

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



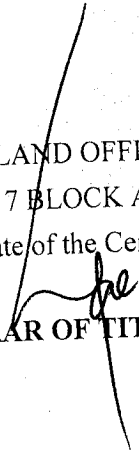
Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 2467

LAND REGISTRY,
P.O Box 1191,
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.


REGISTRAR OF TITLES

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

TITLE No: 2467
 REGISTERED ON: 01.10.2021
 AT: 9:00 A

 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/- Paid
 Receipt No: 921239065 386033
 of: 28.08.2021
 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: 525,460/- Paid
 On Original Receipt Shs: 921239065 386033
 of: 28.08.2021
 Stamp Duty Officer

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

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

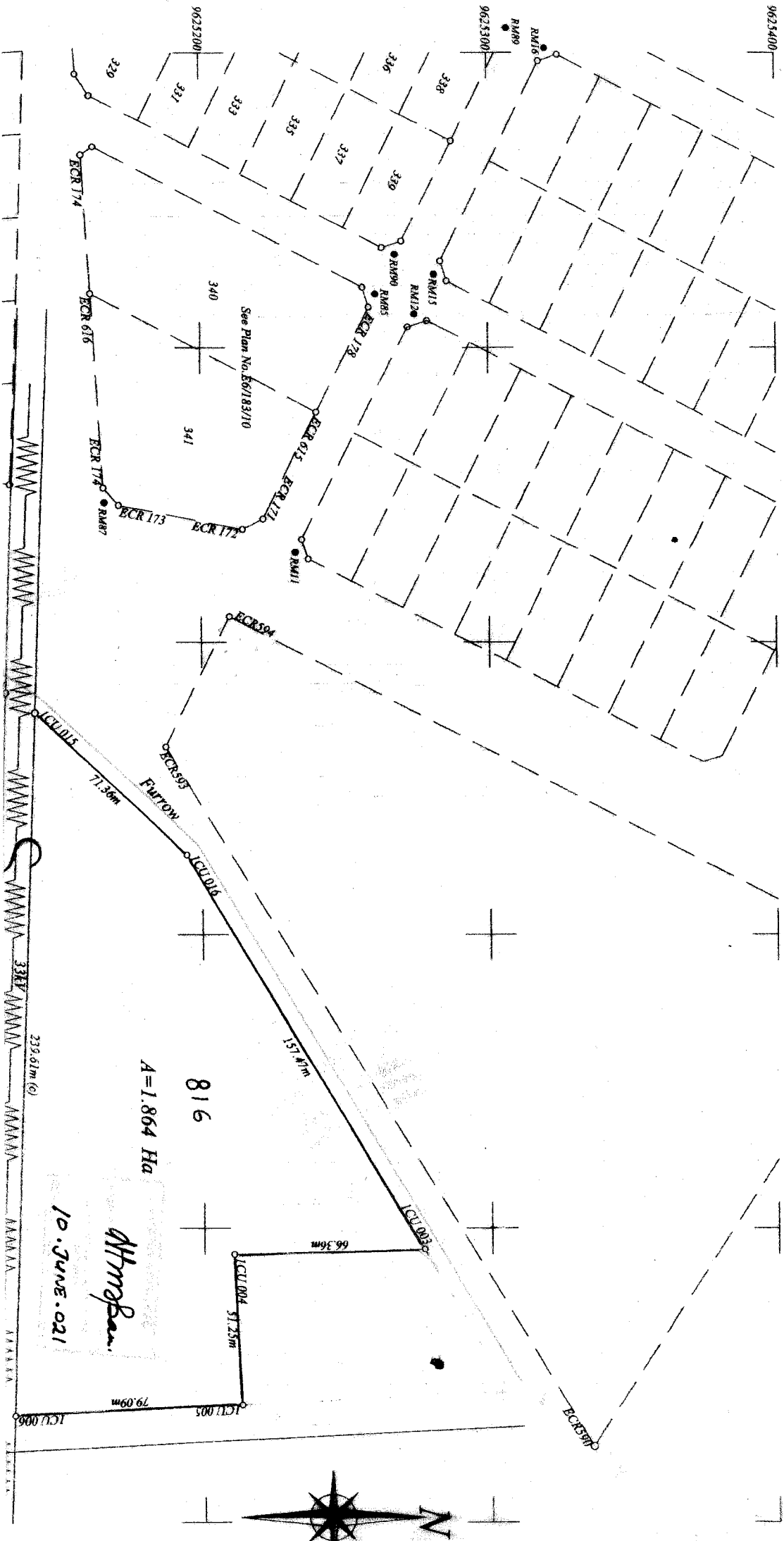
THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTRE, an Authority established under the Tanzanian Investment Act No. 26 of 1997 having registered of P.O. Box 938, Dar es Salaam (hereinafter called "the Occupiers") are entitled to the Right of Occupancy (hereinafter called "the Right") in and over the 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 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.
 - (vi) Erect on 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 **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 that disposition.
12. The **President** may revoke the right for **good cause** and in **public interest**.

SURVEY OF PLOTS No. 816... - 818 BLOCK... A. BURKA
 ARUSHA CITY
 SCALE 1:1000

L.O.N. 317269



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

Name: MADUMU I. KAZI

Signature: 

Postal Address: P.O. Box 937 DSM

Qualification: EXECUTIVE DIRECTOR

Name: ALEXANDER KUNTANI

Signature: 

Postal Address: P.O. Box 788 DSM

Qualification: SENIOR LEAD OFFICER

