


TITLE No. 4175 PWN  
REGISTERED ON: 09/11/2020  
AT: 02:30 P.M.  
  
[Signature]  
Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT. Land Form No. 22  
Stamp Duty Shs: 228510.2/- Paid  
On Original Receipt Shs: 92023100  
397777 18/08/2020  
[Signature]  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 4175 PWN  
L. O. No. 1070992.  
L. D. No. 383391.

The 23<sup>rd</sup> day of October Two thousand and Twenty.

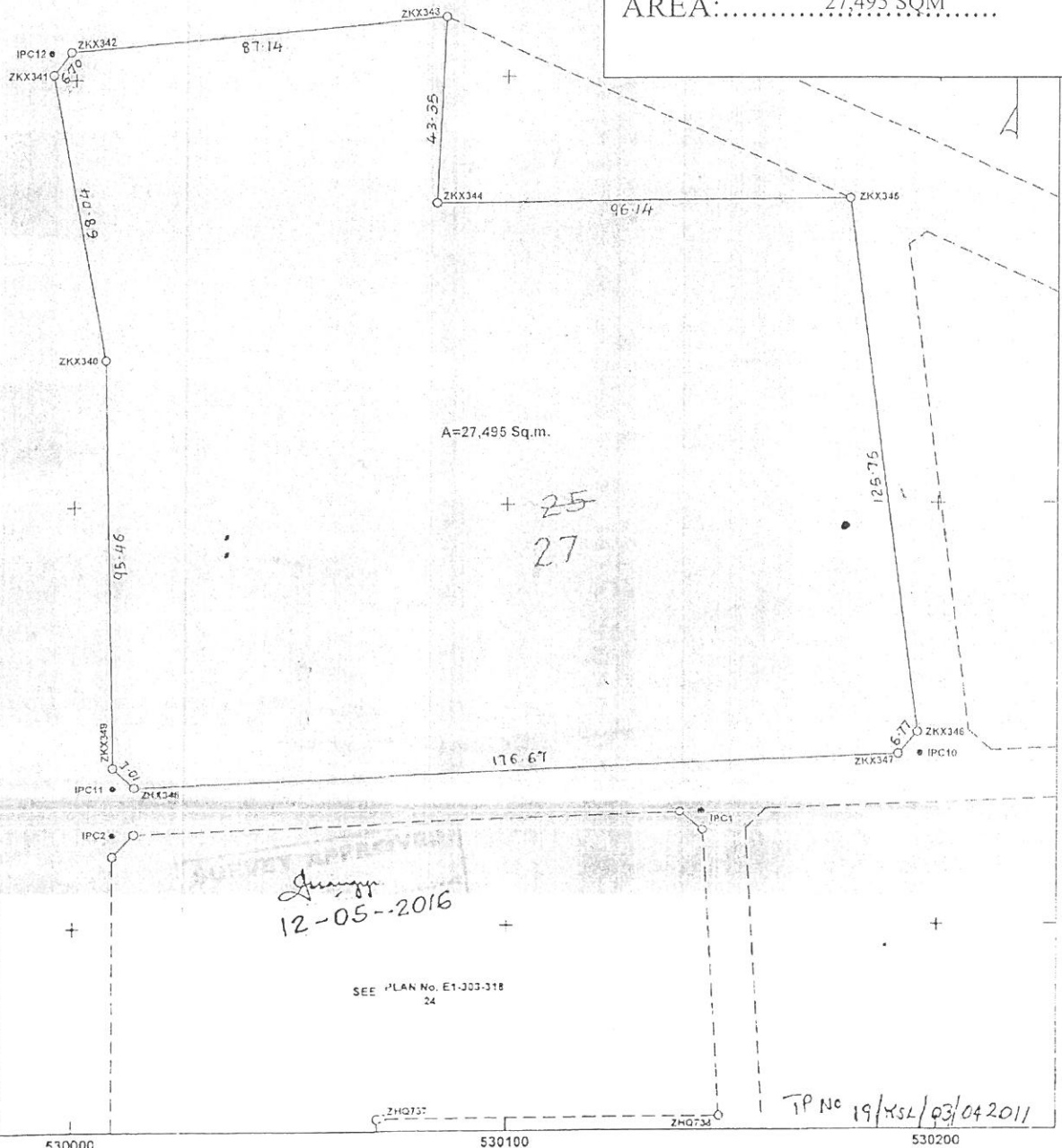
THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTER established under Act No. 26 of 1997 of P.O. Box 938, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **ninety nine** years from the first day of **January, 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 amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2020; shall hereafter pay rent of shillings **one million one hundred forty three thousand fifty one (1,143,051/=)** 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 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 Occupiers' expenses as assessed by the Director responsible for Surveys and Mapping.

