

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

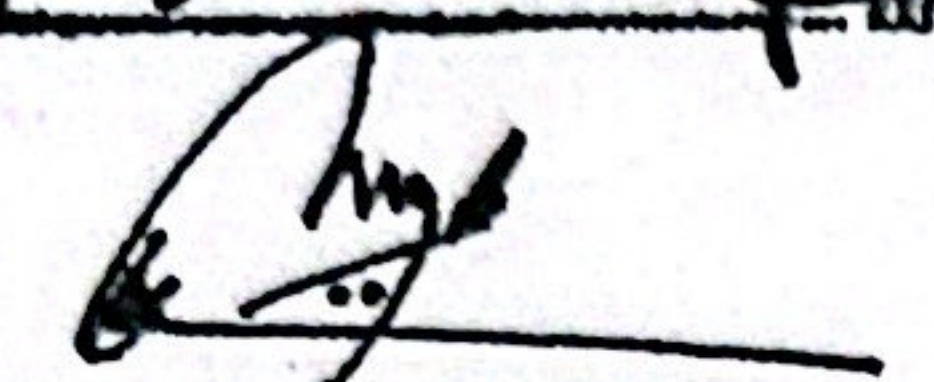
Date of Issue:


Title Number: 27 294

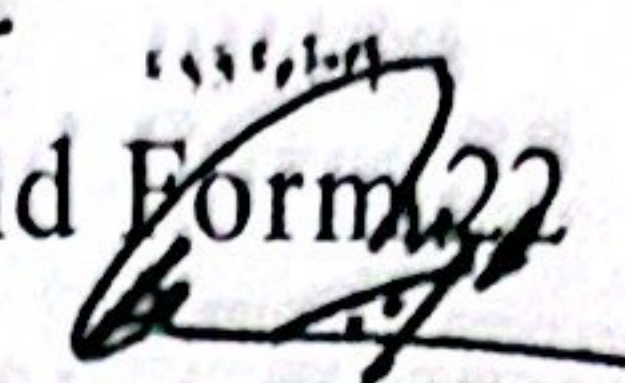
Land Office Number: 310845

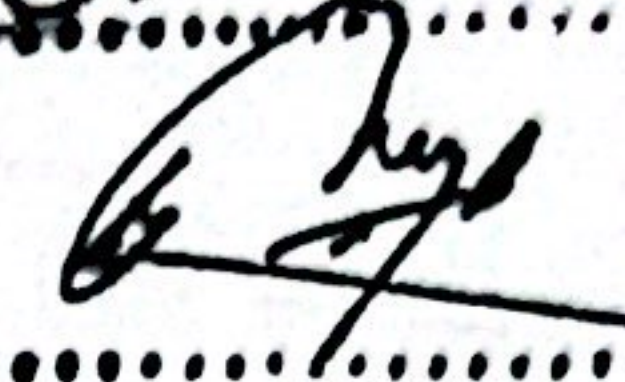
Location: PLOT NO. 455 BLOCK 'E' UNGA INDUSTRIAL AREA, ARUSHA MUNICIPALITY.

Term: NINETY NINE (99) YEARS.

TITLE No. **27294**  
 REGISTERED ON  
**29-10-2007**  
 at **1:00** PM  
  
 Asst. Registrar of Titles



Stamp Duty Shs. **100/-** Paid  
 and Revenue Receipt No. **29797093**  
 of **01-10-2007**  
 Land Form **22**  
  
 Asst. Registrar of Titles

Stamp Duty Shs. **5900/-** Paid  
 on Original Revenue Receipt No. **29797093**  
 of **01-10-2009**  
  
 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY  
 (Under Section 29)

LAND REGISTRY MOSHI

Title No. **27294**  
 L.O. No. 310845  
 L.D. No. ARD/2123

The **29<sup>th</sup>** day of **October**, 2009.....

**THIS IS TO CERTIFY** that HANS NAIL MANUFACTURERS LIMITED a limited Company registered in Arusha OF P.O. BOX 146 ARUSHA

(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 **October** Two thousand and seven 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 therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June 2008 shall thereafter pay land rent of Shillings **One hundred nineteen thousand six hundred (Shs.119,600/=)** 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 (s) 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) Buildings to be in permanent materials.
  - (iv) Maintain on the land buildings (hereinafter called "the building") in permanent materials designed for use in accordance with the condition of the Right and which conform to the building line decided by the **Arusha Municipal Council** (hereinafter called the Authority")
  - (v) At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called the Commissioner")
  - (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority.
3. **USER:** Only one main building together with the usual and necessary outbuildings shall be maintained on the land and the same shall be used for **Industrial** purposes only. **Use Group 'M' Use Class (a), Classes O, class (a) Godown Group "L" Use class (a)** as defined in the Town and Country Planning Planning (Use Classes) Regulations, 1960 as amended in 1993.
4. The Occupier(s) shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.
5. The Occupier(s) 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.

