

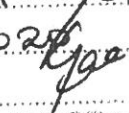


TITLE No: SSS
 REGISTERED ON: 25.6.2020
 AT: 9:00 A.M


 Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/= Paid
 Receipt No: 920177000057711
 of: 25.6.2020

 Stamp Duty Officer


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: 240,651/= Paid
 On Original Receipt No: 920177000057711
 of: 25.6.2020

 Stamp Duty Officer

Title No. SSS

L.O.NO. 806516

ADC/LD/NGB/6474

The 23rd day of September Two Thousand and twenty.

THIS IS TO CERTIFY that **TANZANIA INVESTMENT CENTER** Established under The Tanzania Investment. Act No. 26 of 1997 of P.O. Box 938, **DAR ES SALAAM** (hereinafter called "the Occupier") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the schedule hereto (herein after called "the Land") for **Investment Purposes** according to the Government Notice No. 5 of 2017 for a term of **Sixty Six** years from the First day of April Two Thousand and Twenty 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 amendments thereof and to the following special conditions:-

1. The occupier having paid rent up to the **Thirtieth** day of **June, 2020** shall thereafter pay rent of shillings **One Million Six Hundred Thirty One Thousand Seven Hundred (1,631,700/=)** 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 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 authorities responsible for environment and to achieve such objective.
 - (iii) Erect on the land buildings in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the **ARUSHA DISTRICT COUNCIL** (hereinafter called "**the Authority**").
 - (iv) Submit to the Authority building plans within Six months from the date of commencement of **the Right**.
 - (v) Begin building construction within six months after approval of the building plans by the Authority.
 - (vi) Complete the building construction within Thirty Six months from the date of commencement of the Right.
3. **USER:** The land shall be used for **Education** Purposes. Use Group '**K**' Use classes **(a), (b) and (c)** ;as defined in the Urban Planning (**use Groups and use Classes Regulations**), 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 the prescribed form before or at the time the disposition is carried out together with the payment of all premier, taxes and dues prescribed in connection with that disposition.
 6. The President may revoke the right for good cause and in public interest.

SCHEDULE

All that land known as Plot No. 892 Block "A" located at, NGORBOB Area, Arumeru District containing Thirty Two Thousand Six Hundred Thirty Four (32,634) square meters shown for identification only edged red on the plan attached to this certificate and defined on the Registered Survey Plan numbered 113363 deposited at the office of the Director for Surveys and Mapping at Dar es Salaam.

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

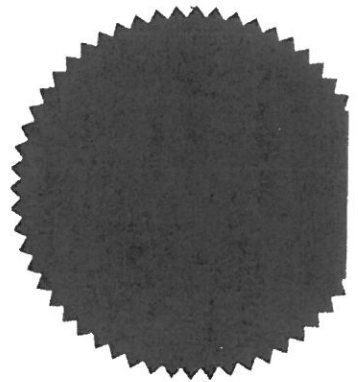
[Signature]
AS ASSISTANT COMMISSIONER FOR LANDS

We, TANZANIA INVESTMENT CENTER the within named HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the common seal of)
TANZANIA INVESTMENT CENTER)
And DELIVERED in the presence of us)
this 6TH day of SEPTEMBER 2020)

Name MADUMU J. KAZI)
Signature *[Signature]*)
Postal address P.O. Box 939)
DAR - ES - SALAM)
Qualification EXECUTIVE DIRECTOR)

Name ALEXANDER MUYANI)
Signature *[Signature]*)
Postal address P.O. Box 939)
DAR - ES - SALAM)
Qualification SENIOR LEGAL OFFICER)



