



THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

THE LAND ACT, Cap 113  
(Under Section 29)



Title Number: 38542

Date of Registration: 09-Apr-2025 [12:17]

*Ms hand of us*

REGISTRAR OF TITLES

(17-Apr-2025)

Registered under section 35 of the Land Registration Act (Cap 334).

I. REGISTERED OCCUPIER AND TENURE

THIS IS TO CERTIFY that **TZ AZURE CREST BAY REAL ESTATE LIMITED** of P.O. BOX 32080, Kinondoni, Dar es Salaam (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **sixty six (66) years** from **the first day of July two thousand and twenty four** 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 amendment thereof and to special conditions.

II. DESCRIPTION OF THE PROPERTY

District: Kinondoni  
Location: MSASANI  
Block: B  
Plot No.: 189  
Area: 453.00 Square Metres  
Reg. Plan No.: 17644

Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S

	X	Y
1	530110.29	9253069.59
2	530131.43	9253048.08
3	530119.68	9253038.63
4	530098.66	9253060.14



III. CONDITIONS OF THE RIGHT

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner;
2. The land is general land and shall be used for **Residential** purposes only. Use Group(s) and Use Class(es) A (a), (c); as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

IV. DISCLAIMER

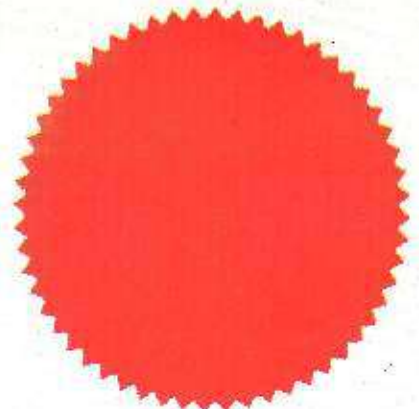
The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

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

*Ms hand of us*

COMMISSIONER FOR LANDS

(22-Apr-2025)




OCCUPIER:



TZ AZURE CREST BAY REAL ESTATE LIMITED

Director 1  
(22-Apr-2025)



Director 2  
(22-Apr-2025)

**CERTIFICATE OF OCCUPANCY**

THE LAND ACT, Cap 113  
(Under Section 29)



Title Number: 37825

Date of Registration: 28-Mar-2025 [17:39]

*Handwritten signature*

REGISTRAR OF TITLES

(02-May-2025)

Registered under section 35 of the Land Registration Act (Cap 334).

**I. REGISTERED OCCUPIER AND TENURE**

THIS IS TO CERTIFY that **TZ AZURE CREST BAY REAL ESTATE LIMITED** of P.O. BOX 32080, Kinondoni, Dar es Salaam (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **ninety nine (99) years** from **the first day of April 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 amendment thereof and to special conditions.

**II. DESCRIPTION OF THE PROPERTY**

District: Kinondoni  
Location: MSASANI  
Block: B  
Plot No.: 239  
Area: 525.00 Square Metres  
Reg. Plan No.: 21792

Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S

	X	Y
1	530064.35	9252911.35
2	530072.50	9252926.98
3	530098.05	9252911.41
4	530090.04	9252895.82



**III. CONDITIONS OF THE RIGHT**

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for **Residential** purposes only. Use Group(s) and Use Class(es) **A (a), (c)**; as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

**IV. DISCLAIMER**

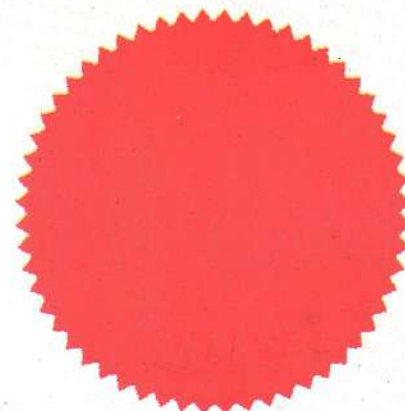
The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

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

*Handwritten signature*

COMMISSIONER FOR LANDS

(05-May-2025)



OCCUPIER:

李月娥

郑刚

**TZ AZURE CREST BAY REAL ESTATE LIMITED**

SIGNATORY ONE

(05-May-2025)

SIGNATORY TWO

(05-May-2025)