

TANZANIA

THE LAND ACT 1999  
(NO.4 OF 1999)

**CERTIFICATE OF OCCUPANCY**  
*(Under section 29)*

**Date of Issue:**

**Title Number:** 13590

**Land Office Number:** 12024154.

**Land:** PLOT NO: 7 BLOCK 'B' KIKATITI AREA,, ARUMERU DISTRICT.

**Term:** NINETY NINE (99) YEARS.

TITLE No. 13590  
 REGISTERED IN: 21/12/2024  
 AT: 1:00P  
 Senior Asst. Registrar of Land



TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: 100/- Paid  
 983303211527474  
 Original Receipt No.  
 of: 12/11/2024  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY  
 (Under Section 29)

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: 115,288/- Paid  
 983303211527474  
 Receipt No.  
 of: 12/11/2024  
 Stamp Duty Officer

Title No. 13590  
 L.O. No. 12024154  
 Ref. No. AR/MER/KIK/B/4

The 26<sup>th</sup> day of November Two Thousand and Twenty Four

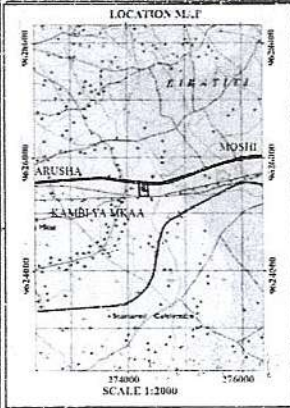
**THIS IS TO CERTIFY** that **BULK DISTRIBUTORS LIMITED** a Liability Company Established Under The Companies Act, 2002 of P.O Box 3091 ARUSHA (hereinafter called "the Occupiers") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule here to (hereinafter called "the land") for a term of **Ninety Nine (99)** years from the **First** day of **October, Two Thousand 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 therefore or amendment thereof and to the following special conditions:

1. The Occupiers having paid rent up to the thirtieth day of June 2024 shall thereafter pay rent of **Shillings Two Million Three Hundred Six Thousand Fifty Two (Tshs 2,306,052/=)** 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 Occupiers 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) Erect on the land 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 **MERU DISTRICT COUNCIL** ( hereinafter called '**the Authority**')
  - (iv) Submit to the Authority buildings plans within six months from the date of commencement of the Right.
  - (v) Begin building construction within six months after the approval of the building plans by the Authority.
  - (vi) Complete the building construction within thirty six months from the date of commencement of the Right.
3. **USER:** The land shall be used for **Wholesale And Storage Warehouses** purpose only. Use Group '**L**' as defined in the Urban Planning (Use Groups And Use Classes) Regulations, 2018
  4. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
  5. The Occupiers 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 and in public interest.

