



TITLE No: 9868 PWN
 REGISTERED ON: 14/04/22
 AT: 01:00 P M

 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 2950.05/= Paid
 On Original Receipt Shs: 921328080713716
 of: 24/11/2021

 Stamp Duty Officer

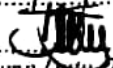
Land Form No. 22

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: 921328080713716
 of: 24/11/2021

 Stamp Duty Officer

Title No. 9868 PWN
 L. O. No. 1071534.52
 LD/305492.

The 30th day of March Two thousand and Twenty Two.

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTER established under Act No. 26 of 1997 of P.O. Box 938, 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 the Schedule hereto (hereinafter called "the Land") for a term of **Ninety nine** years from the first day of **October, Two thousand and Twenty one** 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 hereafter pay rent of shillings **forty three thousand five hundred sixty three (43,563/=)** 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 Occupiers' 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 shall be in permanent materials.

(iv) Building plans to be submitted to the **Chalinze District Council** within six months from the commencement of the Right.

(v) Building construction to begin within six months after approval of the plans.

(vi) Building to be completed within thirty six months from the day of commencement of the Right.

3. The Occupier shall further

(i) Make and maintain of 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 provide as required by the Authority. Loading unloading facilities shall be provided within the boundaries of the land.

4. **USER:** The land shall be used for **Filling Station** Used Group 'F' Use Class (a) as defined in the Urban Planning (Use group and 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 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 or public interest.

SCHEDULE



ALL that Land known as Plot No. 4 Block 'A' situated at Mindutuleni in Chalinze District containing ^{the} ~~one thousand one hundred seventeen~~ ¹¹¹⁷ square metres shown for identification only edged black on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 99705 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.

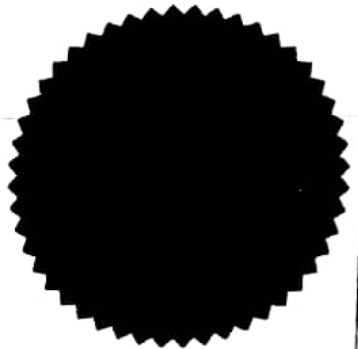
[Handwritten Signature]

Ag. ASSISTANT COMMISSIONER FOR LANDS

The within named TANZANIA INVESTMENT CENTER hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALD with the COMMON SEAL of the said)
 TANZANIA INVESTMENT CENTER)
 and DELIVERED in the presence of us)
 this... 2ND day of... FEBRUARY... 2022.)
 Name... MADUNI S. KARI)
 Signature... *[Signature]*)
 Postal Address... P.O. Box 939)
 DAR-ES-SALAAM)
 Qualification... EXECUTIVE DIRECTOR)
 Name... ALEXANDER NJANJ)
 Signature... *[Signature]*)
 Postal Address... P.O. Box 939)
 DAR-ES-SALAAM)
 Qualification... SENIOR LEASING OFFICER)

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THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
DESIGNATION OF LAND FOR INVESTMENT PURPOSES
[Under Section 20]

I, TUMAINI RIGHTON GWAKISA of P.O. Box 5058, TANGA being Assistant Commissioner for Lands, HEREBY DESIGNATE the following land(s) for investment purposes under the Tanzania Investment Act No. 26 of 1997.

- a) Location of the land: PLOT NO. 10 BLOCK 'B' MKATA AREA.
- b) Boundaries and extend of the land: Boundaries Begin at Beacons No. JL 944, JL 940, JL 809, JL 951, JL 813, JL 819, JL 947 and JL 943 Comprising 7402 Square Meters.
- c) District: HANDENI DISTRICT COUNCIL.
- d) The purpose(s) for which the land may be used: Petrol Station Purpose.

Dated at TANGA this 10th Day of November 2022.

[Signature]
Assistant Commissioner for Lands

Copies served upon us:

[Signature] Executive Director General of the Tanzania Investment Centre
[Signature] Executive Director Tanzania Investment Centre

Date: 18-11-2022

[Signature]
Authorized Officer in Charge of the District

Date: