

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

Telegraphic Address: "ARDHI"



P.O. Box 9230
DAR ESSALAAM.

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

Ref. No: LD/PW/11884

Date: 16/01/2023

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

**RE: RECEIPT OF PAYMENTS ON PLOT NO 18 BLOCK 'L' SURVEY
REG. PLAN No. 139363 MEASURING 20,942 SQM LOCATED AT MBAWA
IN KIBAHIA 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	575,905.00	923004150998122	4/1/2023
(ii)	Cost of Acquisition	-	-	-
(iii)	Fee for Certificate of Occupancy:	50,000.00	923004150998122	4/1/2023
(iv)	Registration Fee:	163,347.60	923004150998122	4/1/2023
(v)	Application Fee:	20,000.00	923004150998122	4/1/2023
(vi)	Deed plans Fee:	20,000.00	923004150998122	4/1/2023
(vii)	Stamp Duty:	40,926.90	923004150998122	4/1/2023
(viii)	Land Rent: from 01/01/2023 to 30/06/2023	612,553.50	923004150998122	4/1/2023
	TOTAL	1,482,733.00		

2. TERM: 99 years from 01/01/2023 ANNUAL LAND RENT: Tshs. 816,738.00

3. USER: land shall be used for Planty and Animal Husbandry purposes only. Use Group 'R' Use Class (d) 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 *GILEAD JOHN TERI..... (The Applicant(s))
certify that the figures relating to the foretasted payments are current.

Signature(s): Gilead Teri
Signature(s):

Date: 23/08/2023
Date:

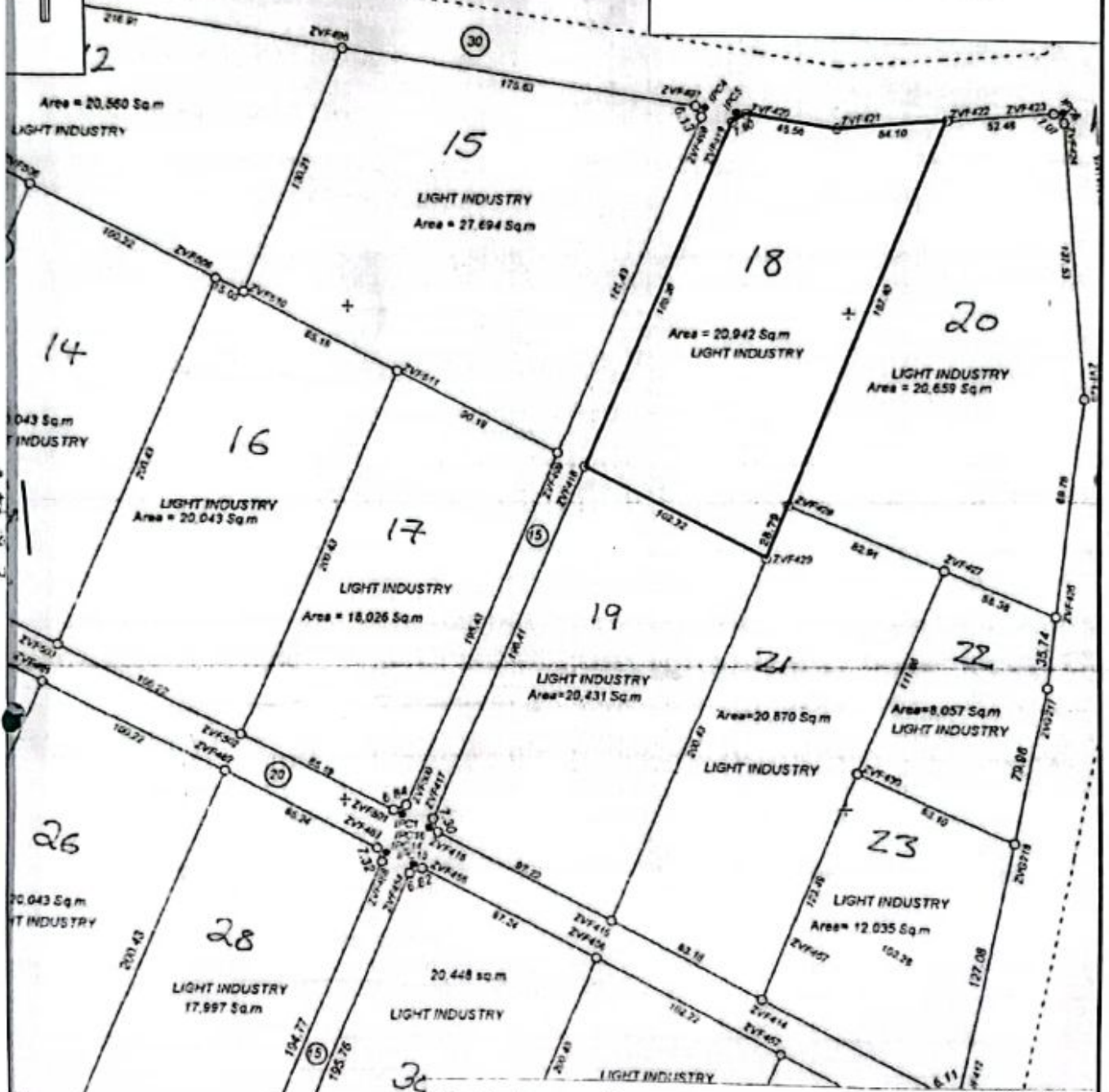
PHOTO/SEAL

- (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 **Plant and Animal Husbandry** purposes only. Use Group '**R**' 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

BLOCK..... L
 KIBAHA TOWNSHIP - COAST REGION

LOCALITY MBWAWA
 BLOCK L
 PLOT No..... 18
 L.O. No:.....
 AREA:..... 20,942 Sqm



This plan is prepared in accordance with Registered Plan No. 139363

It is approved for purpose of the Land Registration Act 334

For Director of Surveys and Mapping..... *[Signature]* 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. 18 Block 'L' situated at Mbwawa in Kibaha Township containing Twenty thousand nine hundred forty two (20942) square metres shown for identification only edged black on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 139369 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.....day of....., 2022.)
Name)
Signature.....)
Postal Address.....)
.....)
Qualification.....)
Name ALEXANDER NUNTANI)
Signature.....)
Postal Address P.O. Box 708 DSH)
.....)
Qualification VENDOR LEGAL OFFICER)

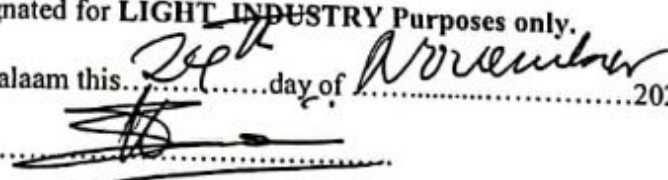
THE UNITED REPUBLIC OF TANZANIA

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

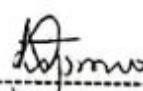
DESIGNATION OF LAND FOR
INVESTMENT PURPOSES
(Under Section 20)

I, **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. 18 Block "L" at MBWAWA Area In Kibaha Township shown in Plan No. E'359/1007
- (b) The land Measuring 20,942 Square Metre bound with beacons ZVF 418, ZVF 419, ZVF 420, ZVF 421, ZVF 422, XVF 428, ZVF 429, on Registered Plan No. 139369
- (c) The land is situated at MBWAWA in Kibaha Township.
- (d) The Land is designated for **LIGHT INDUSTRY** Purposes only.
- (e) Dated at Dar es Salaam this 28 day of November 2022.


Assistant Commissioner for Lands

Copies served upon us:


Executive Director of the Investment Centre

Date 28/11/2022

Authorized Land Officer

Date.....