# MKURANGA DISTRICT

SURVEY OF PLOT No. 25 27  
MKURANGA DISTRICT - CO

LOCALITY... KISEMVULE.....  
BLOCK ..... C.....  
PLOT No..... 27.....  
L.O. No:..... 1070992.....  
AREA:..... 27.495 SOM.....



*Signature*  
12-05-2016

SEE PLAN No. E1-303-318  
24

TP No 19/KSL/03/042011

Comps No. E 303 m  
M. P. No. 204/II/10  
Std Sheet 204/II  
Action CC .....  
PLAN No. E 303/366

SCALE 1:1,000  
Amendments made by:  
Pendo (Plot no) 21.4.016  
Pendo (Plot no) 17.5.016

Plan drawn by Jack B.  
I hereby certify that the survey represented by  
this plan was carried out in accordance with the

This plan is prepared in accordance with Registered Plan No. 85701  
It is approved for purpose of the Land Registration Act 334  
Director of Surveys and Mapping..... *White* ..... Date 12/10/2020

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

Ministry of Lands, Housing and Human Settlements Development, Dodoma

SCHEDULE

ALL that Land known as Plot No. 27 Block 'C' situated at **Kisemvule** in **Mkuranga District Council** containing ~~twenty nine thousand three hundred nine~~ <sup>seven</sup> ~~thousand~~ <sup>four</sup> ~~three hundred nine~~ <sup>ninety five (27495)</sup> square feet shown for identification only edged black on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **85701** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

*[Handwritten mark]*

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

*[Handwritten signature]*

Ag. ASSISTANT COMMISSIONER FOR LANDS

The within named **TANZANIA INVESTMENT CENTER** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said )  
TANZANIA INVESTMENT CENTER )  
and DELIVERED in the presence of us )  
this... 10<sup>TH</sup> day of... **SEPTEMBER** 2020. )

Signature: *[Handwritten signature]* )

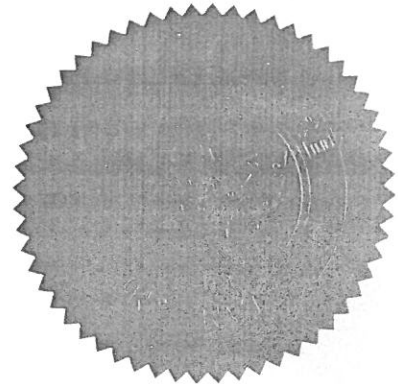
Postal Address: **P.O. Box 938** )  
**DAR - ES - SALAM** )

Qualification: **EXECUTIVE DIRECTOR** )

Signature: *[Handwritten signature]* )

Postal Address: **P.O. Box - 938** )  
**DAR - ES - SALAM** )

Qualification: **SENIOR LEGAL OFFICER** )



## HANDLING OVER NOTE-DISPATCH MEMO

Plot No.27 Block 'C'  
Kitopeni Bagamoyo Urban Area

I, Mr. WUHUA HUANG a Company Secretary of P.O. Box 77128 Dar es Salaam TEL +255 757359416 introduced by WUZHOU INVESTMENT COMPANY LIMITED of P.O BOX 77128 with the introduction letter dated 03<sup>rd</sup> March, 2021 attached with a Residence Permit Class B No. **RPB1008343B** Dar es Salaam do hereby accept that I have collected Derivative Right, with Registered Title No. **4175PWN** CERTIFICATE OF TITLE TO LEASEHOLD) for the above mentioned plot on behalf of WUZHOU INVESTMENT COMPANY LIMITED from TANZANIA INVESTMENT CENTRE for the sole purpose to delivering it to the Directors of WUZHOU INVESTMENT COMPANY LIMITED for safe keeping.

Received by: Mr. WUHUA HUANG

Signature;.....

Dispatched by;

MWANAMKUU HASHIM

Signature;

Date: 04/03/2021