

Land Form 23 A.

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date of Issue:


Title Number: 1747

Land Office Number: 627042.

Land: PLOT NO: 180, BLOCK 'A' LOLLY ESTATE, ARUMERU DISTRICT.

Term: NINETY NINE (99) YEARS.

TITLE No. 1747  
REGISTERED ON: 22.6.2021  
AT: 1:00 P M  
Senior Asst. Registrar of Titles



Land form No. 22

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 100/= Paid  
Receipt No. 921013027783167  
of: 13.01.2021  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY  
(Under Section 29)

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 305,725/= Paid  
On Original Receipt 921013027783167  
of: 13.01.2021  
Stamp Duty Officer

Title No. 1747  
L.O. No. 637042  
Ref. No. AR/MER/DOLLY/A/177

The 22<sup>nd</sup> day of June 2021.

THIS IS TO CERTIFY that ARACHUGA PROPERTIES LIMITED, a limited liability company incorporated in Tanzania under The Companies Act, 2002 of P.O Box 6112 Arusha (hereinafter called "the Occupiers") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule here to (hereinafter called "the land") for a term of **Ninety Nine (99)** years from the **First** day of **January, Two Thousand 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 therefore or amendment thereof and to the following special conditions:

1. The Occupiers having paid rent up to the thirtieth day of June 2021 shall thereafter pay rent of **Shillings Three Million Three Hundred Ninety Nine Thousand Four Hundred Eighty (Tshs 3,399,480/=)** 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 **MERU DISTRICT COUNCIL** ( hereinafter called 'the Authority')
  - (iv) Submit to the Authority buildings 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 Residential Buildings** purpose only. Use Group 'C' Use Class (f) as defined in the Urban Planning (Use Groups And Use Classes) Regulations, 2018
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 President may revoke the right for good cause and in public interest.

ARUMERU DISTRICT

INSERT DETAILS OF PLOT

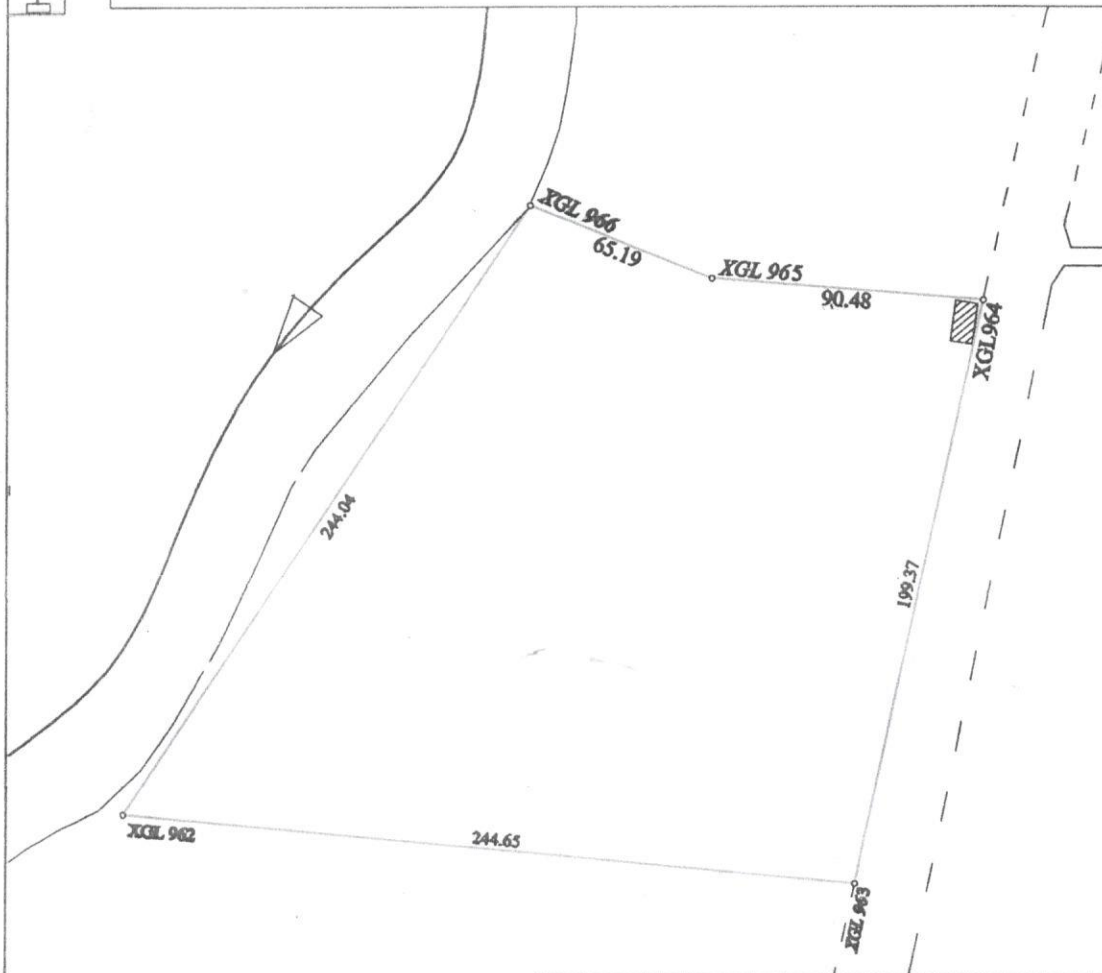
LOCALITY..... DOLLY AREA

BLOCK..... 'A'

PLOT No..... 180

L.O. No..... S-1C  
637042

AREA..... 40788 SQ.M



This plan prepared in accordance with Registered plan No.124134 is approved for the purpose of the Land Registration Ordinance.

Director of Survey & Mapping..... *[Signature]*

Date..... 04-02-2021

Ministry of Lands, Housing and Urban Development  
Dar es salaam.

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

SCHEDULE

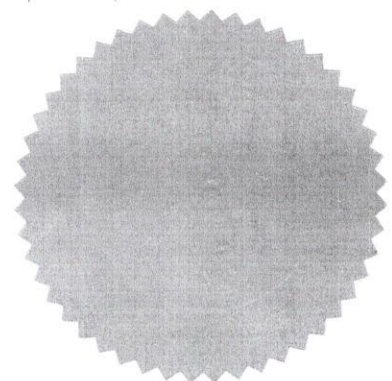
All that land known as Plot No. 180 Block 'A' situated at Dolly Estate, in Arumeru District containing Forty Thousand Seven Hundred Eighty Eight (40,788) Square meters shown for identification only edged red on the plan attached to this Certificate and defined on the Registered Survey Plan Number 124134 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.


Given under my hand and official Seal the day and years first above written.

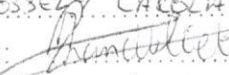
  
Ag. ASST: COMMISSIONER FOR LANDS

We, the within named, Arachuga Properties Limited HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said Arachuga Properties Limited in the presence of us this 29<sup>th</sup> day of January 2021



Name: Maddy Erick POWNALL  
Signature:   
Postal Address: 6112 HRUSHA  
Qualification: DIRECTOR

Name: JOSEPH CAROL KIMBERLY ZAMOKIET  
Signature:   
Postal Address: 6112 HRUSHA  
Qualification: DIRECTOR