

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 132979



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 15 Sep, 2014

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

RE: TITLE NO: 132979 LAND OFFICE NO: 527798
PLOT NO. 22/2/2 BLOCK AT Ubungo Industrial

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

Sen. Asst.  REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 303974 refers

Date of Issue:

Title Number: 132979

Land Office Number: 527798.

Land: PLOT NO. 22/2/2 UBUNGO INDUSTRIAL IN DAR ES SALAAM CITY

Term: NINETY NINE YEARS.

132711

08-09-2014

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Land Form No. 22

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06-06-2014
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THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
(NO. 4 OF 1999)
CERTIFICATE OF OCCUPANCY
17220/= 3141061
06-06-2014
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THE LAND ACT, 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 13297
L.O. No. 527798.
L.D. No. 303974.

The 5th day of September Two thousand and fourteen.

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTRE 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 January, Two thousand and fourteen 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, 2014; shall thereafter pay rent of shillings one hundred sixty eight thousand eight hundred fifty (168,850/=) 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 the environment and to achieve such objective.
- (iii) Maintain on the land buildings (hereinafter called "the 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 **Kinondoni Municipal Council** (hereinafter called "the Authority").
- (iv) At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner").
- (v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved by the Authority.

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 a 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 and the existing buildings erected thereon shall be maintained and the same shall be used for **Light Industry** purposes only. Use Group 'M' use class (c) use class (b) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as **amended in 1993**.

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 in public interest.

DAR ES SALAAM CITY.

LOCATION: UBUNGO INDUSTRIAL.

SUBDIVISION OF PLOTS No. 21/2/2 + 22/2/2
KINONDONI-DAR ES SALAAM

BLOCK:

PLOT No: 22/2/2

L.O. No: 527798

AREA: 1,801 SQM.

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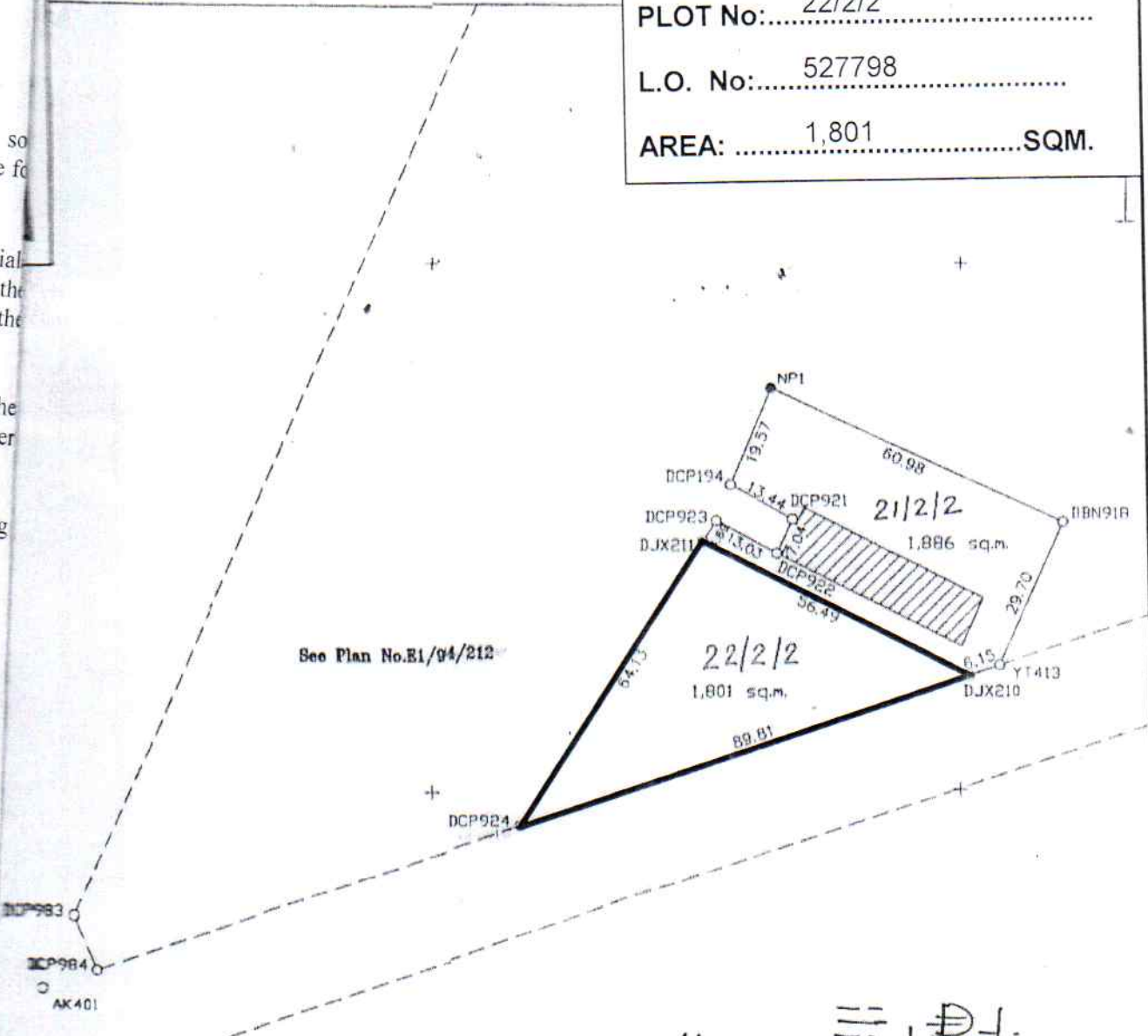
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See Plan No. E1/94/212

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STUDY APPROVED
6/10/2011

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Stamp No. **DSM 518^{XVI}**
DSM/DG/4/232

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

The plan prepared in accordance with Registered Plan No. 67385 is approved for purpose of the Land Registration ordinance

Director of Surveys and Mapping *[Signature]* Date *25/8/11*

Ministry of Lands Human Settlements Development, Dar es Salaam.

