

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY  
(Under Section 29)

Title No.....  
L.O. No.639628  
LD/SDC/2127/NGA

The                      day of                      Two Thousand and

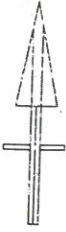
**THIS IS TO CERTIFY** that **TANZANIA INVESTMENT CENTRE**, established under **Act No. 26 of 1997**, having its registered of **P.O. Box 938, Dar es Salaam**, (hereinafter called "**the Occupier**") are entitled to the **Right of Occupancy** (hereinafter called "**the Right**") in and over the land described in the Schedule hereto (hereinafter called "**the Land**"), for Investment Purposes according to the Government Notice No. 1273 of 04/10/2019. for a term of **Ninety Nine (99)** years from the first day of **April, Two Thousand and Twenty One** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, **2021** shall there after pay rent of shillings **Four Hundred Eighty-One Thousand (Tshs.481,000/=)** 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**.

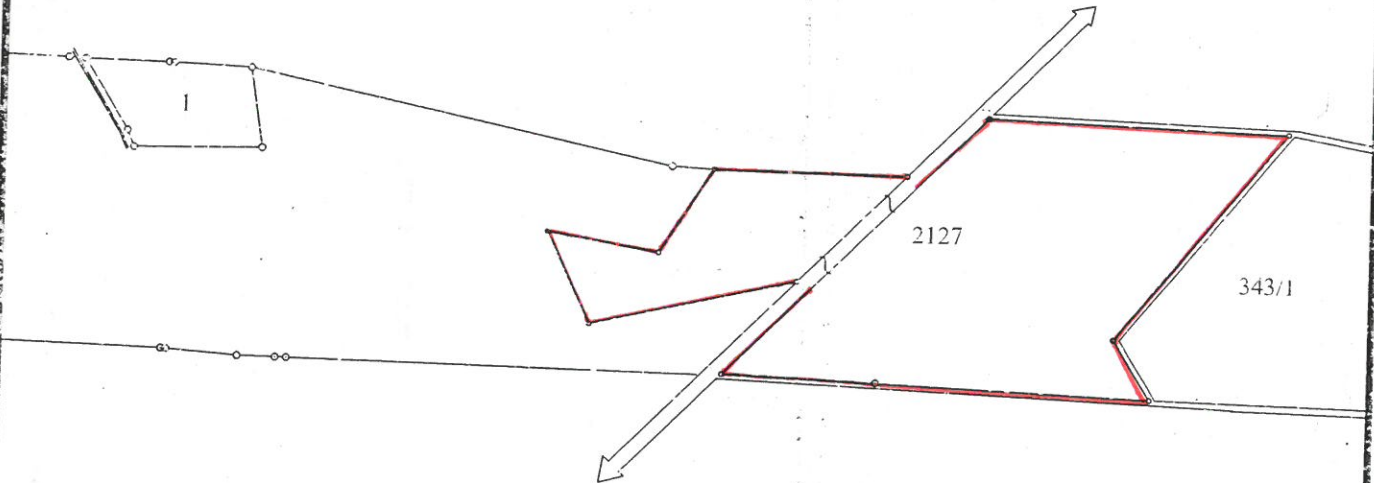
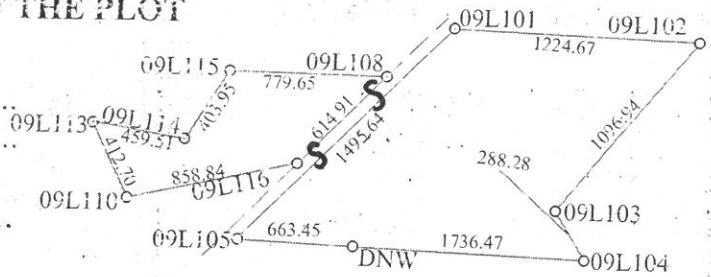
2. The land shall be used for plant and animal husbandry purpose only, Use Group 'R' use class (c) as defined in the planning (Use Groups and Use Classes) Regulations 2018
3. The Occupier shall: -
  - (i) Demarcate the boundaries of the land in accordance with the conditions of the Right and to the satisfaction of **Siha District Council** (hereinafter called "**the Authority**")
  - (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) 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.
4. The Occupier 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.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. The following is the right of occupier; the permanent, exclusive rights to the land the subject of the Right of Occupancy against all persons other than the Commissioner.
7. The **President** may revoke the right for **good cause** and in **public interest**.

# SIHA DISTRICT

INSERT SHOWING DETAILS OF THE PLOT



LOCALITY... NAMUAI FARM  
FARM No..... 2127  
L.O. No:..... 539628  
AREA:..... 194.60 Ha



This plan is prepared in accordance with Registered Plan No. 133168

It is approved for purpose of the Land Registration Act 334

For Director of Surveys and Mapping

Date 21.5.2021

Ministry of Lands, Housing and Human Settlements Development, Dedoma

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



**SCHEDULE**

ALL that Land known as Farm No. **2127** situated at **Namuai Farm** in **Siha District** containing **Four Hundred Eighty One (481) square Acres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered survey plan numbered **133168** 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.

**ASST. 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** by the said )  
**TANZANIA INVESTMENT CENTRE AND** )  
**DELIVERED** in the presence us this..... )  
day of.....**20**..... )

Signature.....\*..... )  
Postal Address:..... )  
Name..... )  
Qualification:..... )

Signature.....\*..... )  
Postal Address..... )  
Qualification:..... )