# ARUSHA MUNICIPALITY



## INSET SHOWING DETAILS OF PLOT

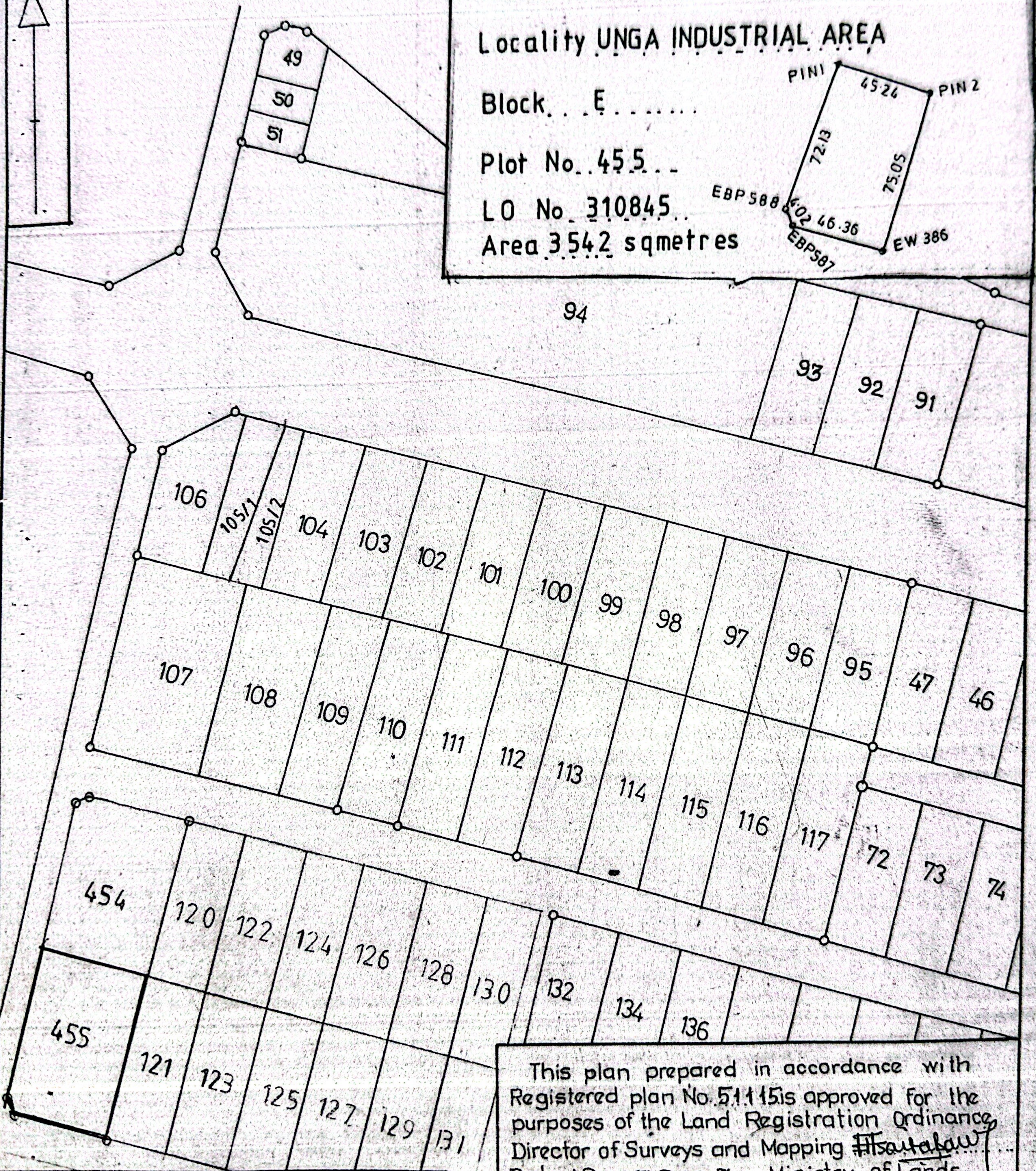
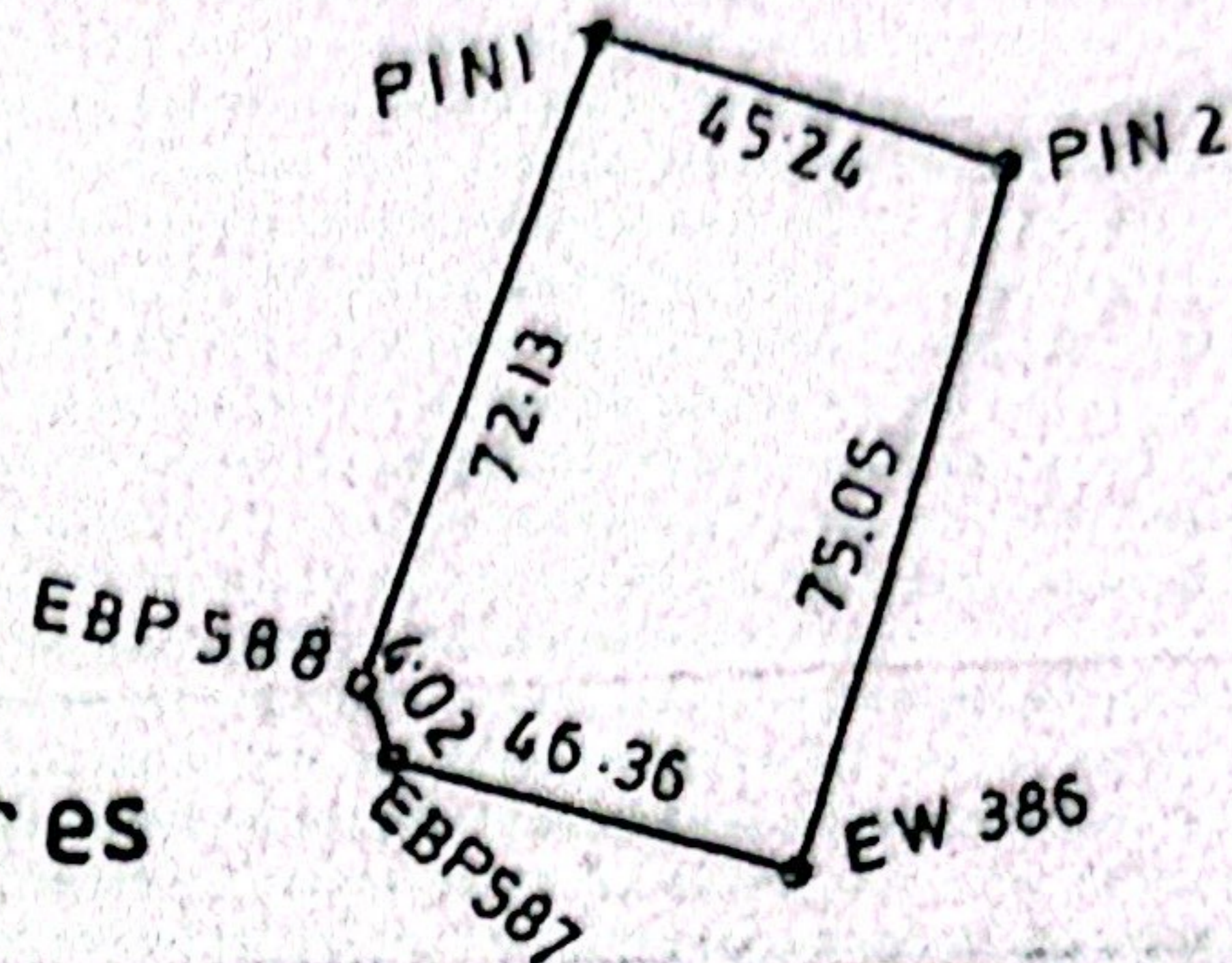
Locality UNGA INDUSTRIAL AREA

