

TITLE No. 40730-DLR  
 REGISTERED ON  
23-01-2019  
 1:00 P.M.  
 Asst. Registrar of Titles



Stamp Duty Shs. 100/= Paid and  
 Revenue Receipt No. 99010221101  
 of 18-12-2018 issued.  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA  
 STAMP DUTY PAID ON  
 ORIGINAL Shs. 900/=  
 Receipt No. 99010221101 of 18-12-18  
 Asst. Registrar of Titles

THE LAND ACT, 1999  
 NO.4 OF 1999  
**CERTIFICATE OF OCCUPANCY**  
 (Under Section 29)

Title No. 40730-DLR  
 L.O.No 703558  
 IDC/DLO/C/65


The 19th Day of January Two thousand and nineteen

THIS IS TO CERTIFY that **JM COURIERS TANZANIA LIMITED** of P.O.BOX 42051 DAR ES SALAAM. (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 **Sixty Six (66)** years from the first day of **October, Two thousand and eighteen** 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 **thirtieth** day of **June, 2019** shall thereafter pay rent of shillings **One hundred sixty five thousand six hundred ninety (165,690/=) 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 the occupier's expenses as assessed by the Director responsible for Surveys and Mapping.
  - (ii) Do everything possible 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) Erect on the land buildings (hereinafter called "the buildings") permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the **Ikungi District Council** (herein called "the **AUTHORITY**").
  - (iv) Within Six months from the commencement of the rights submit to the Authority such plans for buildings (including block plans showing the position of the buildings) such as drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building conditions.
  - (v) Within Six months from the date of notification by the Authority of approval of the plans and specifications, begin building on the land in accordance with the building conditions.
  - (vi) Complete the buildings according to the plans and specifications so that they are ready for use and occupation within **thirty six months** from the date of commencement of the rights.
  - (vii) 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")
  - (viii) Not erect or commence to erect on the land any building except in accordance with the building plans and specifications which shall have been first approved by the authority as here in before provided.
  - (ix) Pay an amount equal to any contribution in lieu of rates which may be payable by the Government for land during the term of the Right.
3. **USER:** The land and building to be erected thereof shall be used for **PETRO SERVICE STATION PURPOSES ONLY. Use Group 'F' Use Classes (a)** as defined in the Urban Planning (Appeals) Regulations, 2017.
  4. The occupier shall not assign the right within three years of the date hereof without the prior approval of the commissioner for Lands.
  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.

No. 40730-DLR  
 REGISTERED ON  
 3-01-2019  
 1:00 P.M.  
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 THIS IS TO CERTIFY that JM COURIERS TANZANIA LIMITED of P.O.BOX  
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 substitution THEREFOR or amendment THEREOF and to the following special conditions:-

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 rent of shillings One hundred sixty five thousand six hundred ninety (165,690/=) 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:

(c) ... responsible for the protection of all persons on the land throughout the

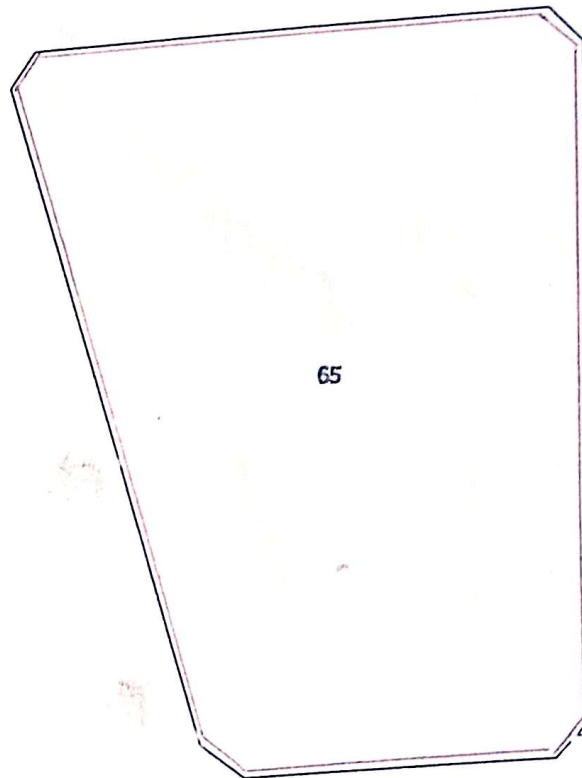
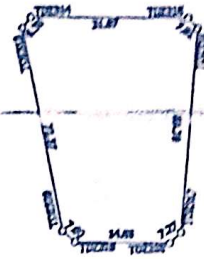
# IKUNGI DISTRICT COUNCIL

*Handwritten signature/initials*

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LOCALITY ...IKUNGI URBAN...  
BLOCK .....C.....  
PLOT NO .....65.....  
L.O .....703558.....  
AREA ..2630 SQFT/SOM



This plan prepared in accordance with Registered plan No ...101746 is approved for the purpose of the Land Registration ordinance

Director of Survey and Mapping *[Signature]*

Date *18<sup>th</sup> December 2018*

Survey and Mapping Division Ministry of Lands, Housing and Human settlements development - Dodoma

The Issue of this plan implies no guarantee or admission of title by the Government

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SCHEDULE

ALL that land known as Plot No 65 Block 'C' situated at Ikungi Urban Area containing two in Ikungi District Containing Two thousand six hundred and thirty (2,260) square metres shown for identification only edged red on the plan attached to this Certificate and defined on registered survey plan numbered 101746 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

ccm/ko

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

ASSISTANT COMMISSIONER FOR LANDS.

The within named JM COURIERS TANZANIA LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Right of Occupancy.

SEALED with the COMMON SEAL of the said

JM COURIERS TANZANIA LIMITED

And DELIVERED in my presence

this 08 day of JANUARY 2019

Witness's:

Name: MSAFIRI P. KITEMANOMU

Signature: [Handwritten Signature]

Postal Address: UBOZI D.S.M

Qualification: MANAGING DIRECTOR

Name: YASSINI S. TUSAKA

Signature: [Handwritten Signature]

Postal Address: UBOZI D.S.M

Qualification: DIRECTOR