

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 34522-01

Land Office Number: 914450

Land: PLOT NO. 1 BLOCK 'N' NJEDENGA INVESTMENT DODOMA MUNICIPALITY

TITLE No. 34522-DUR
 REGISTERED ON
15-2-2018
 at 10:00 Am
 Ass. Registrar of Titles



Land Form No. 22

Stamp Duty Shs. 100 Paid and
 Revenue Receipt No. 086756
 of 20-9-2016 issued.
 Stamp Duty Officer

TANGANYIKA
 STAMP DUTY PAID ON
 ORIGINAL Shs. 63765-
086756 of 20-9-16
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 34522-DUR
 L.O. No. 914450
 L.D. No. 59086

The 15th day of February

Two thousand and Eighteen

THIS IS TO CERTIFY that **ONE PLANET SCHOOLS LIMITED** a Limited Company Incorporated under the Companies Ordinance (Cap.212) of P.O BOX 23414, 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 (99)** from the first day of **July** Two thousand and **Sixteen** 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 therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2017; shall thereafter pay rent of shillings **one million two hundred seventy three thousand five hundred (1,273,500/=) 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 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 soils 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) Buildings shall be in permanent materials.
 - (iv) Building plans to be submitted to the **DODOMA MUNICIPAL COUNCIL** within six months from the Commencement of the Right.
 - (v) Building construction to begin within six months after the approval of the plans.
 - (vi) Buildings to be completed within thirty six months from the day of the Commencement of the Right.
3. **USER:** The land and the buildings erected thereon shall maintained and the same shall be used for **Institutional Purpose Only**, Use Group "**K**" use classes (**a**) as defined in the Town and Country Planning (Use classes) Regulations of 1960 as amended in 1993.
 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 prescribed form before or at the times the disposition is carried out together with the payment of all premia Taxes and dues prescribed in connection with that disposition.
 6. The President may revoke the right for good cause or in public interest.

SCHEDULE

All land known as Plot No. 1 Block "N" situated at Njedengwa Investment Area in Dodoma Municipality containing ~~twenty-eight thousand three hundred (28,300) Square meters~~ ^{two decimal eight three (2.83) hectares} shown for identification only edged red on the plan attached to this certificate and defined on the registered Survey Plan Number 46502 deposited at the Office of the Director for Surveys and Mapping at Dar-es-Salaam.

Handwritten: Mahiga

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

Handwritten signature of Assistant Commissioner

ASSISTANT COMMISSIONER FOR LANDS

We, the within-named ONE PLANET SCHOOLS LIMITED hereby accept the terms and conditions contained in the foregoing certificate of occupancy.

SEALED with the COMMON SEAL of the said ONE PLANET SCHOOLS LIMITED and Delivered in the presence of us this 20th day of January 2018

Name: ELIZABETH JULIUS MAHIGA

Signature: [Handwritten Signature]

Postal Address: 23414 DAR ES SALAAM

Qualification: DIRECTOR

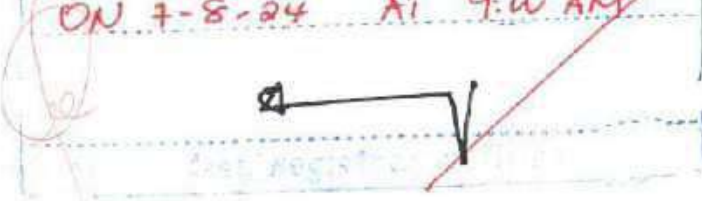
Name: Maiva Solius Mahiga

Signature: [Handwritten Signature]

Postal Address: P.O. Box 23914


Qualification: DIRECTOR

DODOMA LAND REGISTRY
MORTGAGE OF P/O. DISCHARGE
Filed Document No. 16320-DLR
Date of Registration 18-3-2019 Time 1:00 P.M.
UNDER FD 35410-DLR
To: **KIM BANK (TANZANIA) LIMITED**
OF P.O. BOX 1431, DAR ES SALAAM.
(TO SECURE USD 70,000/=)
ON 7-8-24 AT 9:10 AM



LAND REGISTRY DODOMA
TRANSFER OF P/O
36688-DLR
Filed Document No. 16-6-2015 Time 1:00 P.M.
Date of Registration 16-6-2015 Time 1:00 P.M.
To: **RIDHWAN ABDARAHMANI MRINGO**
ELIBARIKI IMMANUEL KINGI of P.O. BOX
4756, DAR ES SALAAM (IN CONS TMS)
250,000,000/=.