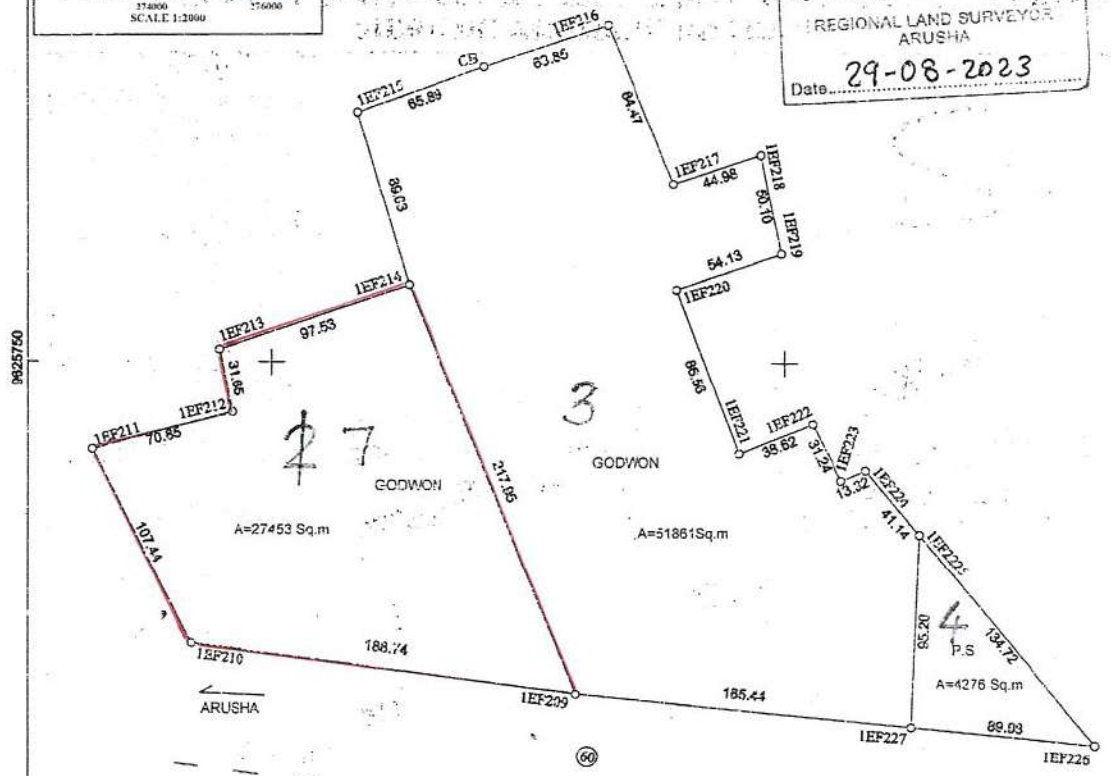
3-4.7

**SURVEY OF PLOTS No. 2-4 BLOCK B AT KIKATITI  
MERU DC-ARUMERU DISTRICT L.O NO: 12024154.**



L.O NO 12024154

**SURVEY APPROVED**  
 Signature:   
 REGIONAL LAND SURVEYOR  
 ARUSHA  
 Date: 29-08-2023



POINT	NORTHING	EASTING'S
IEF209	9625283.965	274240.795
IEF210	9625308.691	274053.679
IEF211	9625404.513	274005.085
IEF212	9625423.036	274073.468
IEF213	9625454.076	274067.299
IEF214	9625486.144	274159.409
IEF215	9625571.600	274134.442
IEF216	9625614.982	274256.598
IEF217	9625526.903	274288.933
IEF218	9625551.104	274331.615
IEF219	9625502.093	274341.539
IEF220	9625483.823	274290.553
IEF221	9625402.869	274321.040
IEF222	9625417.424	274255.808
IEF223	9625389.495	274370.314
IEF224	9625394.581	274333.111
IEF225	9625362.837	274409.490
IEF226	9625258.880	274454.982
IEF227	9625267.717	274405.433
CS	9625594.345	274196.278

I HEREBY CERTIFY THAT  
 THIS IS A TRUE COPY OF THE  
 ORIGINAL SURVEY PLAN DOCUMENT  
 Signature:   
 DISTRICT LAND SURVEYOR  
 MERU  
 Date: 03/04/2024

REF TP NO: 05/MER/213/122022

Comps No. <u>E670<sup>B</sup></u> Map No. <u>55/IV/1</u> Std Sheet No. <u>55/V</u> Plan No. <u>E<sup>6</sup>/70/129</u>	SCALE: 1: 2,500 Amendments made by: 1. <u>Tumaini (Plot No) 28.08.03</u> 2. <u>Amendment done by Pendo (17.12.024)</u> 3. _____ Photostat Copies Sent to: 1. _____ 2. _____ 3. _____	Plan drawn by OMARY MURIRO I hereby certify that the survey represented by this plan was carried out in accordance with the survey regulations.  LUTAHA JUMA DISTRICT LAND SURVEYOR MERU Date: <u>21/08/2023</u> Registered Plan No. <span style="border: 1px solid black; padding: 2px;">183512</span>
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SCHEDULE

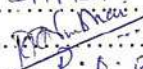
All that land known as Plot No. ~~7~~ Block 'B' situated at KIKATITI, in Arumeru District containing **Twenty Seven Thousand Four Hundred Fifty Three (27,453) Square Meters** shown for identification only edged red on the plan attached to this Certificate and defined on the Registered Survey Plan Number **183512** deposited at the Office of the Director for Surveys and Mapping at Dodoma.


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

  
ASST: COMMISSIONER FOR LANDS

We, the within named, **BULK DISTRIBUTORS LIMITED** HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of  
the said **BULK DISTRIBUTORS LIMITED**  
in the presence of us  
this ..... day of..... 2024

Name: RAHIDA RAJAB NURBHAI  
Signature:   
Postal Address: P.O. BOX 3091 ARUSHA  
Qualification: DIRECTOR

Name: TAMER RAJAB NURBHAI  
Signature:   
Postal Address: P.O. BOX 3091 ARUSHA  
Qualification: DIRECTOR