Block . . . E . . . . .

Plot No. 455 . . .

LO No. 310845 . . .

Area 3.542 sqmetres



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

This plan prepared in accordance with Registered plan No. 51115 is approved for the purposes of the Land Registration Ordinance. Director of Surveys and Mapping *H. Sautabaw* Date 13.05.2008 Ministry of Lands, Human Settlement Development Dar Es Salam

**SCHEDULE**

All that land known as **Plot No. 455 Block "E"** situated at **Unga Industrial Area** in **Arusha Municipality** containing **Three thousand five hundred forty two (3542)** square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **51115** deposited at the office of the Director for Survey and Mapping at Dar es Salaam.


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



~~Act~~ **COMMISSIONER FOR LANDS**


I, the within named **HANS NAIL MANUFACTURERS LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy

SEALED with the COMMON SEAL of the said )  
**HANS NAIL MANUFACTURES LIMITED** )  
and **DELIVERED** in our presence of us this )  
**14<sup>th</sup> day MAY 2008.** )

Signature:  )

Postal Address: **P.O. Box 146** )

Qualification: **ARUSHA** )  
**DIRECTOR** )

Signature:  )

Postal Address: **P.O. Box 146** )

Qualification: **DIRECTOR** )

LAND REGISTRY, MOSHI

TRANSFER

led Document No. 29200

ate of registration 11-11-2010 time 11:55A m

MUSTAFA MOHAMEDALI VIRJI

of P.O. Box 391, ARUSHA.

(CONS. USD 50,000/2).

Asst. Registrar of Titles