

31th March 2023

REF:TIC/31/03/23

Executive Director  
Tanzania Investment Center  
9A & B Shaaban Robert Street  
P.O. Box 938  
Dar es Salaam-Tanzania

Dear Sir/Madam,

**REF: INVESTMENT EXPENSES INCURRED BY THE COMPANY**

Reference is made to the above captioned subject.

We, **CHYNA ENTERPRISES AND TRADING COMPANY LIMITED**, are a liability company duly incorporated under the laws of Tanzania with certificate of incorporation number **138918173** and licensed to conduct business of real estate activities.

That we have lodged our application on the registration of Certificate of Incentives, however we have been required to submit the bank statement. As a process for the investment, the company bought land worth United States dollar Seven Hundred Thousand (USD 700,000), **(The copy of the said title deed is hereby attached for ease of reference)**. Therefore, the company on this particular project depend on the loan to facilitate the construction of the said industrial park.

In the light of the foregoing, we request your esteemed office to register our company with certificate of incentives in accordance with the investment done in acquiring the land for the project that has reached the threshold required by the law.

We thank you for your cooperation.

Yours sincerely,


郭泉

QUAN GUO

**CHYNA ENTERPRISES AND TRADING COMPANY LIMITED**



PWN 7269  
 12.8.2021  
 01.00 P



Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT  
 Stated Duty Shs. 36,886/= Paid  
 921203058797272  
 On Original Receipt Shs.  
 of 03.08.2021

Stamp Duty Officer

Land form No. 22

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs. 100/= Paid  
 Receipt No. 921203058797272  
 of 03/08/2021

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA  
 THE LAND ACT 1999  
 (NO. 4 OF 1999)  
 CERTIFICATE OF OCCUPANCY  
 (Under Section 29)

Title No: PWN 7269  
 L.O. NO.1078669  
 LD/MK/6809

The 13<sup>th</sup> day of August

Two thousand and Twenty one

THIS IS TO CERTIFY that CHYNA ENTERPRISES AND TRADING COMPANY LIMITED, a limited liability company incorporated in Tanzania under the Companies Ordinance (Cap 212) of P.O. Box 79575, DARES SAIJAM (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 **July, 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 there under and to any enactment in substitution thereof or amendment thereof and to the following special conditions:-

