

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 26303



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 13 Sep, 2024

GAINI COMPANY LIMITED
P.O Box 32292
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 26303 LAND OFFICE NO: 1072773
PLOT NO. 313 BLOCK B AT KIKONGO

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

Edwin
Asst. REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: LD/PW/24771 refers



Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Handwritten signature and date: 20/11/2005

Date of Issue:


Title Number:

26303 PWN

Land Office Number: 1072773

Land: PLOT NO. 313 BLOCK "B" AT KIKONGO IN MLANDIZI TOWNS

Term: NINETY NINE (99) YEARS

TITLE No. 26303 PWN
 REGISTERED 13/09/2024
 AT: 02130P

Quon
 Senior Asst. Registrar

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 4,289,720/=
924206265376809
24/07/2024
Quon
 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: 100/= Paid
 Receipt No. 924206265376809
24/07/2024
Quon
 Stamp Duty Officer

Title No. 26303 PWN
 L. O. No. 1072773
 Ref. No. LD/PW/24771.

The 28th day of August Two thousand and Twenty Four.

THIS IS TO CERTIFY that GAINI COMPANY LIMITED, a liability company incorporated in Tanzania under the Companies Act of 2002 of P.O. Box 32292, 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 (99)** years from the first day of **July, Two thousand and Twenty Four** 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, 2025; shall hereafter pay rent of shillings **Forty Four Million Forty Three Thousand Two Hundred Sixty Five (Tshs.44,043,265/=)** 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 Occupiers' expenses as assessed by the Director responsible for Surveys and Mapping.

Certified as True Copy of the Original
 Elay Edward Nyamoga
 Advocate, Notary Public & Commissioner
 for Gathis
 Date: 28/8/2024

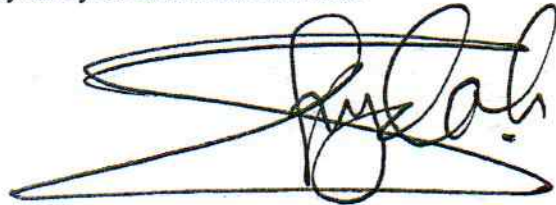
- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
 - (iii) Make sure building is in permanent materials.
 - (iv) Make sure building plans are submitted to the **Kibaha District Council** within six months from the commencement of the Right.
 - (v) Make sure building construction begin within six months after approval of the plans.
 - (vi) Make sure building is completed within thirty six months from the day of 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 provide as required by the Authority. Loading unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land shall be used for **Industrial Park** purposes only. Use Group 'M' Use class (a) up to (f) , Use Group 'N' Use class (a) & Use Group 'O' Use class (a)& (b) as defined in the Urban Planning (Use groups and Use Classes), Regulations 2018.
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 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 or public interest.

Certified as True Copy of the Original.
Elay Edward Nyamoni
Advocate, Notary Public & Commissioner
for Catholic Communities
Sign: _____
Date: _____

SCHEDULE

ALL that Land known as Plot No. 313 Block 'B' situated at **kikongo** in **Mlandizi Township** containing **Eight hundred thirty one thousand five (831,005) Sqm** shown for identification only edged **black** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **199157** deposited at the Office of the Director for Surveys and Mapping at **Dodoma**.

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



ASSISTANT COMMISSIONER FOR LANDS

The within named **GAINI COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said
GAINI COMPANY LIMITED
and **DELIVERED** in the presence of us
this ^{25th}.....day of August....., 2024.

Name PETER MTERA GACHA

Signature Peter Mtera Gacha

Postal Address 2018 MWANZA

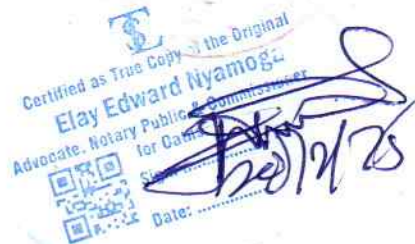
Qualification MANAGING DIRECTOR

Name HAPPYNES JOHN NYAMKURO

Signature [Signature]

