

**EVIDENCE OF PROJECT  
LOCATION**

**LONG MEN  
KE ZHAN  
LIMITED**

Plot 1947 Oyster Bay, Dar es Salaam, Tanzania

P. P.O. Box 4682 Dar es Salaam, Tanzania.

T. 255 764 050 861

E. 543626441@qq.com

**REF: ADM/2021/10/25/A**

**DATE: 13<sup>th</sup> JULY, 2021**

To:  
The Director,  
The Tanzania Investment Center,  
P.O. Box 938, Shabaan Robert Street,  
Dar es Salaam, Tanzania

Dear Sir,

**REF: APPLICATION FOR CERTIFICATE OF INCENTIVES FOR M/s LONG MEN  
KE ZHAN LIMITED – EVIDENCE OF PROJECT LOCATION.**

Reference is made to the above heading.

We M/s Long Men Ke Zhan Limited are proud of the services that you are offering investors at the Tanzania Investment Center. We wish to apply for a Certificate of Incentives for a Beach Hotel/Resort Project in Bagamoyo, Tanzania.

Our project is expected to be located at Plot No. 13/2/2 Beach Bagamoyo Urban Area in Bagamoyo, Tanzania.

The land measures an area of 2.783 Hectares and was previously owned by M/s Paradise Holiday Resort Limited who are in the process of selling the property to us M/s Long Men Ke Zhan Limited.

Kindly do find attached for your kind review:

- Copy of Certificate of Title of the Property;
- Sketch Map – Bagamoyo Urban Area
- Pre-sale Land Sale Agreement between M/s Paradise Holiday Resort and M/s Long Men Ke Zhan Limited.

Kind Regards,

Wei Yanfei



**Managing Director  
Long Men Ke Zhan Limited**



TITLE No. **48057**  
 Land Form No. **22-9-98**  
 REGISTERED **22-9-98**  
 At **11.00 A.M.**  
**Mushiflaw**  
 District Registrar of L.S.



Stamp Duty No. **100/-**  
 and Revenue Receipt No. **L.O. No. 150,214**  
**26-10-98** **17/587661**  
**06394684**  
**Mushiflaw**  
 District Registrar of L.S. No. **MP/L.S. 53555**  
 Acting Deputy Registrar

THE UNITED REPUBLIC OF TANZANIA LANGANYIKA STAMP DUTY ACT.

## CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The

**12<sup>th</sup>**

day of **November**

Stamp Duty No. **7,490/-**  
 and Revenue Receipt No. **17/587661**  
**26-10-98** **06394684**  
**Mushiflaw**  
 District Registrar of L.S.

nine hundred and **ninety eight**.

TITLE No. **48057**

THIS IS TO CERTIFY that **PARADISE HOLIDAY RESORT LIMITED** a limited liability company incorporated in Tanzania having its registered office in Dar es Salaam of P. O. BOX 40190 DAR ES SALAAM

(hereinafter called "the Occupier") is entitled to a 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

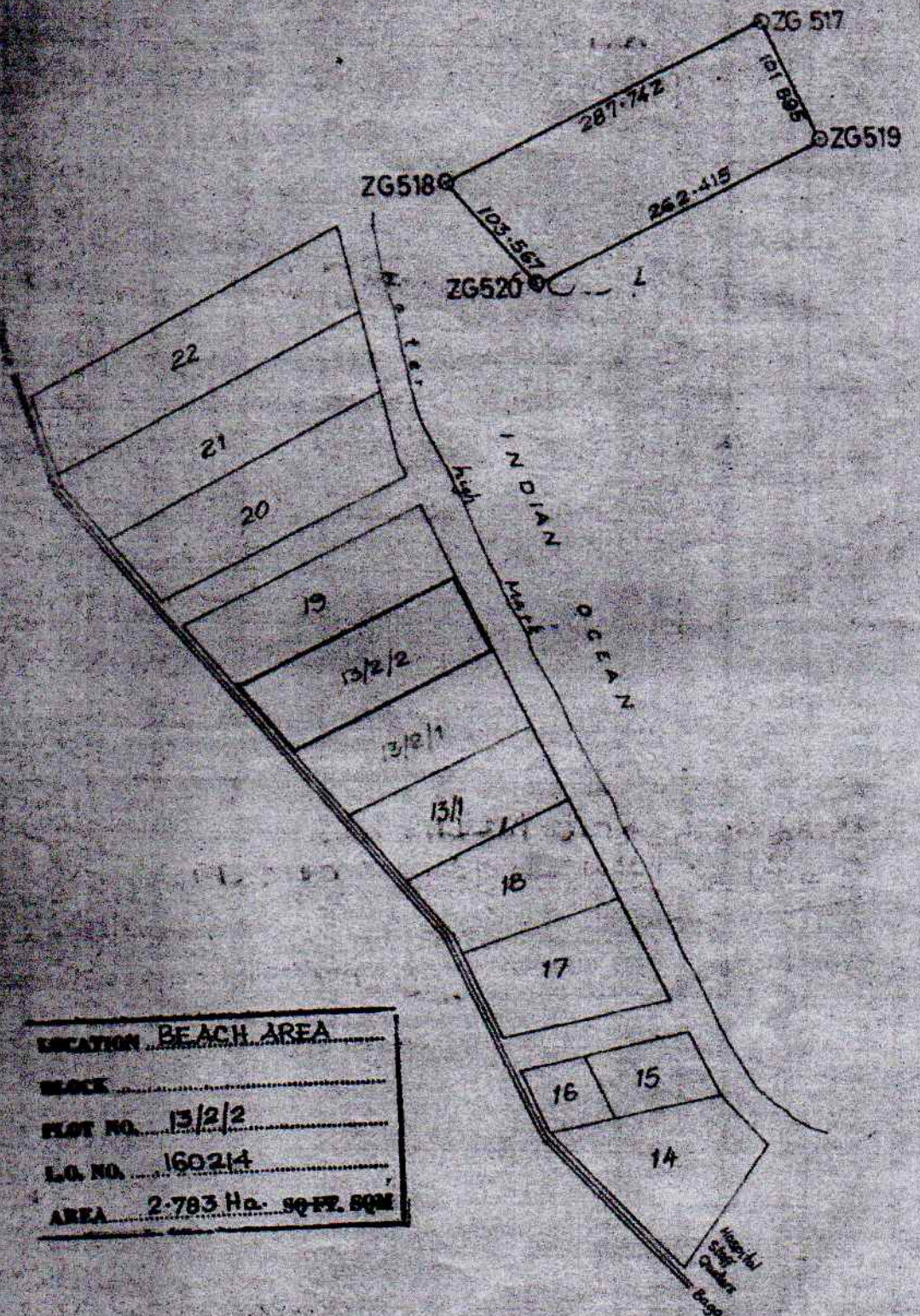
**July** One thousand nine hundred and **ninety three** according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution thereof or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 19 **94**, shall thereafter pay rent of **shillings one twenty two hundred thousand (shs. 122,000/-)** a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years **2003, 2013, 2023, 2033, 2043, 2053, 2063, 2073 and 2083** or within three years thereafter in each case.