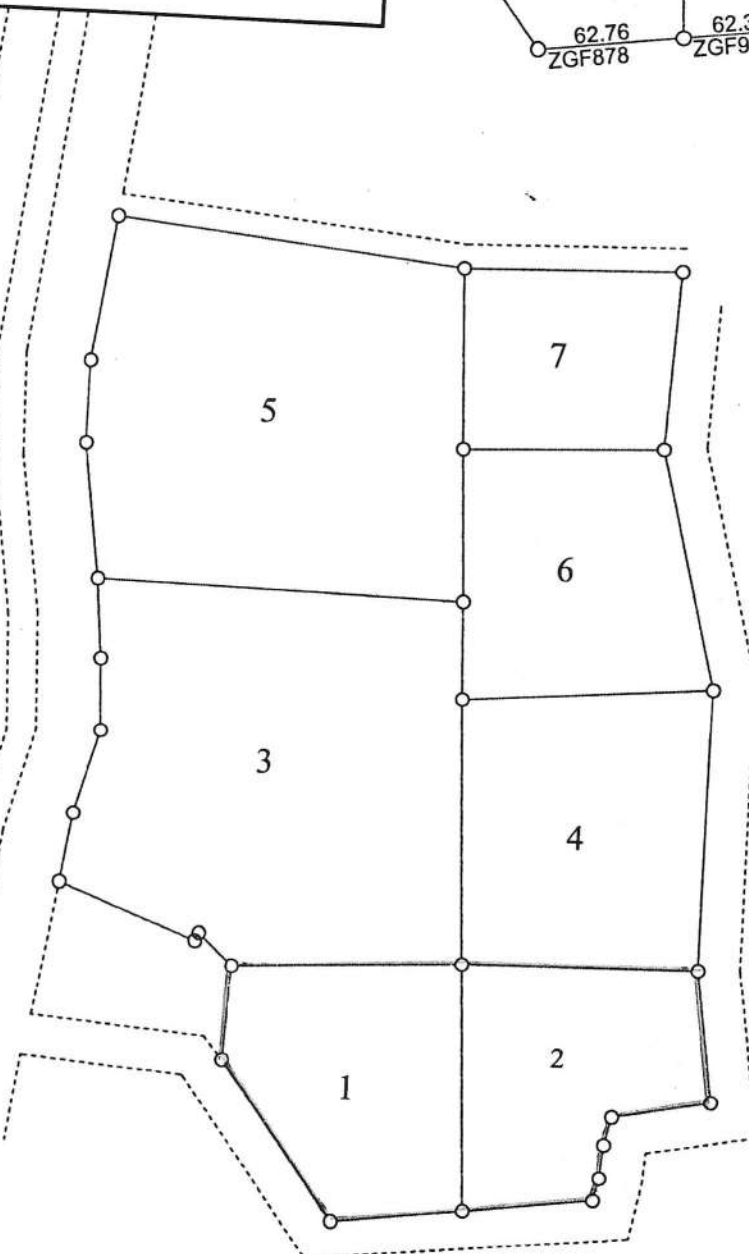
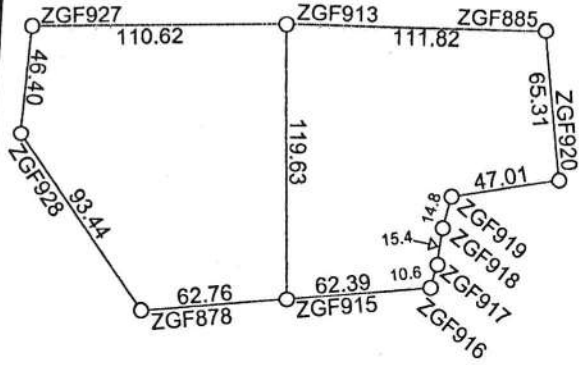
1. The occupier having paid rent up to the thirtieth day of June 2022, shall thereafter pay rent of shillings **seven hundred thirty seven thousand nine hundred twenty (737,920/=)** only a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent 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) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of Right and with conform to the building line (if any) decided by the **Mkuranga District 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 Authority.
  - (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 the authority.
3. The Occupier shall further
  - (i) Make and maintain of the land throughout the term adequate arrangement 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 and the existing buildings erected thereon shall be maintained and the same shall be used for **Service trade Industry purposes only**. Use Group 'M' use classes (a) as defined in the Town Planning Act No.8 of 2007 (**Use Groups and Use Classes**) Regulation, 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 premier, taxes and dues prescribed in connection with that disposition.
7. The President may revoke the right for good cause or in public interest.

# MKURANGA DISTRICT



LOCALITY DUNDANI/MWANAMBAYA  
BLOCK :..... J  
PLOT No:..... 1&2  
LO.No:..... 1078669  
AREA..... 23,040 SQM



This plan prepared in accordance with Registered Plan No. 81970  
is approved for purpose of the Land Registration Ordinance.  
For Director of Surveys and Mapping.....*[Signature]*.....Date 3/7/2024  
Ministry of Lands and Human Settlements Development, Dar es Salaam.

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

**SCHEDULE**

ALL that land known as Plot No. 1&2 Block "J" situated at Dundani/Mwanambaya in Mkuranga District Containing twenty three thousand and forty (23,040) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 81970 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. ASSISTANT COMMISSIONER FOR LANDS

The within named CHYNA ENTERPRISES AND TRADING COMPANY LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said )  
CHYNA ENTERPRISES AND TRADING COMPANY )  
LIMITED and delivered in the presence of us this )  
this.....04.....day of AUGUST.....2021 )

Signature:.......... )  
Postal Address:.....P.O. BOX 79575 DSM..... )  
Qualification:.....DIRECTOR..... )

