

THE UNITED REPUBLIC OF TANZANIA  
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:  
Ref. No. LR/T 6097



LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 16 Oct, 2023

FREGOM LIMITED  
P.O Box 1116  
MUSOMA  
Sir/Gentlemen/Madam,

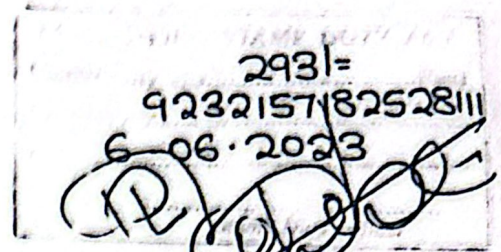
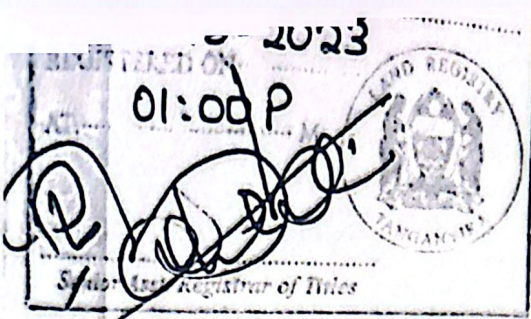
RE: TITLE NO: 6097 LAND OFFICE NO: 1328228  
PLOT NO. 389 BLOCK F AT NYAKATO

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

Copy to: Commissioner for Lands

Your LD File No: MMC/LD/50218 refers

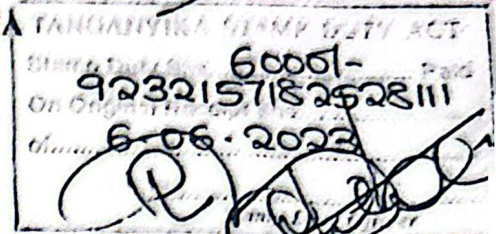
REGISTRAR OF TITLES



## THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY  
(Under Section 29)



Title No. 6097 MRLR  
L.O. No.1328228  
LD. NO.MMC/50218

The 12<sup>th</sup> day of October Two thousand and Twenty Three

THIS IS TO CERTIFY THAT FREGOM LIMITED incorporated under the companies Act,2002 of P.O. Box 1116 Musoma (hereinafter called "the occupier") are 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 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 Occupier having paid rent up to the thirtieth day of June 2023 shall thereafter pay rent of shillings Twenty One Thousand Four Hundred Sixty Four (Tshs.31,464/=) 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 authority responsible for environment and to achieve such objective.
  - (iii) Plant, maintain, protect and preserve or conserve not less than five trees on the land within thirty six months from the day of commencement of the Right of Occupancy. The occupier may plant fruit or wood trees depending on the climatic conditions of the land or as it can be directed by planning authority and shall ensure such trees are maintained or replaced throughout the term of such Right of occupancy.
  - (iv) Buildings shall be in permanent materials.
  - (v) Building plans to be submitted to the Musoma Municipal Council within six months from the commencement of the Right.
  - (vi) Building construction to begin within six months after the approval of the plans.
  - (vii) Buildings to be completed within thirty six months from the day of Commencement of the Right.
3. **USERS:** The land and the buildings erected thereon shall be maintained and the same shall be used for **Residential Buildings (other than dwelling house), Use Group "B" use Class (b) and (d)** as defined in the Urban Planning (Use groups and Use classes) Regulation, 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 times the disposition is carried out together with the payment of all **premi Taxes and dues** prescribed in connection with that disposition.
6. The President may revoke the right for good cause or in public Interest.



**SCHEDULE**

All land known as Plot No. 389 Block 'F' situated at Nyakato Area in Musoma Municipality containing Eight Hundred Twenty eight (828) Square meter shown for identification only edged red on the plan attached to this certificate and defined on the registered Survey Plan Number 167254 deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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

  
.....  
**ASSISTANT COMMISSIONER FOR LANDS**

We, the within-named **FREGOM LIMITED** hereby accept the terms and conditions contained in the foregoing certificate of occupancy.

SEALED with the COMMON SEAL of the said )  
FREGOM LIMITED and DELIVERED in the presence )  
of us this day of 19 JUNE .....2023 )  
Name... GODFREY MWITA MGESI ..... )  
Signature: [Signature] ..... )  
Postal Address: 1116 MUSOMA ..... )  
Qualification: DIRECTOR ..... )  
Name... FREDY MWITA MASAGA ..... )  
Signature: [Signature] ..... )  
Postal Address: 1116 MUSOMA ..... )  
Qualification: DIRECTOR ..... )