

TITLE No. **7807SHY**  
 REGISTERED ON **15-04-2024**  
 AT **09:00A**

*Senior Asst. Registrar of Titles*



Land Form No. 22

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: **1500/-** Paid  
 Receipt No: **923341219219257**  
**07-02-2024**  
*Stamp Duty Officer*

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: **19090/=** Paid  
 On Original Receipt Shs: **923341219219257**  
 of: **07-02-2024**  
*Stamp Duty Officer*

Title No. **7807SHY**  
 L.O. No. **1184568**  
 LD/KTC/17804

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY  
 (Under Section 29)

The **12<sup>th</sup>** day of **April** two thousand and **twenty four**.

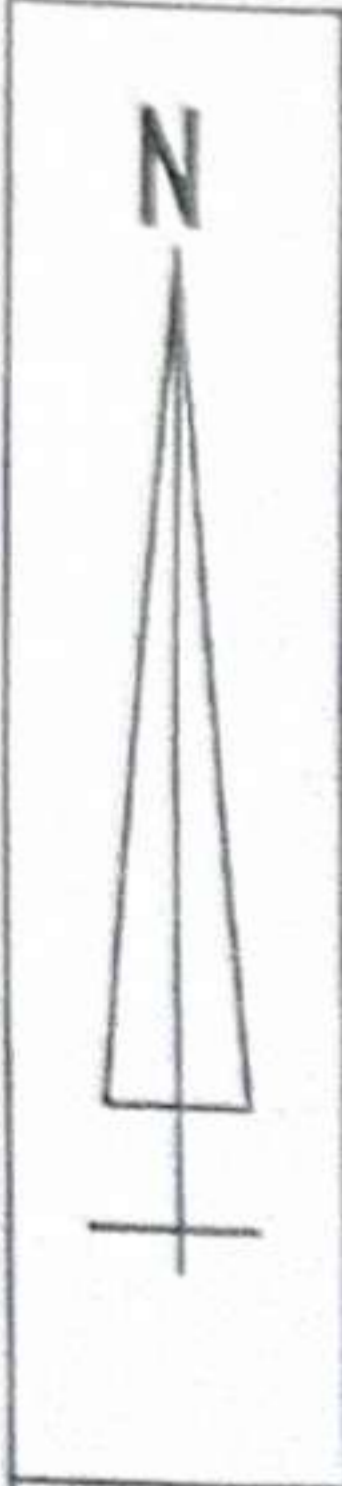
THIS IS TO CERTIFY that **H.H.MANSOOR TRANSPORTER COMPANY LIMITED** a limited Company incorporated under the Companies Act, 2002 of Post Office Box Number 204, Kahama, (Hereinafter called the Occupier") are entitled to a Right of Occupancy (hereinafter called the Right) in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **Ninety nine (99) years** from the first day of **October, 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the first day of **June, 2024** shall thereafter pay rent of **Shillings Three hundred ninety four thousand nine hundred forty seven (394,947/=)** 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.



- (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 **Kahama Municipal Council** within six months from the date of the commencement of the Right.
  - (v) Building construction to be begin with six months after approval of plans.
  - (vi) Building to be complete within thirty six (36) months from the date of commencement of the Right.
3. **USER:** Main building together with the usual and necessary out buildings shall be built on the land and the same shall be used for **Petrol Station** purposes only. Use Group 'F' Use Class (a) as defined in the **Urban Planning Act** (Act No. 8 of 2007) Urban Planning (Use Groups Use Classes) Regulations, GN. No. 91. 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 premium, taxes and dues prescribed in connection with that disposition.
  6. The President may revoke the right for good cause and in public interest.

