

MINUTE SHEET

Dokezo
No.

1

KUTOKA : DIF
KWENDA : MENEJA WA KANDA YA KASKAZINI (TIC-MOSHI)
TAREHE : 21/02/2023

**YAH: KUWASILISHA NYARAKA ZA ARDHI KWA AJILI YA
KUSAJILIWA NA MSAJILI MSAIDIZI WA HATI MKOA WA ARUSHA.**

Tafadhali rejea kichwa cha habari hapo juu.

2. Mkurugenzi Mtendaji wa Kituo cha Uwekezaji Tanzania (TIC) amesaini na Mwanasheria Mwandamizi wa Kituo ameweka muhuri wa moto katika nyaraka za ardhi za viwanja kama zifuatazo;

S/N	Taarifa za Kiwanja	Viambatanisho
i	Kiwanja Na.1 Kitalu 'E' Oloresho Halmashauri ya Mji wa Arusha	
ii	Kiwanja Na.1771 Engorora village Halmashauri ya Wilaya wa Arusha	Nakala tatu (3) za fomu za maombi ya kumiliki ardhi (land form No. 19;
iii	Kiwanja Na.314 Kitalu 'A' Olorien Halmashauri ya Wilaya wa Arusha	Nakala tatu (3) za "Acknowledgement of payment"; na
iv	Shamba Na.3306 Tloma Halmashauri ya Wilaya wa Karatu	Nakala tatu (3) za rasimu za hati miliki ("Certificate of Right of Occupancy").
v	Shamba Na.3305 Tloma Halmashauri ya Wilaya wa Karatu	

3. Hivyo, naziwasilisha kwako kwa ajili ya sahihi yako pamoja na kusajiliwa na Msajili Msaidizi wa Hati ("Ass. Registrar of Title") Mkoa wa Arusha.



R.A. Rasheli

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999
(NO. 4 OF 1999)**

**CERTIFICATE OF OCCUPANCY
(Under Section 29)**

Title No.....

L.O. No. 320538

LD/AR/3681

The day of Two Thousand and

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 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, **2023** shall thereafter pay rent of **Shillings Nine Hundred Thirty Six Thousand Four Hundred Seventy Four (Tshs. 936,474/=)** 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**
 - (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**.
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3. **USER:** The land shall be used for **Special Residential Purpose Only Use Group 'C' Use Class (f) and Office Purposes. Use Group "G" Use Class (e)** 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.

SCHEDULE

ALL that Land known as Plots No. 1 Block 'E' situated at Oloresho in Arusha City containing Five Decimal Five (5.5) Acres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 150355 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 27 day of Jan.....2023

Name: John M. Muali

Signature: * *[Handwritten Signature]*

Postal Address: P. O Box 98 Dodoma

Qualification: Ag Executive Director

Name: ALEXANDER NUTANI

Signature: * *[Handwritten Signature]*

Postal Address: P.O-Box 988 DCM

Qualification: SENIOR LEGAL OFFICER