2. The Occupier shall:-

- (i) Erect on the land buildings (hereinafter called "the 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 **Bagamoyo District Council** (hereinafter called "the Authority");
- (ii) By the **thirty first day of December 1993**, submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;
- (iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;
- (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the **thirtieth** day of **June 2005**;
- (v) At all times during the term after the **thirtieth** day of **June 2005**, have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");

# BAGAMOYO URBAN AREA



LOCATION BEACH AREA  
 BLOCK \_\_\_\_\_  
 PLOT NO. 13/2/2  
 L.O. NO. 160214  
 AREA 2.783 Ha. 90 FT. SQM

This plan prepared in accordance with Registered plan  
 No. 30193 is approved for purposes of the Land  
 Registration ordinance Director of Survey  
 Mapping \_\_\_\_\_ Date 12/08/1978  
 Ministry of Lands Housing and Urban Development

The issue of this plan implies no guarantee  
 on the part of the Government.

(vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provided;

(vii) 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 Commissioner for Surveys and Mapping.

Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupier's obligation under the conditions of the Right and shall not imply waiver of modification of any condition in the Right.

3.—(i) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary:—

to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or his employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

5. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:—

(i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;

(ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;

(iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

6. The land and building to be erected thereon shall be used for Commercial purposes only, (TOURIST HOTEL), Use Group 'B' use classes (d) and (e) as defined in the Town and Country Planning (use classes) Regulations, 1960.

7. The President may revoke the Right for good cause and in public interest.

**SCHEDULE**

ALL that land known as Plot No. 13/2/2 Beach Bagamoyo Urban Area containing two decimal point seven eight three (2.783) Hectres ~~as~~ shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 30193 ~~as~~ deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.

GIVEN under my hand and seal and by Order of the Minister the day and year first above written.

*[Signature]*  
COMMISSIONER FOR LANDS

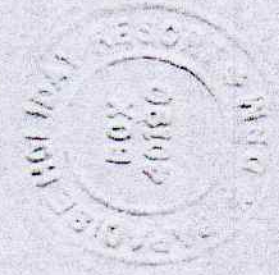
C P Dem

The within named PARADISE HOLIDAY RESORT LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said PARADISE HOLIDAY RESORT LIMITED and DELIVERED in the presence of us this 16<sup>th</sup> day of AUGUST 1998.

Signature: *[Signature]*  
Postal Address: 119, BAGAMOYO  
Qualifications: MANAGER, DIRECTOR

Signature: MAHFD  
Postal Address: 119, BAGAMOYO  
Qualifications: DIRECTOR



LAND REGISTRY DAR-ES-SALAAM  
MORTGAGE  
Filed Document no 105183  
Date of Registration 4.10.2006 time 12.00 P.m.  
TANZANIA INVESTMENT BANK

LAND REGISTRY DAR-ES-SALAAM  
MORTGAGE  
Filed Document no 105799  
Date of Registration 5.6.2006 time 12.05 P.m.  
TANZANIA INVESTMENT BANK