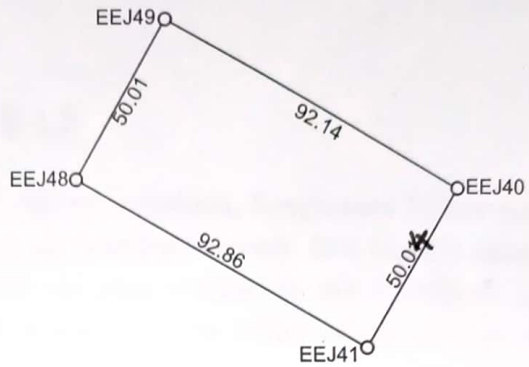
LOCATION:BUKALA - SENGEREMA URBAN AREA

BLOCK 'W'

PLOT No 365

L.O.No.930032

AREA = 4625 SQM



This plan prepared in accordance with Registered plan No 82778 is approved for the purpose of Land Registration ordinance.

For Director of Surveys and Mapping

Date: 10/7/2023

Ministry of Lands & Human Settlement Development Dodoma.

The issue of The Plan implies no guarantee admission of title of Government.

SCHEDULE

ALL that land known as **Plot No. 365 Block "W"** situated at **Bukala, Sengerema Urban Area in Sengerema District** containing **four thousand six hundred twenty five (4,625) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan No. **82778** deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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

[Handwritten Signature]

Asst: COMMISSIONER FOR LANDS

The within named **TONNY QUALITY BAKERS COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy

SEALED with the COMMON SEAL by the said)
TONNY QUALITY BAKERS COMPANY LIMITED and)
DELIVERED in the presence of us this...*10*...day)
Of...*JULY*.....2023.)

Witness's)
Signature.....*[Signature]*)
Postal Address.....*P.O. BOX 91*)
SENGEREMA)
Qualification.....*DIRECTOR*)

Witness's)
Signature.....*[Signature]*)
Postal Address.....*P.O. BOX 91*)
SENGEREMA)
Qualification :.....*DIRECTOR*)