DAR ES SALAAM CITY.

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SUBDIVISION OF PLOTS No. 21/2/2 + 22/2/2
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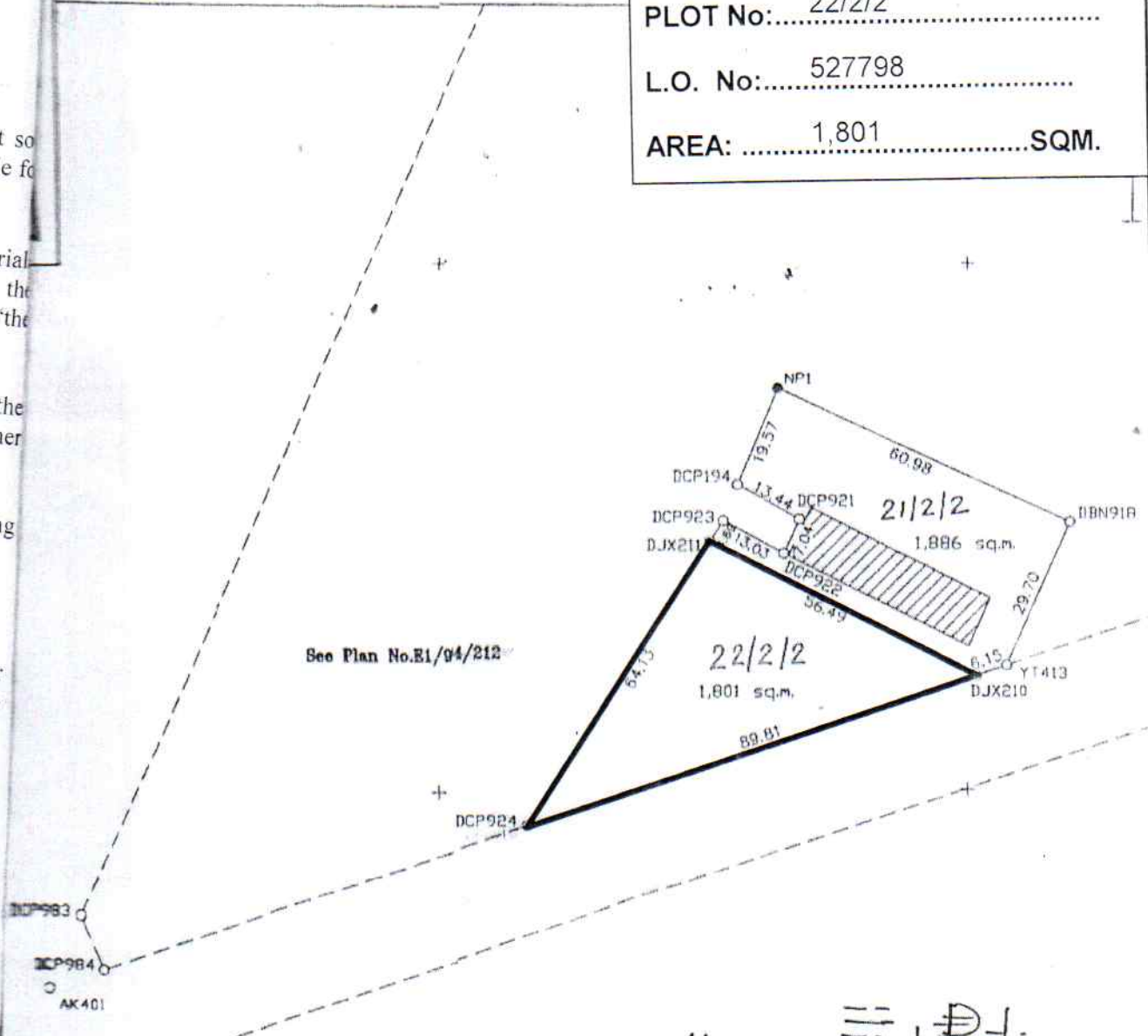
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See Plan No. E1/94/212

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 SURVEY APPROVED
 6/10/2011
 Date

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Stamp No. DSM 518^{XVI}

DSM/D6/4/232

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The plan prepared in accordance with Registered Plan No. 67385

is approved for purpose of the Land Registration ordinance

Director of Surveys and Mapping *[Signature]* Date 25/8/11

Ministry of Lands Human Settlements Development, Dar es Salaam.

SCHEDULE

the Land known as Plot No. 22/2/2 situated at Ubungo Industrial in Dar es Salaam City containing one thousand eight hundred and one (1,801) square metres shown for registration only edged black on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 67385 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

under my hand and my official seal the day and year first above written.

[Signature]
Ag. ASSISTANT COMMISSIONER FOR LANDS

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 and)
DELIVERED in the presence of us)
this 2nd day of SEPTEMBER 2014.)

Signature * *[Signature]*)

Postal Address: 987 DAR ES)

SALAAM)

Qualification: EXECUTIVE DIRECTOR)

Signature *[Signature]*)

Postal Address: 987 DAR ES)

ES - SALAAM)

Qualification: LEAD OFFICER)