Postal Address 2018 MWANZA

Qualification DIRECTOR

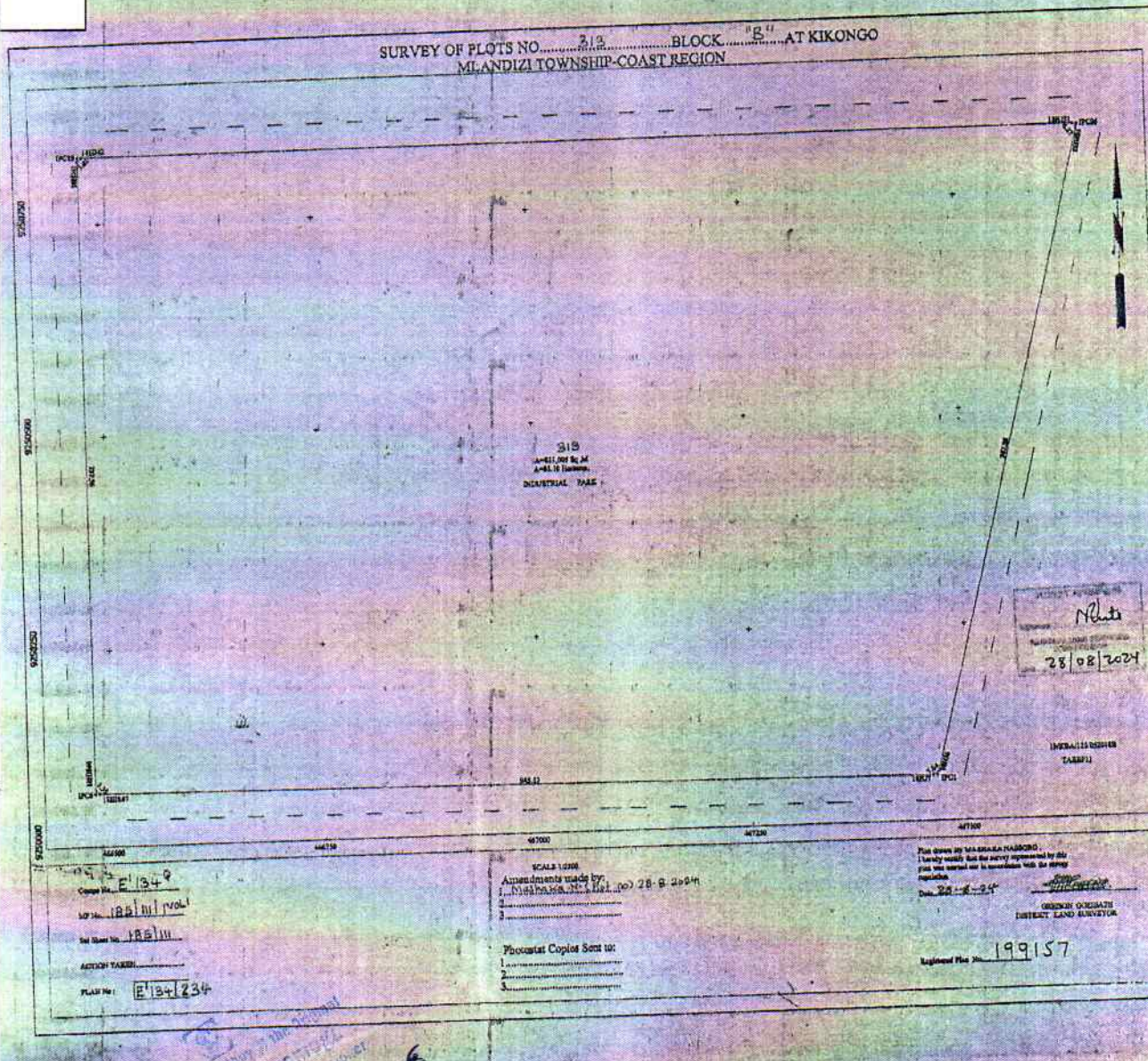


MLANDIZI TOWNSHIP



LOCALITY KIKONGO
 BLOCK B
 PLOT No. 313
 L.O. No: 10.72.773
 AREA: 831,005 SQM.

SURVEY OF PLOTS NO. 313 BLOCK "B" AT KIKONGO
 MLANDIZI TOWNSHIP-COAST REGION



Case No. E/1349
 L.O. No. 10.72.773
 Sub. No. 185111
 ACTION TAKEN
 PLAN No. E/134/234

SCALE 1:2000
 Amendments made by:
 1. 18/05/2024
 2. 28/08/2024
 3. 28/08/2024

Plan drawn by M. M. M. M.
 I hereby certify that the survey represented by this plan was carried out in accordance with the survey regulations.
 Date 28-8-24
 GREENY OCHSATH
 DISTRICT LAND SURVEYOR
 Registered Plan No. 199157

Certified as True Copy of the Original
Elay Edward M.P.C.
 Advocate, Notary Public & Commissioner for Oaths
 Sign: *[Signature]*
 Date: 06.09.2024

This plan is prepared in accordance with Registered Plan No. 199157
 It is approved for purpose of the Land Registration Act 334
 For Director of Surveys and Mapping. *[Signature]* Date 06.09.2024
 Ministry of Land, Housing and Human Settlements Development, Dodoma

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