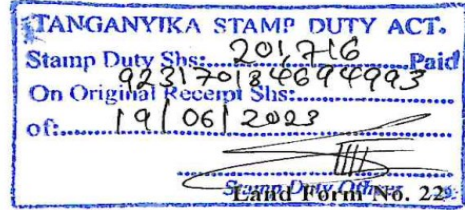
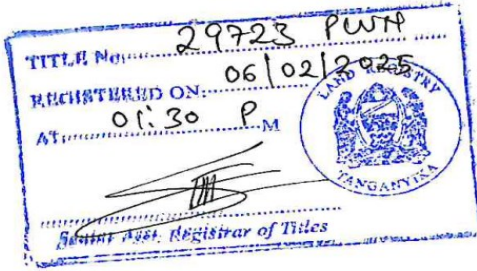
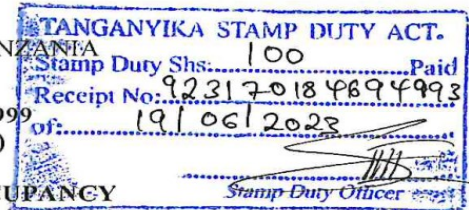


APPENDIX III COPY OF TITTLE DEED



THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)



CERTIFICATE OF OCCUPANCY

(Under Section 29)

The 4th day of February Two thousand and Twenty Four.

Title No.: 29723 PWN
L.O.No.1363711
KTC/LD/ PT/22254

THIS IS TO CERTIFY that **ALLY MOHAMMED MBEGA** of P.O. Box 10201, 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 Schedule hereto (hereinafter called "the Land") for a term **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 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, 2023, shall thereafter pay rent of shillings **Two hundred thirty three thousand six hundred eighty two (233,682/=) 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 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) Building to be in permanent materials.
 - (iv) Submit building plans to the **Kibaha Town Council** within six months from the date of the commencement of the Right.
 - (v) Building construction to begin within six months after approval of plans.
 - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.
3. **USER:** The land shall be used for **Residential Building (other than dwelling) purposes** only. Use **Groups(s)'B' Use class(es)** as defined in the Urban Planning (Use Groups and Use Classes) Regulations 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 all premia, taxes and dues prescribed in connection with the disposition.
6. The President may revoke the right for good cause or in public interest.

SCHEDULE

ALL that land known as **Plot No.16-24 Block 'J'** situated at **Vikawe** in **Kibaha Township** containing **Eight thousand and fifty eight (8053) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered **76233** 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

ASSISTANT COMMISSIONER FOR LANDS

I, **ALLY MOHAMMED MBEGA** the within named hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
ALLY MOHAMMED MBEGA)
who is known to me personally/identified to me)
by.....)

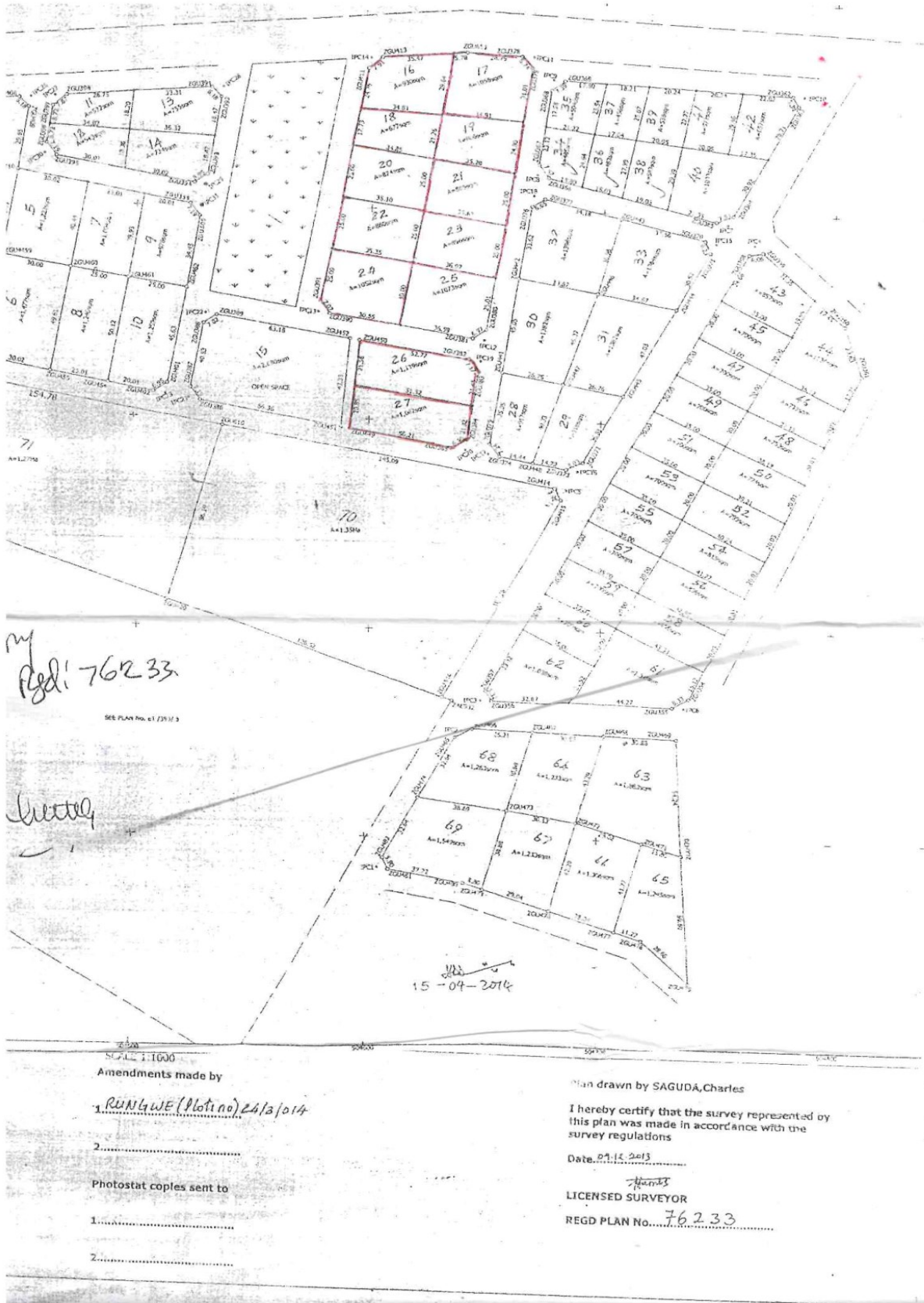
the latter being known to me personally in my)
presence this 3rd day of July, 2023)

Witness's)
Signature..... Lg)

Postal Address:..... 96372 DSM)

Qualification..... Commissioner For Oaths)





my
Regd: 76233

SEE PLAN No. 61/2013

Handwritten signature

15-04-2014

SCALE 1:1000
Amendments made by

1. RUNGWE (Plot no) 24/3/014

2.

Photostat copies sent to

1.

2.

Plan drawn by SAGUDA, Charles

I hereby certify that the survey represented by this plan was made in accordance with the survey regulations

Date: 09.12.2013

Handwritten signature
LICENSED SURVEYOR

REGD PLAN No. 76233