

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 2466

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: 2466 LAND OFFICE NO: 317670  
PLOT NO. 818 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: Commisioner for Lands  
Your LD File No: refers

TITLE No: **2466**  
 REGISTERED ON: **01.10.2021**  
 AT: **9:00 A** M  
  
 Senior Asst. Registrar of Titles

Land Form No. 22.

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: **100/-** Paid  
 Receipt No: **92126064491936**  
 of: **24.08.2021**  
 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: **84,775/-** Paid  
 On Original Receipt Shs: **92126064491936**  
 of: **24.08.2021**  
 Stamp Duty Officer

Title No. **2466**  
 L.O. No. **317670**  
 ADC/18746.

The **29<sup>th</sup>** day of **September** Two Thousand and **twenty one**.

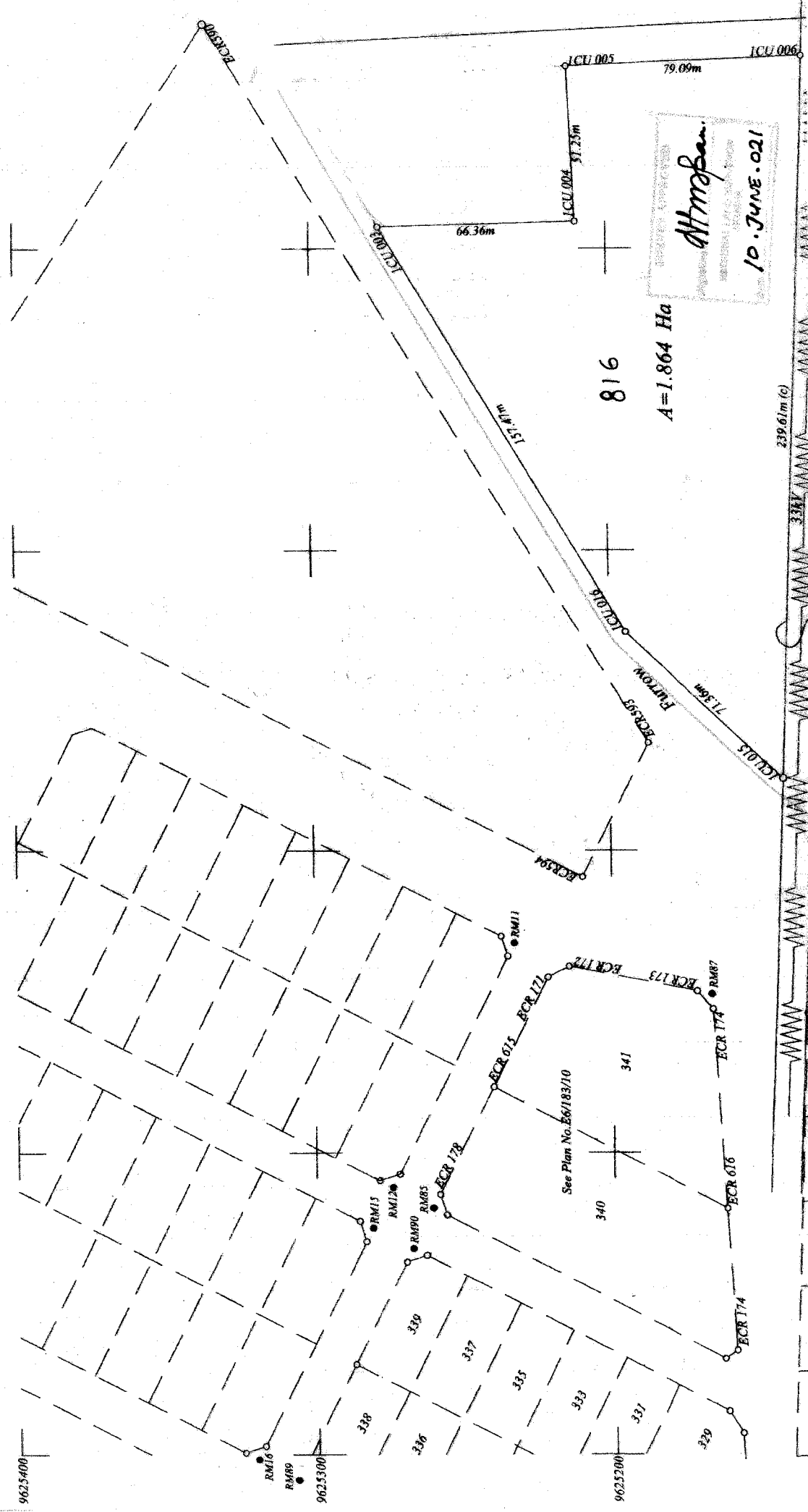
THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTRE, an Authority established under the Tanzanian Investment Act No. 26 of 1997 having registered of P.O. Box 938, Dar es Salaam (hereinafter called "the Occupiers") are entitled to the Right of Occupancy (hereinafter called "the Right") in and over the 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:-

