
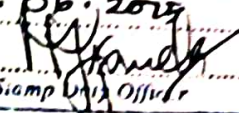
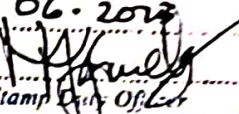


TITLE No. 9528 KALE
 REGISTERED ON 13.06.2025
 AT 01:00P

 Michael Mwangati
 Notary Public & Commissioner
 for Oaths

Land Form No. 22
 TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 254990/- Paid
9252337740932
 On Original Receipt Shs.
 of: 07.06.2025

 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 100/- Paid
925158337740932
 Receipt No.
 of: 07.06.2025

 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY
 (Under section 29)


 Certified as True Copy of the Original
 Michael Mwangati
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: [Signature]
 Date: 11/7/2025

Title No. 9528 KALE
 L.O. No. 1218238
 LD No. KUMC/LD/83479

The 13th day of June

Two thousand and twenty five

THIS IS TO CERTIFY that **KIGOMA HILLTOP HOTEL LIMITED** of P.O. Box **1160 Kigoma (Phone No: 0784786682)** 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 **April, Two Thousand and Twenty Five** 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 thereof or amendment thereof and to the following special conditions:-

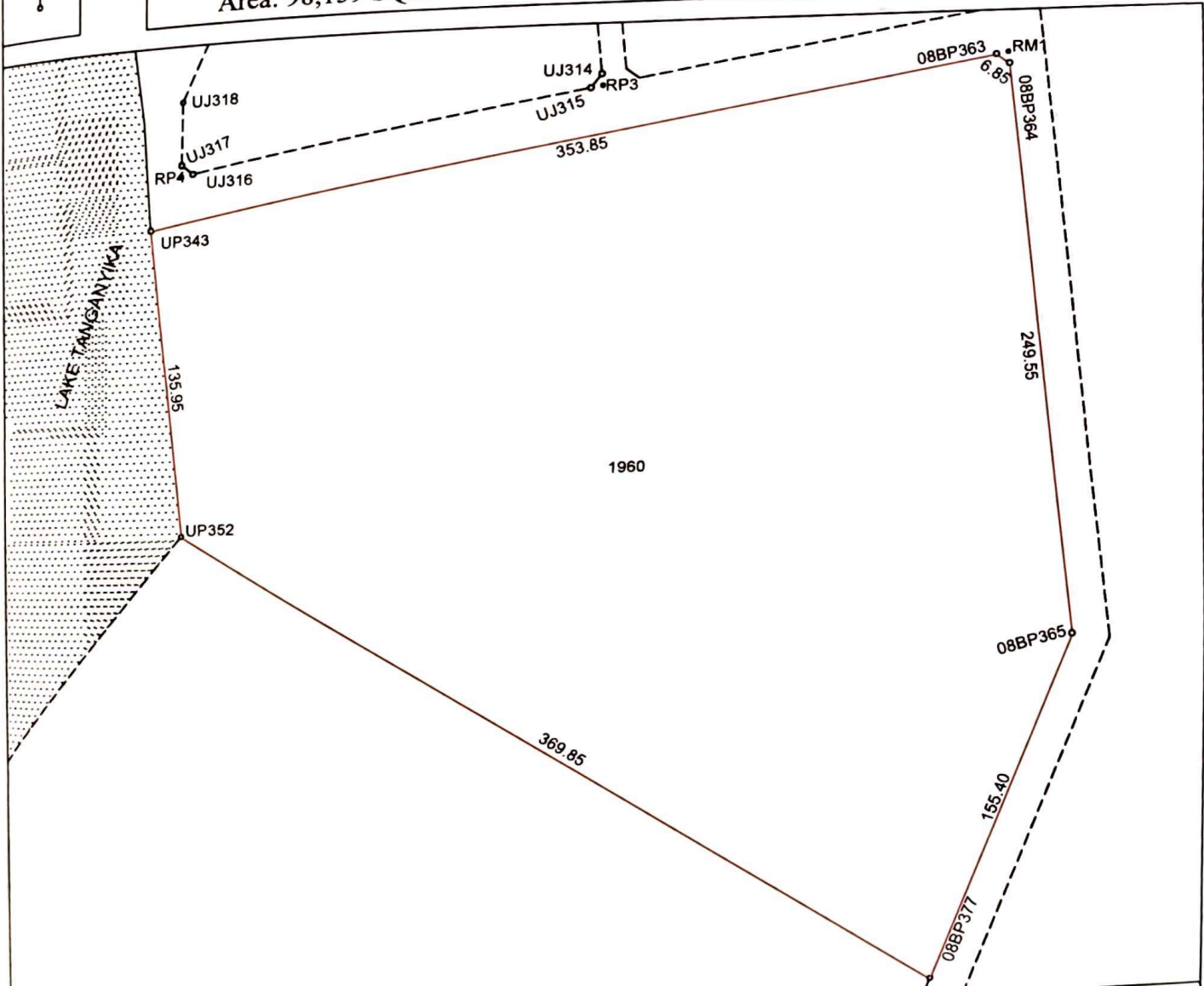
1. The Occupier having paid rent up to the thirtieth day of June, 2025; shall thereafter pay rent of shillings **Six Million One Hundred Eighty-three Thousand Nine Hundred Fifty-four (6,183,954/=)** only a year in advance on the first day of July in every year of the term without deduction **PROVIDED** 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) Maintain on the land buildings (hereinafter called "the buildings") in 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 **Kigoma/Ujiji Municipal Council** (hereinafter called "the Authority").
 - (iv) 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").
 - (v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved the Authority.
 - (vi) Approval of Plans of any buildings erected thereon shall not imply that the construction of such a building will satisfy the occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.
3. **USER:** The land and the Existing Buildings shall be Maintained and the same shall be used for **Light Industry purposes only. Use Group "N"** 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 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.

KIGOMA/UJIJI MUNICIPALITY

INSET SHOWING DETAIL OF PLOT

Location. BANGWE
Block. -
Plot No. 1960
L.O No 1218238
Area. 98,159 SQM



This plan prepared in accordance with Registered Plan no 209317

is approved for the purpose of Land Registration Ordinance.

For Director of Surveys and Mapping

Date 09.06.2025

Ministry of Lands, Housing and Human Settlements Development Kigoma.

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

SCHEDULE

ALL that land known as Plot No. **1960** Block “-” situated at **Bangwe** in **Kigoma/Ujiji Municipality** containing **Ninety Eight Thousand One Hundred Fifty Nine (98,159) square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **209317** deposited at the Office of the Director for Surveys and Mapping at Kigoma.

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

ASSISTANT COMMISSIONER FOR LANDS

The within named, **KIGOMA HILLTOP HOTEL LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEALED** of the said)
KIGOMA HILLTOP HOTEL LIMITED)
And **DELIVERED** in the presence of us)
This.....11.....day of06..... 2025)

Name: MOHSIN ABULLAH LAWI)
Signature :)
Qualification ; BUSINESSMAN MANAGING DIRECTOR)
Date: 11/06/2025)

Name: NARGIS ABULLAH LAWI)
Signature ;)
Qualification ; DIRECTOR)
Date: 11/06/2025)

