

TANZANIA


THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date Issue:
Title Number: 28749 PWN
Land Office Number: 969643
Land: PLOT NO. 15 BLOCK "R" SITUATED AT NGETA IN KIBAHHA-
DISTRICT.

Term: SIXTY SIX (66) YEARS.

TITLE No: 28749 PWN
 REGISTERED ON: 12-12-2024
 AT: 01:30 PM

 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 113,582/-
 On Original Receipt Shs: 924276280896797
 of: 02-10-2024
 Stamp Duty Officer

Land Form No. 22

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: 108/- Paid
 Receipt No: 924276280896797
 of: 02-10-2024
 Stamp Duty Officer

Title No. 28749 PWN
 L. O. No. 969643.
 KDC/LD/NGT/4687.

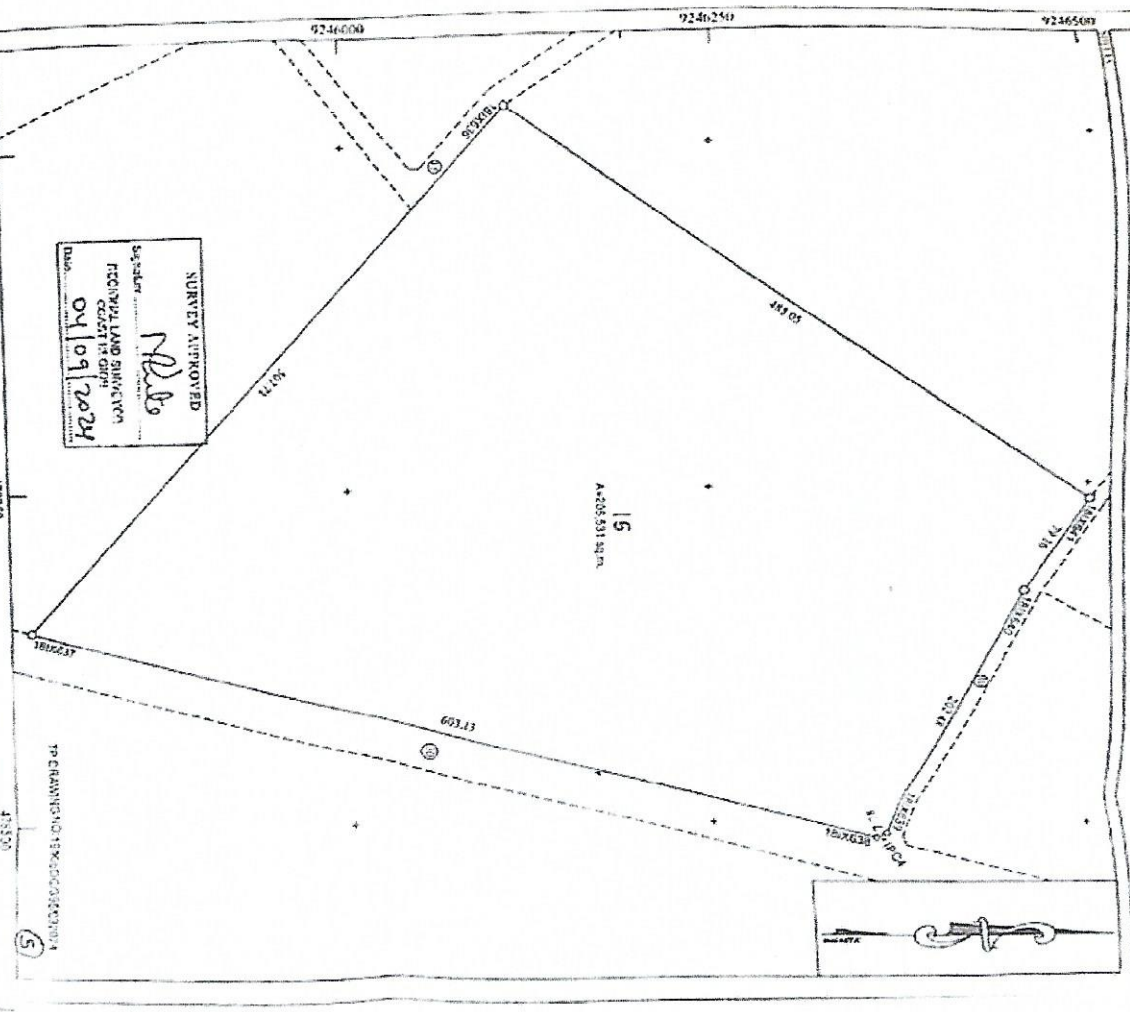
The 10th day of December Two thousand and Twenty Four.

THIS IS TO CERTIFY that FALCON ANIMAL FEEDS LIMITED is a Limited and liability Company Incorporated under the Company Act, 2002 of P.O. Box 106227, 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 Sixty six years from the first day of October, two thousand and twenty four 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 Occupiers having paid rent up to the thirtieth day of June, 2025; shall hereafter pay rent of shillings one million seven hundred three thousand eight hundred eighty one (1,703,881) 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) Building shall be in permanent materials.
 - (iv) Building plans to be submitted to the **Kibaha District Council** within six months from the commencement of the Right.
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Building to be completed within thirty six months from the day of commencement of the Right.
3. **USER:** The land shall be used for **Urban Farming** purposes only. Use Group **'R'** Use Class **(c),(e) and (f)** 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 or in public interest.

SURVEY OF PLOTS NO. 15 BLOCK RTH AT NGETA
 KIBAHIA DISTRICT COUNCIL - COAST REGION



SURVEY APPROVED
 Signature: *M. S. S.*
 REGISTRAR GENERAL
 SCALE: 1:500
 Date: 04/09/2024

COMPS No. E-375/02
 STD SUBSET No. 185/IV
 M.F. No. 185/IV/1 VOL 1
 ACTION CC. 1
 PLAN No. E-315/3793

AMENDMENT MADE BY:
 1. MASHAKA M. M. M. B. 2024
 2. _____
 3. _____

PHOTOSTAT COPIES SENT TO:
 1. _____
 2. _____
 3. _____

Plan drawn by: D. J. J. J.
 I hereby certify that the survey represented
 by this plan was carried out in accordance with
 the survey regulations.


D. J. J. J.
 Head of Mission
 Licensed Land Surveyor
 Geomatics Engineering Department

DATE: 26.06.2024
 REGISTERED PLAN No. 199555

SCHEDULE

All that land known as Plot No. 15 Block 'R' situated at Ngeta in Kibaha District containing two hundred six thousand five hundred thirty one (206,531) square meter down for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 199555 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

The within named **FALCON ANIMAL FEEDS LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL, of the said FALCON ANIMAL FEEDS LIMITED and DELIVERED in the presence of us this day of 2024


Witness Name: **HASAN BILAL AHMED B**

Signature: 

Postal Address: **106227**

Qualification: **Director**
Witness's

Name: **ALI HUSAIN BAKWU**

Signature: 

Postal Address: **106227**

Qualification: **DIRECTOR**

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 28749

LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 24 Dec, 2024

FALCON ANIMAL FEEDS LIMITED
P.O Box P.O BOX, 106227,
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 28749 LAND OFFICE NO: 969643
PLOT NO. 15 BLOCK R AT NGETA

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


REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: LD/PW/25387 refers