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Land Form No. 1

THE UNITED REPUBLIC OF TANZANIA

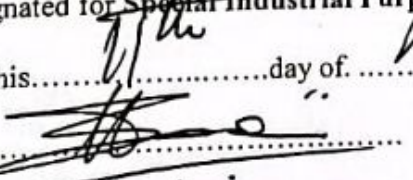
THE LAND ACT, 1999
(NO. 4 OF 1999)

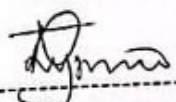
DESIGNATION OF LAND FOR
INVESTMENT PURPOSES
(Under Section 20)

HUSSEIN SADIKI IDDI, Assistant Commissioner for Lands of P. O. Box 9230, Dar es Salaam **HEREBY DESIGNATE** the following land(s) for investment purposes under the **Tanzania Investment Act No, 26 of 1997;-**

- (a) The land is known as Plot No. 22 Block 'A' located at Zegereni Industrial Area, in Kibaha Town Council shown in Registered Plan No. 68013.
- (b) The land measuring 3.12 Hectares Acres bound with beacons ZC555, ZEC556, ZEC557, ZEC558, ZEC559, ZEC560, ZEC561 and ZEC562 on Registered Plan No. 68013.
- (c) The land is situated at Zegereni Industrial Area, in Kibaha Town Council.
- (d) The Land is designated for **Special Industrial Purpose only.**

Dated at Dar es Salaam this.....¹⁷.....day of.....^{November}.....2022.


.....
Assistant Commissioner for Lands

Copies served upon us: 
.....
Executive Director of Tanzania Investment Centre

Date.....^{17/11/2022}.....

.....
Authorised Land Officer
Date.....

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT
ACKNOWLEDGEMENT OF PAYMENTS

Telegraphic Address: "ARDIII"

Tel. No. 2121241-9
In reply please quote:



P.O. Box 9230
DAR ESSALAAM.

Ref. No: LD/PW/4767

Date: 27/02/2023

To: TANZANIA INVESTMENT CENTRE
P.O BOX 938
DAR ES SALAAM

**RE: RECEIPT OF PAYMENTS ON PLOT NO 22 BLOCK 'A' SURVEY
REG. PLAN No. 68013 MEASURING 31188 SQM LOCATED AT ZEGERENI
INDUSTRIAL IN KIBAHA AREA**

1. This is to notify you that, the fees described below are payments pertaining the allocation of land described above.

S/No	CONTENT	SHILLINGS	RECEIPT NO.	DATE
(i)	Premium	857,665.00	923018153892124	18/1/2023
(ii)	Cost of Acquisition	-	-	-
(iii)	Fee for Certificate of Occupancy:	50,000.00	923018153892124	18/1/2023
(iv)	Registration Fee:	243,264.84	923018153892124	18/1/2023
(v)	Application Fee:	20,000.00	923018153892124	18/1/2023
(vi)	Deed plans Fee:	20,000.00	923018153892124	18/1/2023
(vii)	Stamp Duty:	61,256.20	923018153892124	18/1/2023
(viii)	Land Rent: from 01/10/2022 to 30/06/2023	912,249.00	923018153892124	18/1/2023
	TOTAL	2,164,435.04		

2. TERM: 99 years from 01/10/2022 ANNUAL LAND RENT: Tshs. 1,216,324.

3. USER: land shall be used for Special Industrial only. Use Group 'N' Use class (b) as defined in the Urban planning (use groups and classes) Regulation, 2018.

4. Furthermore you are informed that, by virtue of these payments and within ninety days, the Commissioner for Lands or an Assistant Commissioner for Lands, shall prepare and issue you a Certificate of Occupancy according to section 29 of the Land Act, Cap 113 (R.E. 2002) as amended). The Term and conditions of the Right of Occupancy will run with effect from the date of completion of your payments bill.

COMMISSIONER FOR LANDS/AUTHORIZED OFFICER

We/I * GILFAD JOHN TERI (The Applicant(s))
certify that the figures relating to the foretasted payments are current.


Signature(s): Gilfad Teri

Date: 23/03/2023

Signature(s):

