

TITLE No: 22316 PWN
 REGISTERED ON: 18.03.24
 AT: 02.30 P
 Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty 298,615.25
 424016226938280
 On Original Receipt Shs:
 of: 16.01.2024
 Stamp Duty Officer

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

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/-
 Receipt No: 424016226938280 (Under Section 29)
 of: 16.01.2024
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

Title No: 22316 PWN
 L. O. No. 1098916
 Ref. No. CHAL/LD/3584

The 11th day of March - Two thousand and twenty four.

THIS IS TO CERTIFY that SHANANGA GROUP LIMITED a limited liability company incorporated under the Companies Act, No. 12 of 2002 and having its registered offices in Tanzania of P. O. Box 16225, DAR ES SALAAM (hereinafter called "the occupiers") 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 January, two thousand and twenty four according to the true intent and meaning of the Land Act and subject to the provisions thereof and to the 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, 2024 shall thereafter pay rent of shillings for five million nine hundred seventy two thousand five hundred five only (T shs. 5,972,505/=), 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 occupiers' 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 to achieve such objective.

(iii) Building to be in permanent materials

(iv) Submit building plans to the **Chalinze District Council** within six months from the date of the commencement of the Right

(v) Begin construction within six months after approval of plans

(vi) Complete the buildings within thirty six months from the date of the commencement of the right

3. **USER:** The land and buildings to be erected thereon shall be used for **LIGHT INDUSTRY PURPOSES ONLY**, Use Group 'M' Use Classes (a), (b) & (c) as defined in the Urban Planning Act No. 8 of 2007, (Use Groups and Classes) Regulations, 2018.

4. The Occupiers shall not assign the Right within three years of date hereof without the prior approval of the Commissioner.

5. The occupiers shall deliver to the Commissioner for Lands 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 all dues prescribed in connection with the disposition.

6. The President may revoke the Right of Occupancy for good cause or in public interest

'SCHEDULE'

ALL that land known as Plot No. 1 Block 'U' situated at Chamakweza in Chalinze District Council containing one hundred eight thousand five hundred ninety one (108,591 m²) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the Registered Survey Plan Number 187360 deposited at the Office of the Director for Surveys and Mapping at Dodoma.


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




ASSISTANT COMMISSIONER FOR LANDS

We, the within named SHANANGA GROUP LIMITED Hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SEALED with the COMMON SEAL of the said SHANANGA GROUP LIMITED and DELIVERED in the presence of us This 1st day of FEBRUARY 2024.

Name: OLESTUSY ERNEUS MWALONGO
 Signature: 
 Postal Address: P.O. BOX 16225 DAR ES SALAAM
 Qualification: MANAGING DIRECTOR

Name: GOVARIA ERNEUS MWALONGO
 Signature: 
 Postal Address: P.O. BOX 16225 DAR ES SALAAM
 Qualification: DIRECTOR

