

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote
Ref. No. LRT/2467



LAND REGISTRY
P.O. Box 119
Dar es Salaam
Date: 04 Oct. 2021

TANZANIA INVESTMENT CENTRE
P.O. Box BOX 938
DAR-ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO. 2467 LAND OFFICE NO. 317669
PLOT NO. 816 & 817 BLOCK A AT BURKA

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above
please.

[Signature]
REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No. refers

(Under Section 29)


Date of Issue:

Title Number: 2467

Land Office Number: 317669.

Land: PLOT NO 816 & 817 BLOCK 'A' BURKA, ARUSHA CITY.

Term: NINETY NINE (99) YEARS.

TITLE No. 2467
 REGISTERED ON 01.08.2021
 AT 9:00 A

Registrar of Titles

Land Form No. 21
 Stamp Duty 100/7
 92239068 366033
 28.08.2021

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 525,460/-
 On Original Receipt 92239068 366033
 28.08.2021

Title No. 2467
 L.O. No. 317669
 ADC/18745

The 29th day of September Two Thousand and twenty one.

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTRE, an Authority established under the Tanzanian Investment Act No. 26 of 1997 having registered of P.O. Box 938, Dar es Salaam (hereinafter called "the Occupiers") 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 a term of **Ninety Nine (99)** years from the first day of **July, 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 thereunder and to any enactment in substitution there for or amendment thereof and to the following special conditions:-

7. The Occupiers having paid rent up to the thirtieth day of June, 2022 shall thereafter pay rent of **Shillings Ten Million Five Hundred Ten Thousand Five Hundred (Tshs. 10,510,500/=)** 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.
8. The Occupiers shall: -
 - (iv) 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**.

- (v) Do everything necessary to preserve the environment and prevent soil erosion on the land and do all things which are required by the authorities responsible for environment and its activities to achieve the objective.
 - (vi) Erect on land Buildings in permanent materials designed in accordance with the conditions of the right and which conform to the building line (if any) decided by the ARUSHA CITY COUNCIL (hereinafter called "the Authority")
 - (iv) Submit to the Authority building plans within Six months from the date of commencement of the **Right**
 - (vii) Begin building construction within six months after the approval of the building plans by the Authority.
 - (viii) Complete the building construction within Thirty-Six months from the date of commencement of the **Right**.
9. **USER:** The land shall be used for **Special Residential**, Use group 'C' Use class (f), **Offices** Use group 'G' Use class (e), **Service trade** Use group 'M' Use class (c) as defined in The Urban Planning (Use Groups and Classes Regulations, 2018.
10. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
11. 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 the disposition.
12. The **President** may revoke the right for **good cause** and in **public interest**.

SCHEDULE

ALL that Land known as Plots No. 816 & 817 Block 'A' situated at Burka in Arusha City containing Five Decimal Point Zero Zero Five (5.005) Hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 134299 deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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


ASSISTANT 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 of the said TANZANIA INVESTMENT CENTRE in the presence of us this 2ND day of SEPTEMBER 2021

◀ SIGN ▶

Name: MADUMU J. KAZI

Signature: 

Postal Address: P.O. Box 737 DSM

Qualification: EXECUTIVE DIRECTOR

Name: ALEXANDER MUNTANI

Signature: 

Postal Address: P.O. Box 738 DSM

Qualification: SENIOR LEGAL OFFICER

