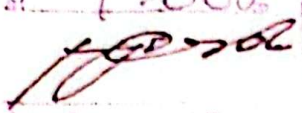





TITLE No. 62017  
 REGISTERED ON  
28/01/2019  
 at 1:00:00  
  
 Asst. Registrar of Titles



Stamp Duty Shs. 1000000  
 and Revenue Receipt No. 99000656006  
 of 20/01/2019  
  
 Land Form No. 22.  
 Stamp Duty Shs. 265,440  
 on Original Revenue Receipt No. 99000656006 of 20/01/2019  
  
 Asst. Registrar of Titles

**THE UNITED REPUBLIC OF TANZANIA**

**THE LAND ACT, 1999  
 (NO. 4 OF 1999)**

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

Title No... 62017  
 L.O. No. 641988  
 L.D. No. TCC/49249

The 27<sup>th</sup> day of May Two thousand and Ninety.

**THIS IS TO CERTIFY** that **HARI SINGH AND SONS LIMITED**, a limited liability Company Incorporated Under the Companies Act 2002 of P.O. Box 299 MOSHI (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** years from the first day of **July, Two Thousand and Seventeen** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made hereunder and to any enactment in substitution there for or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of **June 2018**, shall hereafter pay rent of shillings **Five Million Three Hundred and Ten Thousand and Nine Hundred (Tshs. 5,310,900/=)** 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) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right which conform to the building line (if any) decided by the Tanga City 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 Authority").
  - (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 by the Authority.
3. **USER:** The land shall be used for **Industrial purposes only**; Use Group 'M' use classes (a) and (b) as defined in the Town and Country Planning Use Class Regulations, 1960 as amended in 1993.
4. The Occupiers shall not assign in the Right within three years of the date thereof 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 occupiers shall further:-  
behalf:-
  - i) Make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
  - ii) Make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for the purpose;
  - iii) Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
  - iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority;
  - v) Loading and unloading facilities shall be provided within the boundaries of the land.
7. The President may revoke the right for good cause and in public interest.



**SCHEDULE**

ALL that Land known as Plot No. 18, 19, 20, 21 and 22 Block "L" situated at Mkurumuzi Area in Tanga City containing Eight Decimal Point Four Three (8.43) Hacters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 86439 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


We, HARI SINGH AND SONS LIMITED the within named hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the common seal of the said )  
HARI SINGH AND SONS LIMITED )  
and DELIVERED in our presence )  
this.....day of..... 2018 )

Witness's  )  
Signature..... )

Postal Address: 299 - MASH )

Qualification: Director )

Witness's  )  
Signature..... )

Postal Address: PO Box 299 MASH )

Qualification: Director )