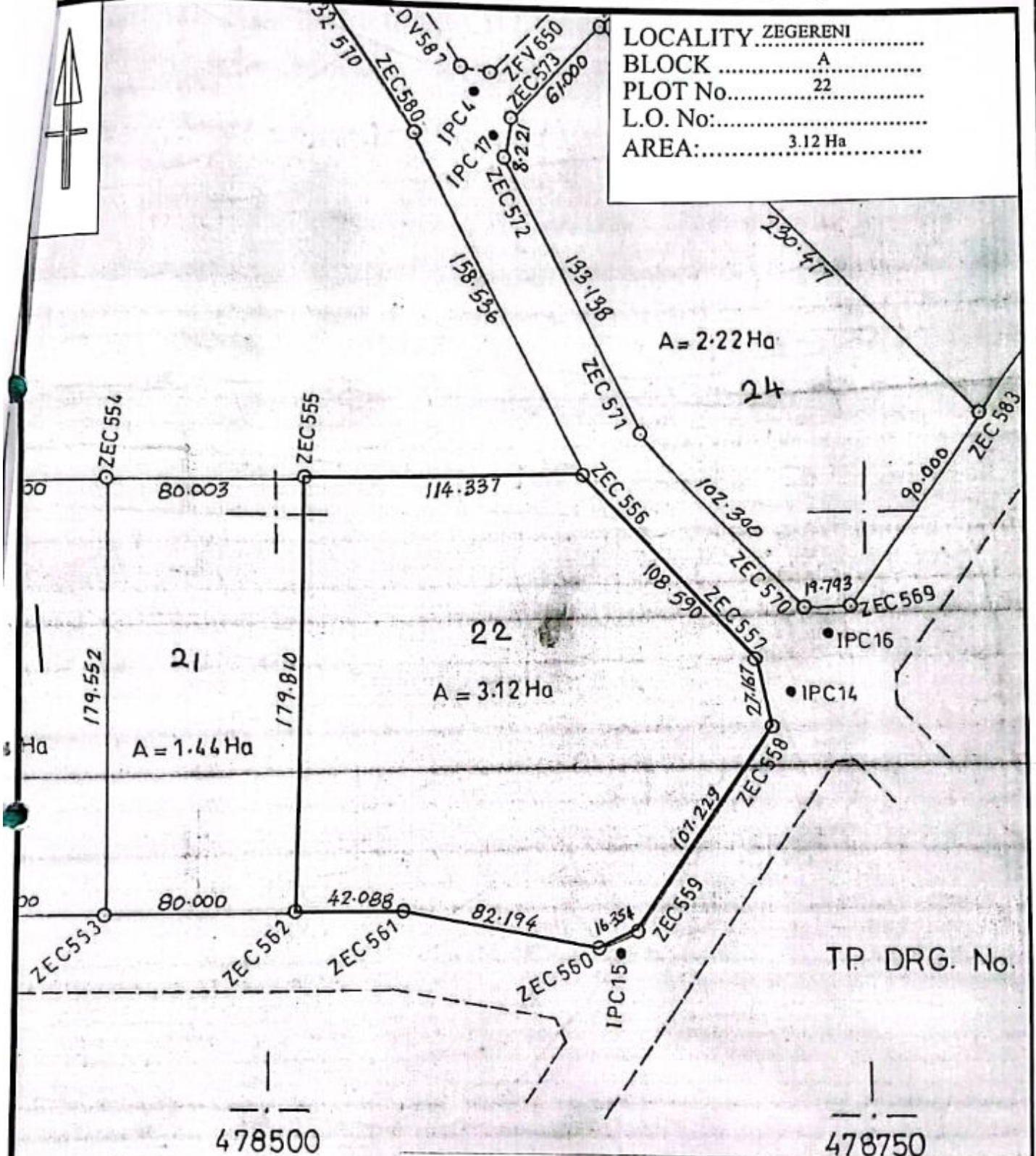
Date:

PHOTO/SEAL

- 
- (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) Make sure building is in permanent materials.
 - (iv) Make sure building plans are submitted to the **Kibaha Town Council** within six months from the commencement of the Right.
 - (v) Make sure building construction begin within six months after approval of the plans.
 - (vi) Make sure building is 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 **Special Industrial** purposes only. Use Group 'N' Use class (b) as defined in the Urban Planning (Use groups 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.

KIBAHA TOWNSHIP

LOCALITY ZEGERENI
 BLOCK A
 PLOT No..... 22
 L.O. No:.....
 AREA:..... 3.12 Ha



TP DRG. No.

This plan is prepared in accordance with Registered Plan No. 68013

It is approved for purpose of the Land Registration Act 334

For Director of Surveys and Mapping..... *Nhate* Date 16/01/2023

Ministry of Lands, Housing and Human Settlements 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. 22 Block 'A' situated at Zegereni in Kibaha Township containing three decimal point one two (3.12) hectares shown for identification only edged black on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 68013 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

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

SEALED with the COMMON SEAL of the said)
TANZANIA INVESTMENT CENTER)
and DELIVERED in the presence of us)
this... 03... day of... February....., 2023.)

Name John M. Msali)

Signature [Signature])

Postal Address P. O Box 938 Dsm)

Qualification Ag Executive Director)

Name ALEXANDER MNTANI)

Signature [Signature])

Postal Address P. O. Box 938 DCM)

Qualification SENIOR LEGAL OFFICER)