

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/4860



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 29 Jun. 2022

TANZANIA INVESTMENT CENTER
P.O Box 938
DAR ES SALAAM
Sir/Gentlemen/Madam.

RE: TITLE NO: 4860 LAND OFFICE NO: 319115
PLOT NO. 134 BLOCK - AT COMMERCIAL AREA E

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: 134 refers

(Under Section 29)

Date of Issue:

Title Number: 4860

Land Office Number: 319115

Land: PLOT NO. 134 BLOCK - COMMERCIAL AREA - AREA 'E' ARUSHA CITY

Term: NINETY NINE (99) YEARS.

TITLE No: 4860
 REGISTERED ON: 15-06-2022
 AT: P.O.A
 Senior Asst. Registrar of Titles



Land Form No. 22.

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 18600/- Paid
 922104102953329
 On Original Certificate
 of 14/04/2022
 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. 100/- Paid
 922104102953329
 Receipt No.
 of 14/04/2022
 Stamp Duty Officer

Title No. 4860
 L.O. No. 319115
 ARD/18746

The 15th day of June

Two Thousand and Two

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 investment purpose according to the Government Notice 906 of 2019 a term of **Ninety Nine (99)** years from the first day of **July, Two Thousand Twenty Two** 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:-

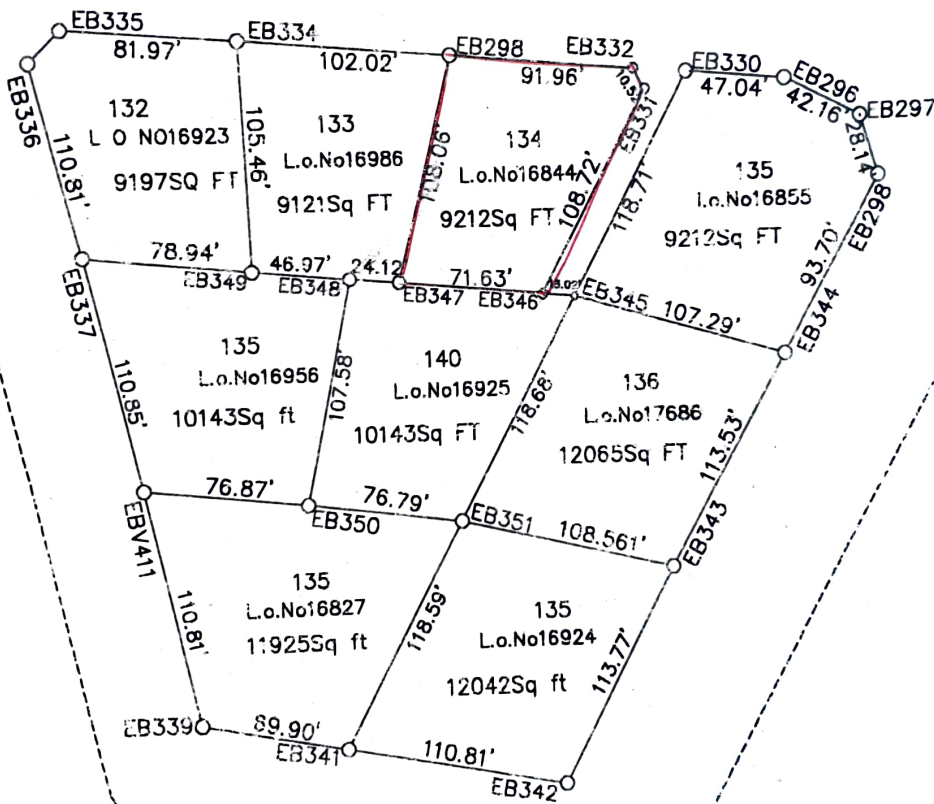
1. The Occupiers having paid rent up to the thirtieth day of June, 2022 shall thereafter pay rent of Shillings **Three Hundred Fifty Nine Thousand Five Hundred Fifty (Tshs. 359,550/=)** only a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent 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 **Residential Purposes**, Use group '**B**' Use class (**b**) 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**.

ARUSHA CITY

INSERT SHOWING DETAILS OF PLOT

LOCALITY ARUSHA
BLOCK -
PLOT No. 134
L.O. No. 16844 319115
AREA 9212Sq ft



This plan prepared in accordance with Registered plan No. 9483 is approved for the purpose of the Land Registration Ordinance.

Director of Survey & Mapping

Date: 13-06-2022

Ministry of Lands, Housing and Urban Development
 Dodoma

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

SCHEDULE


ALL that Land known as **Plot No. 134** located at **Commercial Area 'E' in Arusha City Council** containing **Nine Thousand Two Hundred and Twelve (9212) Square feet** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered survey plan numbered **9485** deposited at the Office of the Director for Surveys and Mapping at Dodoma.

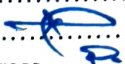
Given under my hand and my official seal the day and year first above written.


A. ASSISTANT COMMISSIONER FOR LANDS

We, the within named **TANZANIA INVESTMENT CENTRE** HEREBY accept the term 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 **6TH** day of **MAY** 2022.

Name..... **MADUMU -I KAZI**.....
Signature..... .....
Postal Address..... **P. O. BOX 938 D/M**.....
Qualification..... **EXECUTIVE DIRECTOR**.....

Name..... **ALEXANDER UNYANI**.....
Signature..... .....
Postal Address..... **P. O. BOX 938 D/M**.....
Qualification..... **SENIOR LEGAL OFFICER**.....

