


TITLE No: 2409 INA
 REGISTERED ON: 16/06/2021
 AT: 01:00 PM



Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 1500 Paid
 On Original Receipt Shs: 92035202356539
 of: 17-12-2021

Stamp Duty Officer

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100 Paid
 Receipt No: 92035202356539
 of: 17-12-2021

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
 (NO. 4 OF 1999)
 CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 2409 INA
 L.O. No. 557603
 L.D. No. PA/4044

The 15th day of June Two Thousand and Twenty one

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTRE, Established Under The Tanzania Investment Act No.26 of 1997 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 investment purposes according to The Government Notice No.431 of 2011 for a term of Ninety Nine (99) years from the first day of October, Two Thousand and Twenty 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 there for 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 Two Million Six Hundred Twenty Three Thousand Forty Nine (2,623,049/=) 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 occupancy to be established at any time

- (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 **PANGANI DISTRICT 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 **Hotel Site Purposes Only, Use Group 'C' Use class (f)** as defined in Urban Planning (Use Groups and Use Classes) Regulations, 2018.
 4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
 5. 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.
 6. The **President** may revoke the right for **good cause** and in **public interest**.

SCHEDULE

ALL that Land known as **Plot No.7 Block "B"** situated at **Sange Area in Pangani District Council** containing **Thirty Three Thousand Two Hundred and Three Decimal Point One Five (33,203.15) square metre** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **73124** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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



ASSISTANT COMMISSIONER FOR LANDS

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 and)
DELIVERED in our presence this.....^{1st}.....)

Day of.....JUNE.....2021)

Witness 's)
Signature..........)

Postal Address: P.O.Box 937 DSH)

Qualification: EXECUTIVE DIRECTOR)

Witness 's)
Signature..........)

Postal Address: P.O.Box 937 DSH)

Qualification: SENIOR LEGAL OFFICER)



PANGANI DISTRICT

INSET SHOWING DETAILS OF PLOTS

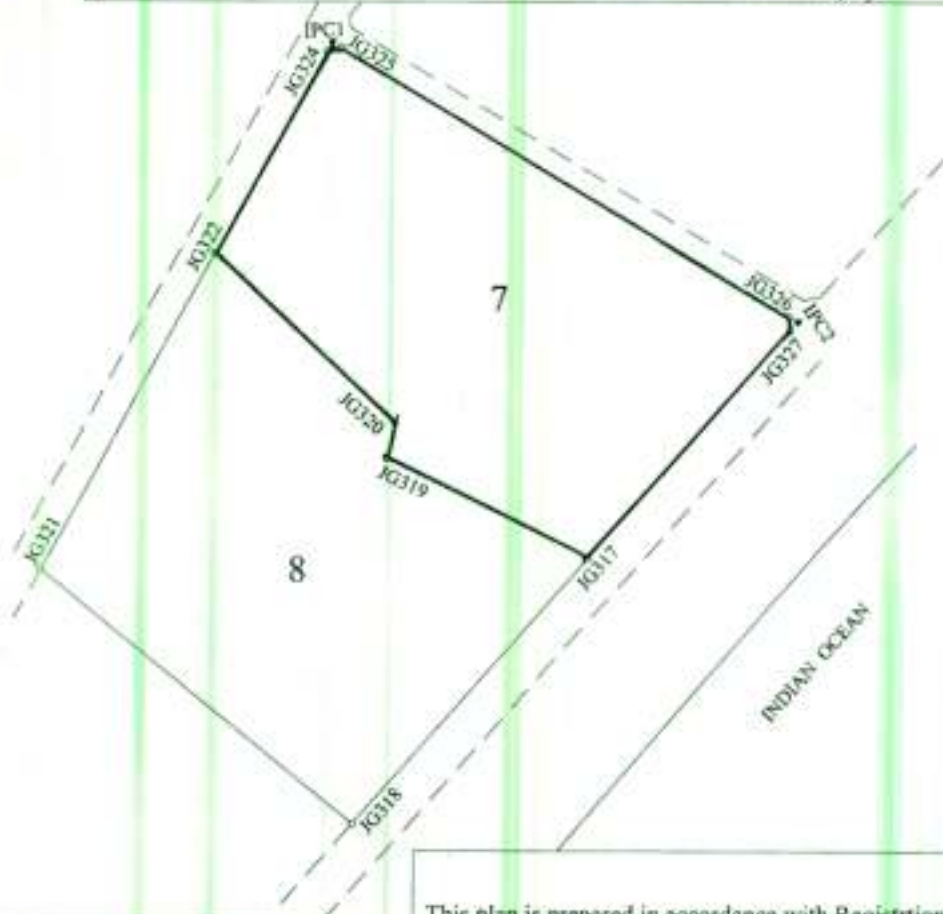
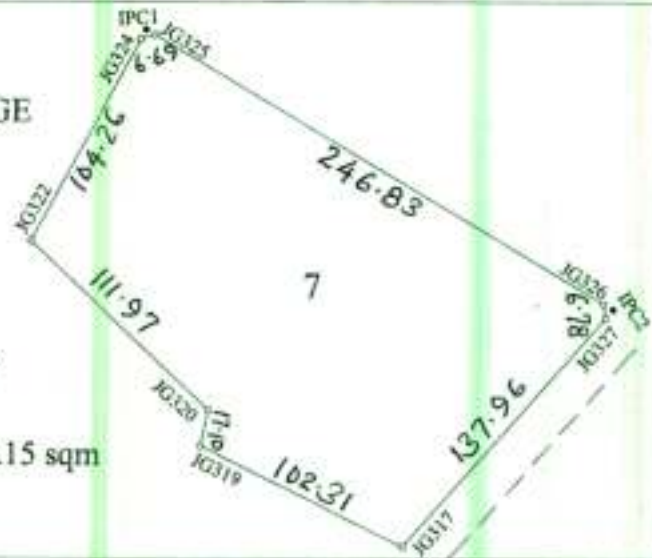
LOCALITY : SANGE

PLOT : 7

BLOCK : B

L.O No : 557603

AREA : 33,203.15 sqm



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

This plan is prepared in accordance with Registration No. 73124 is approved for purpose of the land Registration ordinance Director of surveys and Mapping Date 03.02.2017 Ministry of Land and Human Settlement Development.