Signature:.......... )  
Postal Address:.....P.O. BOX 79575 DSM..... )  
Qualification:.....DIRECTOR..... )

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 7269



LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 25 Aug, 2021

CHYNA ENTERPRISES AND TRADING COMPANY LIMITED  
P.O Box 79575  
DAR ES SALAAM  
Sir/Gentlemen/Madam,


RE: TITLE NO: 7269 LAND OFFICE NO: 1078669  
PLOT NO. 1&2 BLOCK J AT DUNDANI

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/5388 refers

PWN: 7268  
 REGISTERED ON: 17.08.2021  
 01:00P  
  
 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: 19,900/- Paid  
 On Original Receipt Shs: 9212080579701645  
 of: 08.08.2021  
 Stamp Duty Officer

Land form No. 22

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: 100/- Paid  
 Receipt No: 9212080579701645  
 of: 08.08.2021  
 Stamp Duty Officer

**THE UNITED REPUBLIC OF TANZANIA**  
**THE LAND ACT 1999**  
 (NO. 4 OF 1999)  
**CERTIFICATE OF OCCUPANCY**  
 (Under Section 29)

Title No.: PWN: 7268  
 L.O. NO.1078668  
 LD/MK/6808

The 13<sup>th</sup> day of August

Two thousand and Twenty one

THIS IS TO CERTIFY that CHYNA ENTERPRISES AND TRADING COMPANY LIMITED, a limited liability company incorporated in Tanzania under the Companies Ordinance (Cap 212) of P.O. Box 79575, DARES 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 **July, 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 there under and to any enactment in substitution thereof 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 **one million one hundred fifty seven thousand eight hundred fifty six (1,157,856/=)** 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.

REGISTERED ON: 20.8.2021  
10:00 A M  
LAND REGISTRY  
TANGANYIKA  
Director of Land Registrar of Files

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs 14 0979/- Paid  
Receipt No. 921208059700055  
of. 3-8-2021  
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs 100/- Paid  
Receipt No. 921208059700055  
of. 3-8-2021  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT 1999  
(NO. 4 OF 1999)  
CERTIFICATE OF OCCUPANCY  
(Under Section 29)

Title No.: PWN 7270  
L.O. NO.1078670  
LD/MK/6810

The 13<sup>th</sup> day of August

Two thousand and Twenty one

THIS IS TO CERTIFY that **CHYNA ENTERPRISES AND TRADING COMPANY LIMITED**, a limited liability company incorporated in Tanzania under the Companies Ordinance (Cap 212) of P.O. Box 79575, DARES 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 **July, 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 there under and to any enactment in substitution thereof 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 **one million one hundred fifty seven thousand five hundred thirty (1,157,530/=)** 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) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of Right and with conform to the building line (if any) decided by the **Mkuranga District 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 Authority.
  - (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 the authority.
3. The Occupier shall further
- (i) Make and maintain of the land throughout the term adequate arrangement 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 and the existing buildings erected thereon shall be maintained and the same shall be used for **Shops purposes only**. Use Group '**D**' use classes **(a)-(k)** as defined in the Town Planning Act No.8 of 2007 (**Use Groups and Use Classes**) Regulation, 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 premier, taxes and dues prescribed in connection with that disposition.
7. The President may revoke the right for good cause or in public interest.

