




ANNEX 5: CERTIFICATE OF OCCUPANCY

TITLE No. 16613 PwN  
REGISTERED ON: 03-5-2023  
AT: 12:00 P M  
  
  
Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 2365/= Paid  
923074166538795  
On Original Receipt Shs:  
of: 15-03-2023  
  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 100/= Paid  
Receipt No: 923074166538795  
of: 15-03-2023  
  
Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: 16613 PwN  
L.O. No. 1303464  
Ref. No. BAG/LD/56959

The 27<sup>th</sup> day of April Two thousand and Twenty Three.

THIS IS TO CERTIFY that **ZHU JIN FENG** of P.O. Box 42450, **DAR ES SALAAM** (hereinafter called "the Occupiers") is 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 three** 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 therefor 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 **forty seven thousand and five hundred (47,500/=)** 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 Land shall be used for **Plant and Animal Husbandry** use group "R" Use Classes (a) & (b) as defined in the Town and Country Planning (use classes) Regulations 1960 as amended in 2018.

The Occupier shall:-

- a) Demarcate the boundaries of the land to the satisfaction of the **Bagamoyo District Council** (hereinafter called the authority) and thereafter to maintain such demarcation that the boundaries are always easily identifiable.
- b) Do everything necessary to preserve the environment and to protect the soil and preserve soil fertility and prevent soil erosion on the land and use the land so as not to cause soil erosion outside its boundaries and to do all things which may be required by the authority responsible for agriculture and environment to achieve such objective.
- c) 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 Authority responsible for Surveys and Mapping.

The following are the rights of the occupiers:-

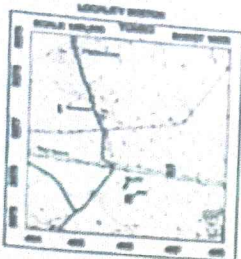
- a) Permanent exclusive rights to the land subject to the right of occupancy against all persons other than the Commissioner
- b) This right does not confer to water right.

The occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner for Lands.

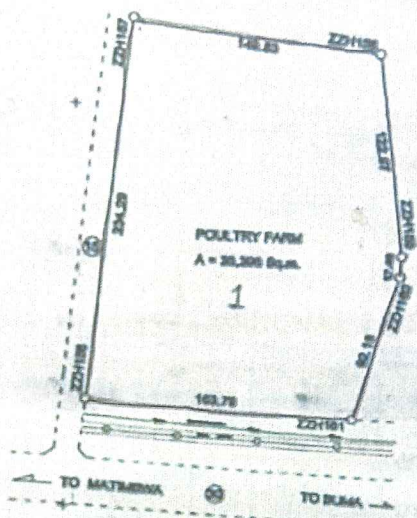
The occupier shall deliver to the Commissioner for Lands notification of disposition in prescribed forms before or at the time the disposition is carried out together with the payment of all premia, taxes and all dues prescribed in connection with that disposition.

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

SURVEY OF PLOT No. 1 BLOCK S AT KIROMO  
EAGAMOYO DISTRICT COAST REGION



SURVEY APPROVED  
 Signature: *[Handwritten Signature]*  
 REGIONAL LAND SURVEYOR  
 COAST REGION  
 Date: 27/10/2020



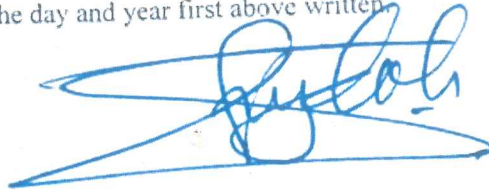
REF: TP.DRS No.18507/1415022018

COMPS No. <u>301H</u> M.P. No. <u>185/11/2</u> STD. SHEET <u>185/11</u> ACTION CC _____ PLAN No. <u>EY 7/367</u>	SCALE 1:2500	Plan drawn by: J. Anderson A.M. I hereby certify that the survey represented by this plan was carried out in accordance with the survey regulations. Date: <u>20/01/2020</u> <i>[Signature]</i> EDWIN SHALLAN MUNGU GOVERNMENT SURVEYOR REGISTERED PLAN No. <u>118752</u>
	AMENDMENTS MADE BY: 1. _____ 2. _____ 3. _____ PHOTOSTAT CORRECTED BY: 1. _____ 2. _____ 3. _____	

**SCHEDULE**

ALL that land known as **Plot No. 1 Block 'S'** situated at **Kiromo** in **Bagamoyo Urban Area** containing **Thirty Eight Thousand Three Hundred And Ninety Eight (38398)** square metres shown for identification only and edged red on the plan attached to this Certificate and defined on the Registered Survey Plan Numbered **118752** 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**

I, the within named **ZHU JIN FENG** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SIGNED and DELIVERED** by the said  
**ZHU JIN FENG**

is known to me personally /identified to me by

..... )

the latter being known to me personally in my

presence this 20<sup>th</sup> day of March 2023. )

Witness's;

Signature:..... [Signature] )

Postal Address:..... 4734 DM )

Qualification:..... Advocate )



# ANNEX 6: COPY PROFOMA INVOICES FOR THE PLANTS AND MACHINES

## Incubator Machine



YDF-19200 Large Egg Incubator for chicken eggs in farm

OEM/ODM ISO9001:2008, CE

**US\$8,000.00 / Set** [Get Latest Price >](#)

1 Set (MOQ)

After-sales Service: Installation Service

Type: Chicks Hatching Machine

Usage: Incubation Equipment

[More >](#)

Send Inquiry

Chat



YDF-19200 good hatching rate Egg incubator for chicken eggs

OEM/ODM ISO9001:2008, CE

**US\$8,000.00 / Set** [Get Latest Price >](#)

1 Set (MOQ)

After-sales Service: Installation Service

Type: Chicks Hatching Machine

Usage: Incubation Equipment

[More >](#)

Send Inquiry

Chat



# COMMERCIAL INVOICE

① Shipper / Exporter JCW GROUP CO., LIMITED ROOM 515, CHONGQING SOUTH ROAD 162#, QINGDAO CITY, CHINA 266000 TEL: 0532 83823688		⑦ No. & Date of Invoice IC1804020 <span style="float: right;">2018/4/20</span>		
		⑧ No. & Date of L/C or Contract		
② For Account & Risk of Messrs:  XI WANG GROUP COMPANY LIMITED P.O.BOX 32080 DAR-ES-SALAAM TANZANIA +255 73000999		⑨ Remarks:  * PAYMENT: T/T  * COUNTRY OF ORIGIN: CHINA		
③ Port of Loading QINGDAO, CHINA	④ Final Destination DAR ES SALAAM, TANZANIA	* Sales Contract: JC201803MT025		
⑤ Vessel Name KOTA MACHAN 0015W	⑥ No. bill of loading COSU6179360720			
⑩ Marks & No. PKGS. N/M                      2*40HQ	⑪ Description of Goods	⑫ Qty/Unit	⑬ Unit-Price FOB QINGDAO	⑭ Amount

CHICKEN RAISING EQUIPMENT	Q'TY(UNIT)	USD/UNIT	AMOUNT
	14	\$1,200	\$16,800

- \* FREIGHT PREPAID
- \* THIS SHIPMENT CONTAINS NO SOLID WOOD PACKING

Signed by

For and on behalf of  
 JCW GROUP CO., LIMITED

*(Handwritten Signature)*

(Authorized Signature(s))