
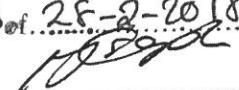


TITLE No. 57928  
 REGISTERED ON  
25-04-2018  
 at 1:00 P.M.  
  
 Ass. Registrar of Titles



Land Form No. 22.  
 Stamp Duty Shs. 100/= Paid  
 and Revenue Receipt No. 99001000073  
 of 28-2-2018 Issued.  
  
 Ass. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA  
 THE LAND ACT, 1999  
 (NO. 4 OF 1999)

Stamp Duty Shs. 3,646,838/= Paid  
 on Original Revenue Receipt No. 99001000073 of 28-2-2018  
  
 Ass. Registrar of Titles

**CERTIFICATE OF OCCUPANCY**

(Under Section 29)

LAND REGISTRY - MOMBASA

Title No. 57928  
 L.O. No. 794908  
 L.D No. TCC/47745

The 25<sup>th</sup> day of April Two thousand and Eighteen.

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTRE, Established under the Tanzania Investment Act No. 26 of 1997 of P.O Box 938, 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 Investment purposes according to the Government Notice No. 740 of 2012, for a term of **Ninety Nine (99)** years from the first day of **January, Two Thousand and Eighteen** 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, 2018** shall thereafter pay rent of shillings **Seventy Two Million Nine Hundred Thirty Six Thousand Nine Hundred and Ninety (72,936,990/=)** 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.



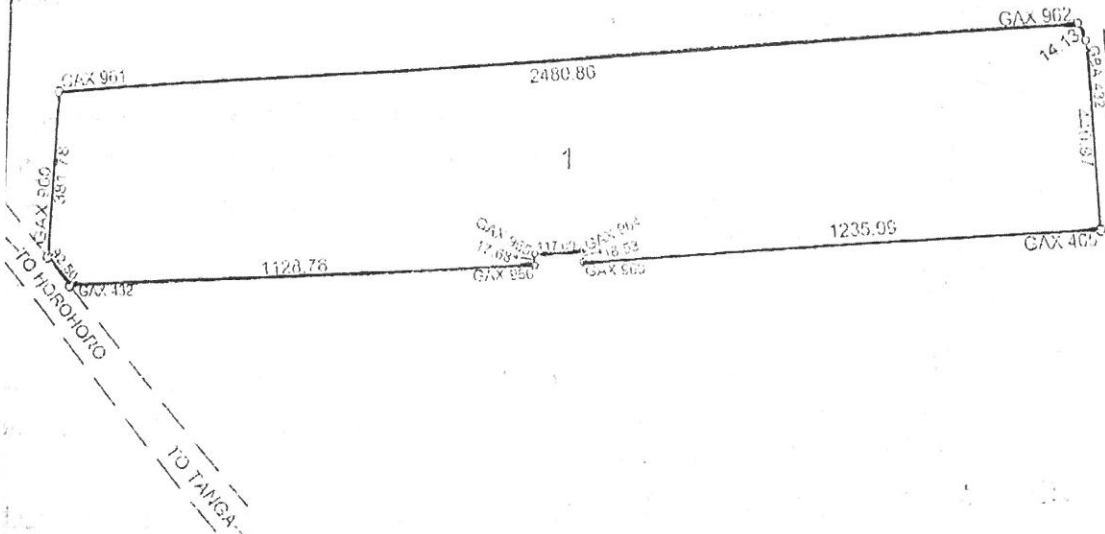
- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
  - (iii) Erect on the land buildings in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the **Tanga City 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 the 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 **Special Industry purposes** only, Use Group 1 Use class (a) as defined in the Town and Country Planning (Use Classes) Regulations 1960 as **amended in 1993**.
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 Occupiers shall further:-
  - (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 this 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.



# TANGA CITY

## INSET SHOWING DETAILS OF PLOT

LOCALITY: AMBONI INDUSTRIAL AREA  
BLOCK: B  
PLOT No. 1  
L.O No. 794908  
AREA: 115.773 HA



This plan is prepared in accordance with Registered plan No.91682 is approved for the purpose of the Land Registration Ordinance.

Director of Surveys and Mapping *[Signature]* Date 06-03-2018  
Ministry of Lands, Housing and Human Settlement Development.

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

SCHEDULE

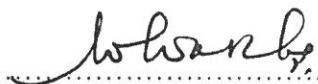
ALL that Land known as Plot. No. 1 Block "B" situated at Amboni Industrial Area in Tanga City containing One Hundred and Fifteen decimal point seven, seven three (115.773) hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 91682 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

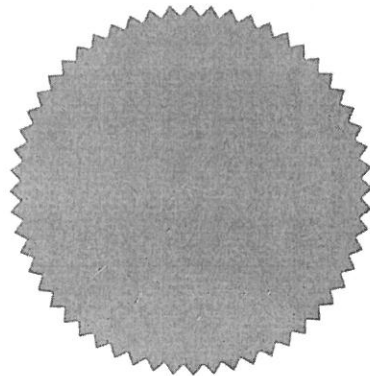
Given under my hand and my official seal the day and year first above written.


  
AS ASSISTANT COMMISSIONER FOR LANDS

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

SEALED with the COMMON SEAL of the said )  
TANZANIA INVESTMENT CENTRE and )  
DELIVERED in the presence of us this... 19 )  
day of... MARCH .....2018 )

Signature:  )  
Postal Address: 938 )  
DSM )  
Qualification: EXECUTIVE DIRECTOR )



Signature:  )  
Postal Address: P.O. BOX 938 )  
DAR ES SALAAM. )  
Qualification: ACTING LEGAL AFFAIRS MANAGER )