# KAHAMA MUNICIPALITY



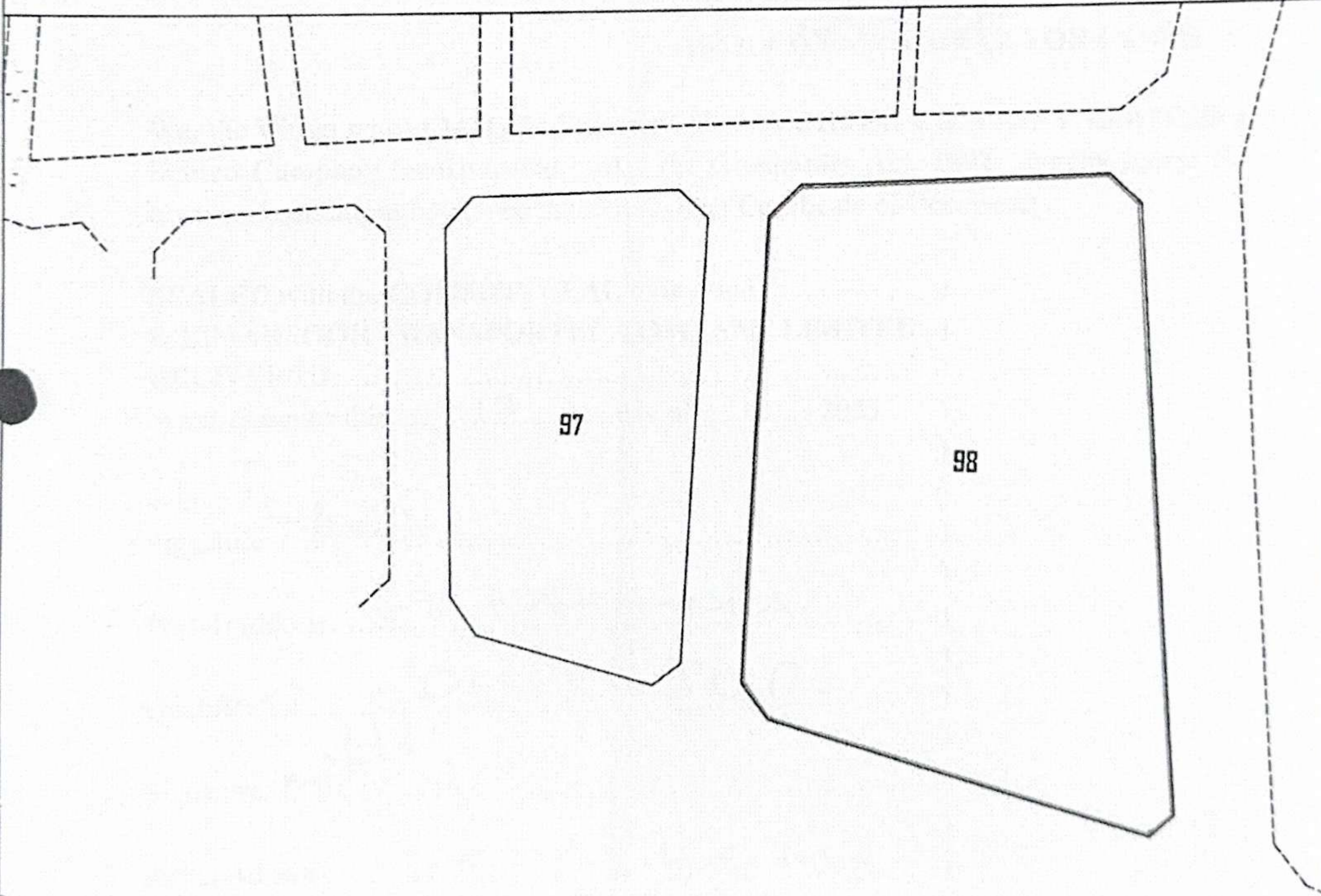
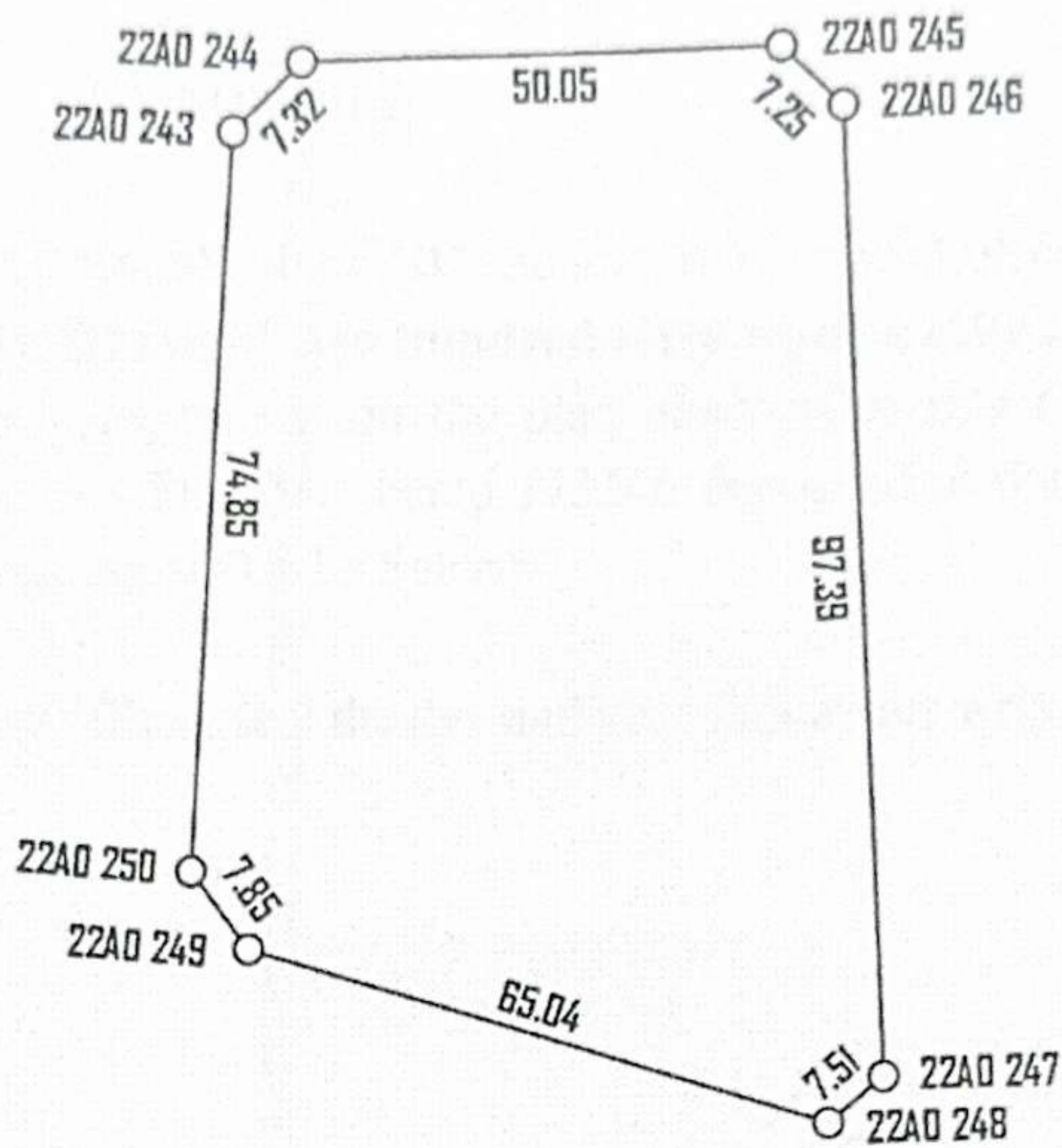
Locality... MWENDAKULIMA

Block... "D"

Plot No... 98

L.O No... 1184568

Area... 6,269 SQM.



This Plan Prepared In accordance with Registered Plan No... 173206... is approved for the purpose of Land Registration Act.  
Director of surveys and Mapping... *[Signature]* ... Date... 06.12.2023  
Surveys and Mapping Division, Ministry of Lands, Housing and Human Settlement Development,  
Dodoma.

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

SCHEDULE

ALL that Land known as Plot No. 98 Block 'D' situated at Mwendakulima in Kahama Municipality containing Six thousand two hundred sixty nine (6269) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 173206 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.

ASST. COMMISSIONER FOR LANDS

We, the within named H.H.MANSOOR TRANSPORTER COMPANY LIMITED a limited Company incorporated under the Companies Act, 2002 hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said )  
H.H.MANSOOR TRANSPORTER COMPANY LIMITED )  
DELIVERED..... )  
in our presence this..... 13 .....day of ..... 11 .....2023 )

Witness's )  
Signature: )

Postal Address: 69 KAHAMA )

Qualification; DIRECTOR )

Signature: )

Postal Address: 69 KAHAMA )

Qualification; DIRECTOR )