ARUMERU DISTRICT

INSERT SHOWING DETAILS OF PLOT

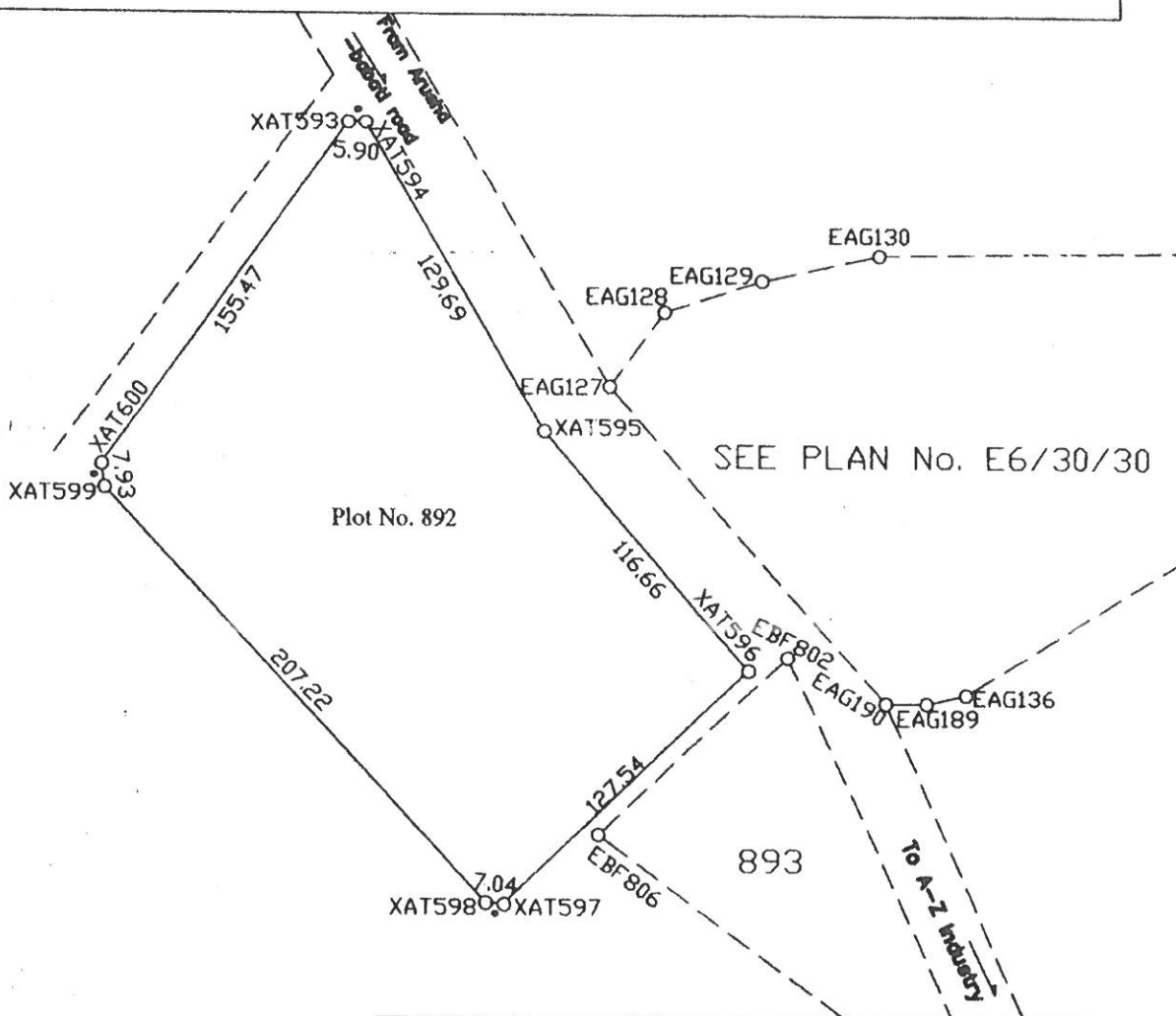
LOCALITY..... NGORBOB AREA.....

BLOCK "A".....

PLOT No..... 892.....

L.O. No..... 806516.....

AREA..... 32,634 SQ.M.....



This plan prepared in accordance with Registered plan No.113363 is approved for the purpose of the Land Registration Ordinance.

Director of Survey & Mapping.....

Date 23-09-2020.....

Ministry of Lands, Housing and Urban Development

The issue of this plan implies no guarantee or admission of title by the Government.