

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

Telephone: 026 2322185
Fax: 026 2320029
Email:
In reply please quote:
Ref. No. LR/DOM/T/



REGISTRAR OF TITLES
P. O. Box 1062,
DODOMA

03

TO TANZANIA INVESTMENT CENTRE:

29.12.2021

P.O. Box 938

MR. ES. SALAM

TITLE No. 81633 DLR 10 1189600

PLOT No. 4 BLOCK NO "P" LOCATION MBUYUHI ILOLO
MPWAPWA DISTRICT

I have the honor to enclose herewith duplicate of the certificate of Title Numbered as
above please.

CC: AREA DEVELOPMENT

EDWARD MAKORI
ASST. REGISTRAR OF TITLES

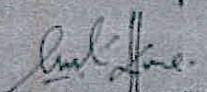
Date of Issue:


Title Number: 81633-DLR

Land Office Number: 1189600 Mtwara

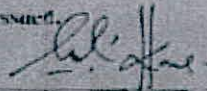
Land: PLOT NO. 1 BLOCK "P" MBUYUHI ILOLO MPWAPWA DISTRICT


Term: NINETY NINE (99) YEARS

TITLE No. 81633-DLE
 REGISTERED ON 22.12.21
 AT 1:00 PM

 Senior Asst. Registrar of Titles



Land Form No. 22

Stamp Duty Shs. 100 Paid
 and Revenue Receipt No. 9209804/504577
 of 8.4.2021 Issued

 Asst. Registrar of Titles

TANGANYIKA
 STAMP DUTY PAID ON
 ORIGINAL Shs. 1403,196
 Receipt No. 9209804/504577 of 8.4.2021

 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
 (NO 4 OF 1999)

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 81633-DLE
 L.O.No. 1188700 1189600
 CCD/LD/No. 43193

The 17th day of December two thousand and Twenty one LAMU

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTRE A body corporate established under the Tanzania Investment Act, 1997 (Act No. 26 of 1977) by order Published in the Official Gazette as Government Notice No.291 Of 1997 of Post Office Box 938, DAR ES SALAAM (hereinafter called "the Occupier") is 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 **January, Two thousand and 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 therefore or amendment thereof and to the following special conditions:

1. The Occupier having paid rent up to the **thirtieth** day of **June, 2021** shall thereafter pay rent of shillings **Six Hundred Fifty Thousand (650,000/=)** 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 Occupier 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 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 the environment and to achieve such objective.

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- (iii) Erect on the Land building (hereinafter called "the building") in permanent material designed for use in accordance with the condition of the Right and which conform to the building line (if any) decided by **Mpwapwa District Council** (hereinafter called "the **AUTHORITY**").
 - (iv) Building plans to be submitted to the Authority within six months from the commencement of the right.
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Complete the buildings according within thirty six (36) months from the commencement of the right.
 - (vii) At all times during the term of the Right have on the land building 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").
 - (viii) 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 here in before provided.
 - (ix) Approval of plans of any building by the Authority shall not imply that the construction of such building will satisfy the occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

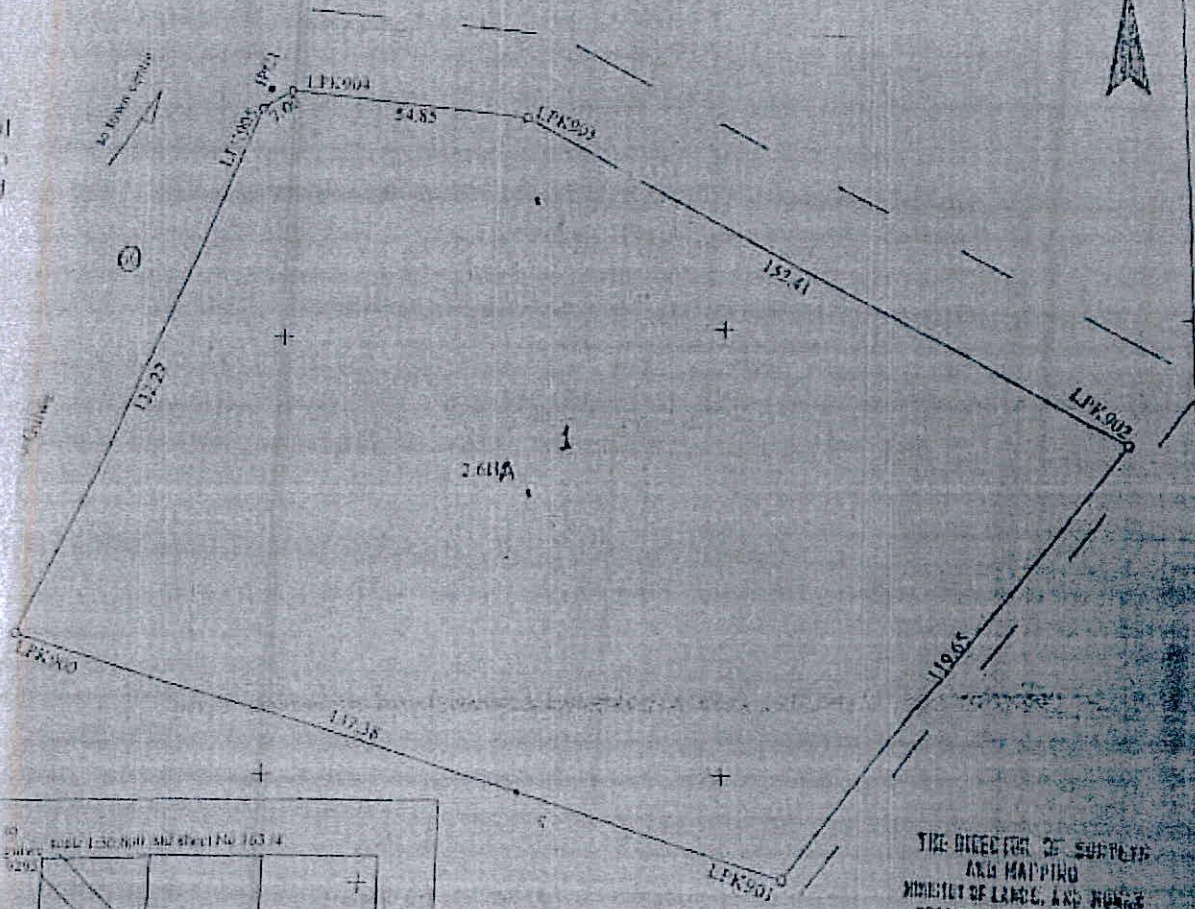
USER: The land and the buildings to be erected thereon shall be used for **Special Industrial purposes only, Use Group "N" Use Class (b)** as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in as amended in 2018.