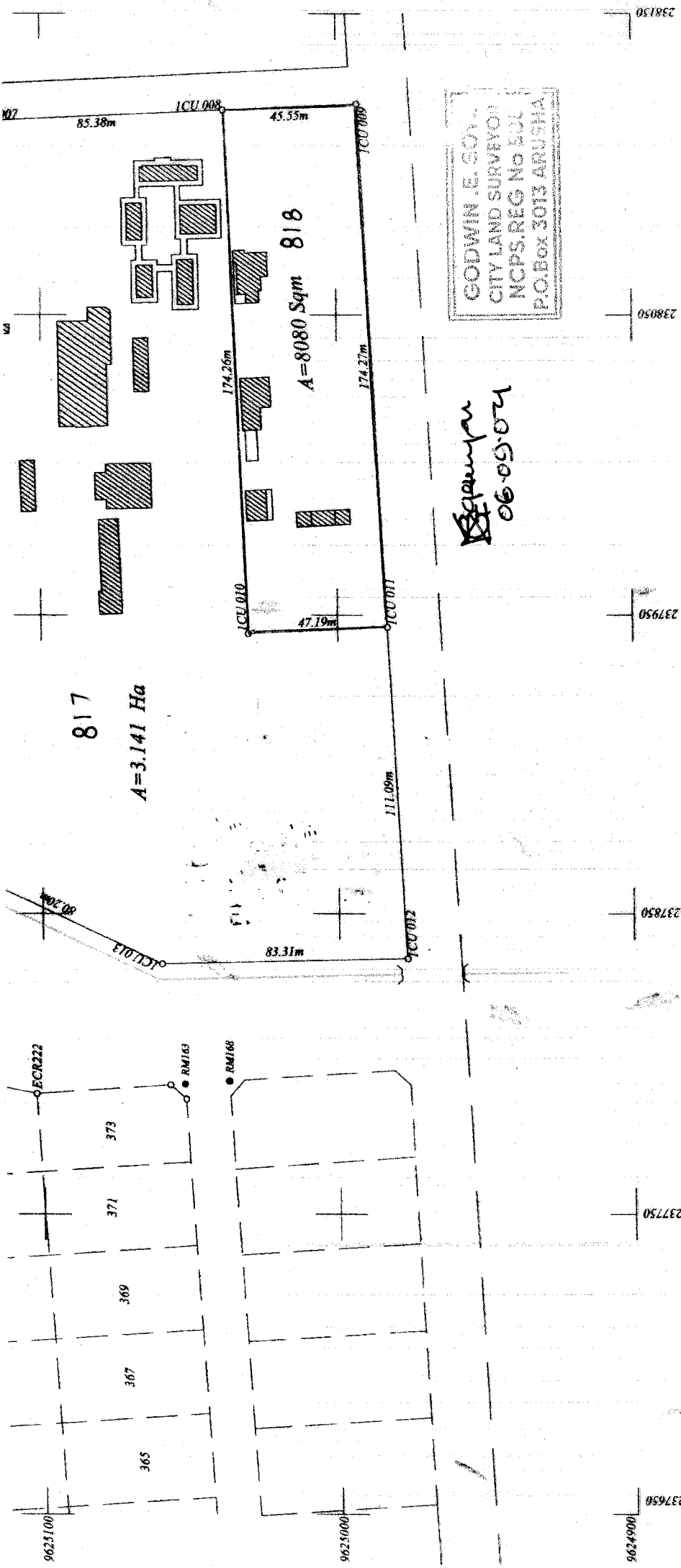
1. The Occupiers having paid rent up to the thirtieth day of June, 2022 shall thereafter pay rent of Shillings **One Million Six Hundred Ninety Six Thousand Eight Hundred (Tshs. 1,696,800/=)** only a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that 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 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**
  - (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**, 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**.
  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**.

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

L.O. No. 317670





TP DRG No. 05/09/052010/01

This Plan is drawn by Benson Fictor 2021  
 I here by certify that the survey represented by this plan  
 was carried out in accordance with the survey regulations.  
 date 07-06-2021  
 Benson Fictor  
 LICENCED LAND SURVEYOR  
 REGISTERED PLAN No. 134299

AMENDMENTS MADE BY  
 1. Pando (Pat. no. 10-6-2021)  
 2.  
 3.  
 4.

COMPS E6183  
 MP 55 | 1 | A Vol 1  
 STD SHEET 55 | 1 | 1  
 ACTION BY CC  
 PLAN No. E6183 | 41

**SCHEDULE**

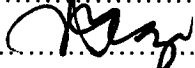
ALL that Land known as Plot No. 818 Block 'A' situated at Burka in Arusha City containing Eight Thousand Eighty (8080) Square Meter shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 134299 deposited at the Office of the Director for Surveys and Mapping at Dodoma.

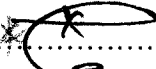
Given under my hand and my official seal the day and year first above written.

  
A. 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 21<sup>st</sup> day of SEPTEMBER 2021

Name: MADUMU - S. KAZI  
Signature:   
Postal Address: P.O. Box 939 DSH  
Qualification: EXECUTIVE DIRECTOR

Name: ALEXANDER NYANI  
Signature:   
Postal Address: P.O. Box 938 DSH  
Qualification: SENIOR LEASER OFFICER

