

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 11200



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 25 Jul, 2022

SINORAY INVESTMENT COMPANY LIMITED
P.O Box 105033
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 11200 LAND OFFICE NO: 975222
PLOT NO. 7 BLOCK D AT MIEMBESABA

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: ld/pw/10402 refers

Date of Issue:

Title Number: 11200 PWN

Land Office Number: 975222

Land: PLOT NO. 7 BLOCK D AT MIEMBESABA IN KIBAHYA TOWNSHIP

Term: NINETY NINE (99) YEARS



Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 11200 PWN

Land Office Number: 975222

Land: PLOT NO. 7 BLOCK 'D' AT MIRMESABA IN KIBAHA TOWNSHIP

Term: NINETY NINE (99) YEARS



TITLE No: 11200 P/M/N
 REGISTERED ON: 8/1/22
 AT: 1.30 P M
 Sector Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 47,290/= Paid
 922028091221454
 On Original Receipt Shs. of 28/1/2022
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 1,000/= Paid
 Receipt No: 922028091221454
 of 28/1/2022
 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)

Title No: 11200 P/M/N
 L.O.No.975222
 KT/CLD/PT/18935

The *WTH* day of *July* Two thousand and Twenty Two.

THIS IS TO CERTIFY that SINORAY INVESTMENT COMPANY LIMITED A limited liability Company incorporated under the Companies Act, 2002 of P.O. Box 105033, 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 Schedule hereto (hereinafter called "the Land") for a term **Ninety nine** years from the first day of **January**, **Two 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2022, shall thereafter pay rent of shillings **Four hundred seventy three thousand four hundred ninety nine (473,499/=)** 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 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) Building to be in permanent materials.
 - (iv) Submit building plans to the **Kibaha Town Council** within six months from the date of the commencement of the Right.
 - (v) Building construction to begin within six months after approval of plans.
 - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.
3. 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 good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land shall be used for **Light Industry** purposes only, Use Group 'M' Use classes (a) and (e) as defined in the Urban Planning Act, No. 8 of 2007 (Use Classes) Regulations, 2018.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
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 all premia, taxes and dues prescribed in connection with the disposition.
7. The President may revoke the right for good cause or in public interest.



SCHEDULE

ALL that land known as Plot No.7 Block 'D' situated at Miembesaba in Kibaha Township containing Twelve thousand one hundred forty one (12,141) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered 143712 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



A handwritten signature in black ink, appearing to be 'S. M. M.', is written over a circular official seal. The seal contains the text 'TANZANIA' at the top and 'MINISTRY OF LANDS' at the bottom.

ASSISTANT COMMISSIONER FOR LANDS

We, the within named **SINORAY INVESTMENT COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
SINORAY INVESTMENT COMPANY LIMITED)

and DELIVERED in the Presence of us)

This.....^{10th}.....day of^{Feb}.....2022)

Signature:.....^{张勇清}.....)

Postal Address:.....¹⁰⁵⁰³³.....)

Qualification:.....^{DIRECTOR}.....)

Signature:.....^{黄书东}.....)

Postal Address:.....¹⁰⁵⁰³³.....)

Qualification:.....^{DIRECTOR}.....)

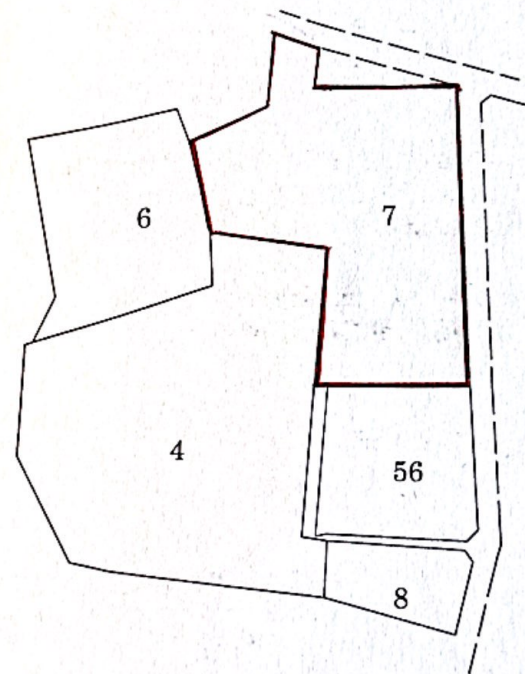


A circular official seal for Sinoray Investment Company Limited. The outer ring contains the text 'SINORAY INVESTMENT COMPANY LIMITED' and 'REGISTRY'. The center contains the company's registration number '2004050033'.

KIBAHA TOWNSHIP



LOCATION... MIEMBESABA
BLOCK.....D
PLOT No..7
L.O No.. 975222
AREA... 12,141 sqm



This plan prepared in accordance with registered plan no. 143712 is approved for the purposes of the Land Registration Act 334.
Director of Survey and Mapping *[Signature]* Date... 16/05/2022
Ministry of Lands, Housing and Human Settlements Development, Dodoma.

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