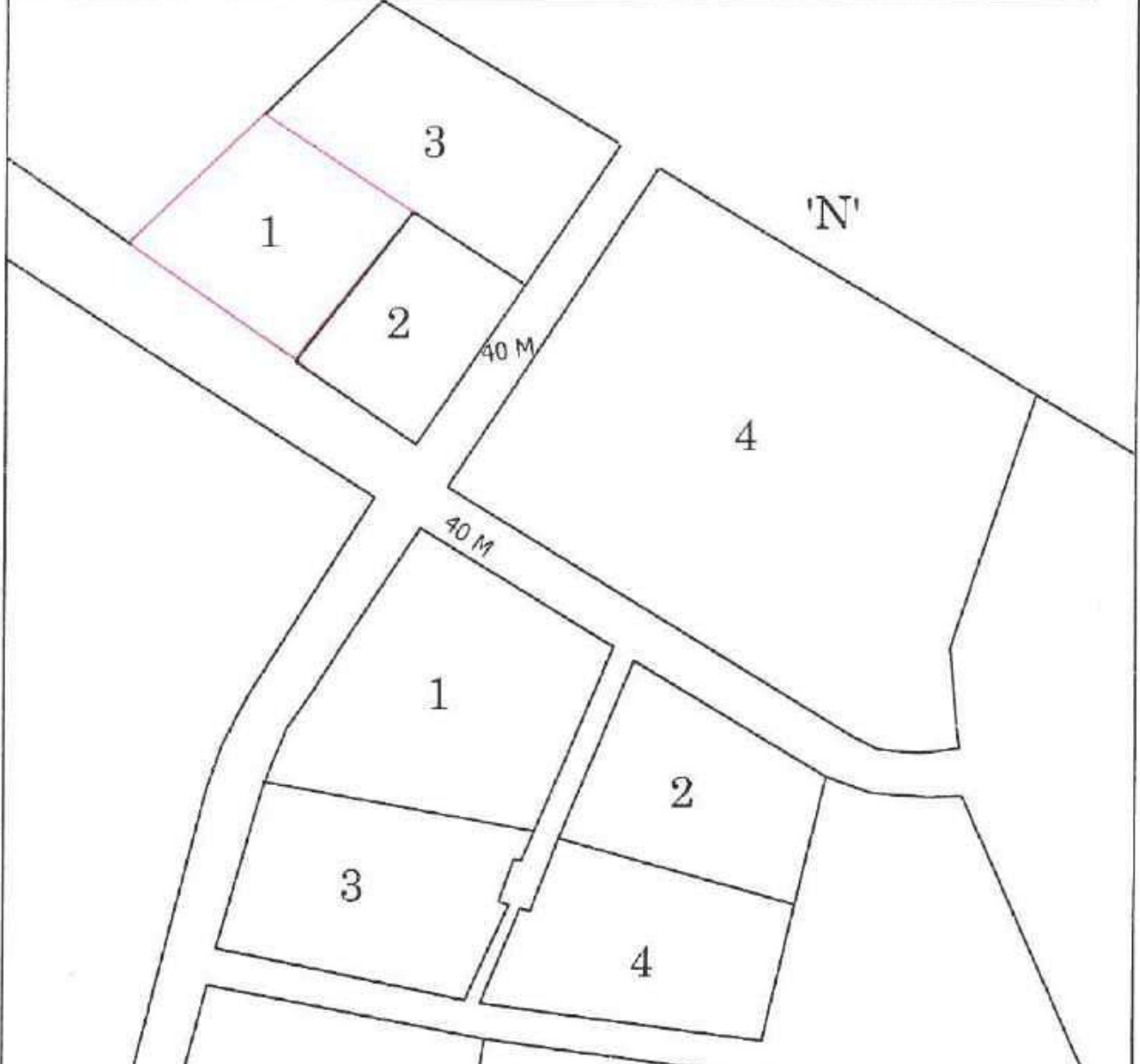
Senior Asst. Registrar of Titles



DODOMA MUNICIPALITY



Locality NJEDENGWA INVESTMENT AREA
 BlockN'.....
 Plot No 1.....
 L.O. No 914450.....
 Area 2.83 Ha.....



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

This plan prepared in accordance with registered plan No.46502 is approved for the purpose of the Land registration Act cap 334 .
 For Director of Survey and Mapping
 Date 14/09/2019
 Ministry of Land and Human Settlements
 Development Dodoma.