# MKURANGA DISTRICT



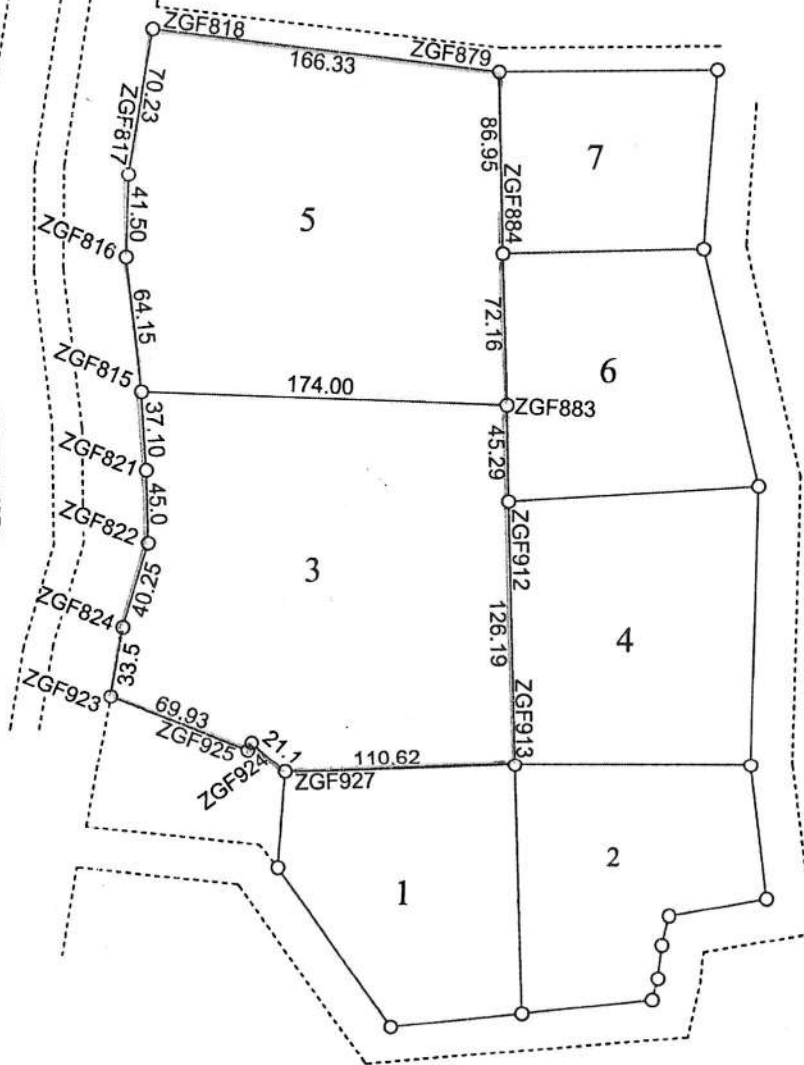
LOCALITY DUNDANI/MWANAMBAYA

BLOCK : ..... J .....

PLOT No: ..... 3 & 5 .....

LO.No: ..... 1078670 .....

AREA ..... 68,090 SQM .....



This plan prepared in accordance with Registered Plan No. .... 81970 .....

is approved for purpose of the Land Registration Ordinance.

For Director of Surveys and Mapping..... *[Signature]* ..... Date 3/7/04

Ministry of Lands and Human Settlements Development, Dar es Salaam.

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

**SCHEDULE**


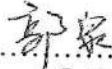
ALL that land known as Plot No. 3&5 Block "J" situated at Dundani/Mwanambaya in Mkuranga District Containing sixty eight thousand and ninety (68,090) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 81970 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



AG. ASSISTANT COMMISSIONER FOR LANDS

The within named CHYNA ENTERPRISES AND TRADING COMPANY LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said )  
 CHYNA ENTERPRISES AND TRADING COMPANY )  
 LIMITED and delivered in the presence of us this )  
 this.....04.....day of ...August...2021 )  
 Signature:.......... )  
 Postal Address:.....P.O. Box 79575 DSM )  
 Qualification:.....DIRECTOR..... )  
 Signature:.......... )  
 Postal Address:.....P.O. Box 79575 DSM )  
 Qualification:.....DIRECTOR..... )

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 7270



LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 25 Aug, 2021

CHYNA ENTERPRISES AND TRADING COMPANY LIMITED  
P.O Box 79575  
DAR ES SALAAM  
Sir/Gentlemen/Madam,

RE: TITLE NO: 7270 LAND OFFICE NO: 1078670  
PLOT NO. 3&5 BLOCK J AT DUNDANI

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

 REGISTRAR OF TITLES

Copy to: Commisioner for Lands

Your LD File No: ld/pw/5389 refers