The Occupier shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.

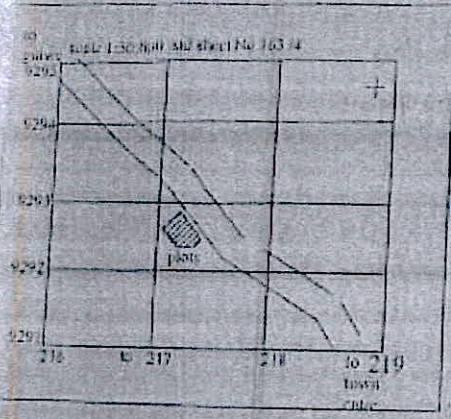
The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, Taxes and dues prescribed in connection with that disposition.

The President may revoke the right for good cause or in public interest.

SURVEY OF PLOTS No. 163/IV BLOCK IFOLOMBUYUNI (PART OF)
 MPWAPWA DISTRICT-DODOMA REGION



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 Industrial
 Planning
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 Taxes



THE DIRECTOR OF SURVEYS
 AND MAPPING
 MINISTRY OF LANDS AND RURAL
 SETTLEMENTS DEVELOPMENT
 DATE 20/11/2021
 CENTRAL ZONE
 FILE NO 163/IV/1

ML
 18/01/2021

NO.08/MHW/09/72017 A 217600 SCALE 1:1000 217700 217800

OMPS No. E13 1105
 TD SHEET No. 163/IV
 MP NO. 163/IV/1
 CTION CC
 PLAN NO. E13 110/97

AMENDMENT MADE BY:
 1. MPWAPWA - Plans No. 18/01/2021
 2.
 3.
 PHOTOSTAT COPIES SENT TO:
 1.
 2.
 3.

Plan drawn by Omnyirisho
 I hereby certify that the survey
 represented by this plan was carried out
 in accordance with the survey Regulations
 Date 29/12/2020
[Signature]
 District Surveyor
 Dodoma Region
 Registered plan No. 123296

SCHEDULE

ALL that Land known as Plot No. 1 Block 'P' situated at Mbuyuni-Holo in Mpwapwa District containing Two point Six (2.6) Hectare shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 123296 deposited at the office of Director for Surveys and Mapping at Dodoma.

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

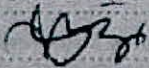


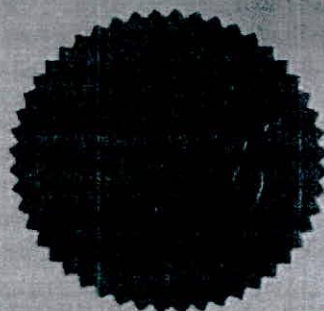
ASSISTANT COMMISSIONER FOR LANDS

We, the within - named TANZANIA INVESTMENT CENTRE hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

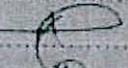
SEALED with the COMMON SEAL of the said TANZANIA INVESTMENT CENTRE in our presence of this 26th day of July 2021

Witness's

Name: FIADUKU - I. CAZ.
Signature: 
Postal Address: P.O. Box 938 DSH
Qualifications: EXECUTIVE DIRECTOR



Witness's

Name: ALEXANDER MUSTANI
Signature: 
Postal Address: P.O. Box 938 DSH
Qualifications: SENIOR LEGAL OFFICER