

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 8095



LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 28 Apr, 2023

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

RE: TITLE NO: 8095 LAND OFFICE NO: 13971483  
PLOT NO. 3 BLOCK G AT MTONGA MSAMBIAZI

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

*Asst.* REGISTRAR OF TITLES

Copy to: Commissioner for Lands  
Your LD File No: KTC/LD.4560 refers

Date of Issue:

Title Number: 8095TNG

Land Office Number: 13971483

Land: PLOT.NO. 3 BLOCK "G" MTONGA MSAMBIAZI AREA IN KOROGWE  
TOWN COUNCIL

Term: NINETY NINE (99) YEARS

TITLE No: 8095 TNG  
 REGISTERED ON: 28.4.2023  
 AT: 9:00 A.M  
 Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: 61436/= Paid  
 On Original Receipt Shs: 922345145952108  
 of: 14.12.2022  
 Stamp Duty Officer

Land Form No. 22

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  
 Receipt No: 922345145952108  
 of: 14.12.2022  
 Stamp Duty Officer

Title No: 8095 TNG  
 L.O. No. 13971483  
 L.D. No. KTC/4560

The 28th day of April Two Thousand and Twenty Two

**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 a 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 **October Thousand and 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 therefore 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 land rent of shillings **One Million Two Hundred Twenty Two Thousand and Four Only (1,229,004/=)** 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.

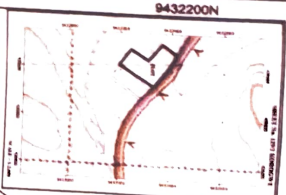
- (iii) Plant, maintain, protect and preserve or conserve not less than five trees on the land within thirty six months from the day of commencement of the Right. The occupier may plant fruit or wood trees depending on the climatic conditions of such land or as it can be directed by planning authority and shall ensure such trees are kept, maintained or replaced throughout the term of such Right of occupancy
  - (iv) Erect on the land buildings on 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 **KOROGWE TOWN 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 **Industrial - Service Trades Purposes only**, Use Group 'M' Use classes (b) and (c) 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 further:-
- (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
  - (ii) make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose;
  - (iii) provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
  - (iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority;
  - (v) Loading and unloading facilities shall be provided within the boundaries of the land.
6. 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
7. The **President** may revoke the right for **Good Cause** and in **Public Interest**

SURVEY OF A PLOT NO. **3**

BLOCK **6**

KOROGWE TOWNSHIP TANGA REGION  
MTONGA MSAMBIAZI

SHEET No. 3



SCALE 1:1,000  
438600E

IDENTIFIED MADE BY: **13-08-2021**

STAT COPIES SENT TO:

PLANNING DEPARTMENT  
I hereby certify that the survey represented by this plan  
was carried out in accordance with the survey regulations  
Date: **06.08.2021**

Government Land Surveyor  
REGISTERED PLAN No. **438579**

**SCHEDULE**

ALL that Land known as **Plot No.3 Block "G"** situated at **Mtonga Msambiazi Area** in **Korogwe Town Council** containing **Nineteen Thousand Five Hundred Eight Only (19,508) Square Meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **138579** 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.

*[Faint circular official seal]*  
*[Handwritten signature]*

**ASSISTANT COMMISSIONER FOR LANDS**

We, **TANZANIA INVESTMENT CENTRE**, the within named 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 the Presence of us }  
this... **23<sup>RD</sup>** day of **FEBRUARY** ..... 20**23** }

Name **GILGAD TERU** }  
Signature: *[Handwritten signature]* }  
Postal Address: **P. O BOX 938 DSM** }  
Qualification: **EXECUTIVE DIRECTOR** }

Name **ALEXANDER MUYANI** }  
Signature: *[Handwritten signature]* }  
Postal Address: **P.O. Box 938 DSM** }  
Qualification: **SENIOR LEGAL OFFICER** }

