



THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
THE LAND ACT, Cap 113
(Under Section 29)



Title Number: 21783

Date of Registration: 13-Jul-2023 [12:00]

REGISTRAR OF TITLES

(13-Jul-2023)

Registered under section 35 of the Land Registration Act (Cap 334).

I. REGISTERED OCCUPIER AND TENURE

THIS IS TO CERTIFY that **TT INVESTMENT LIMITED** of P.O. BOX 7649, Kinondoni, Dar es Salaam (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **ninety nine (99) years from the first day of October one thousand nine hundred and seventy six** 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 thereof amendment thereof and to special conditions.

II. DESCRIPTION OF THE PROPERTY

District: Kinondoni

Location: MSASANI

Block:

Plot No.: 1075

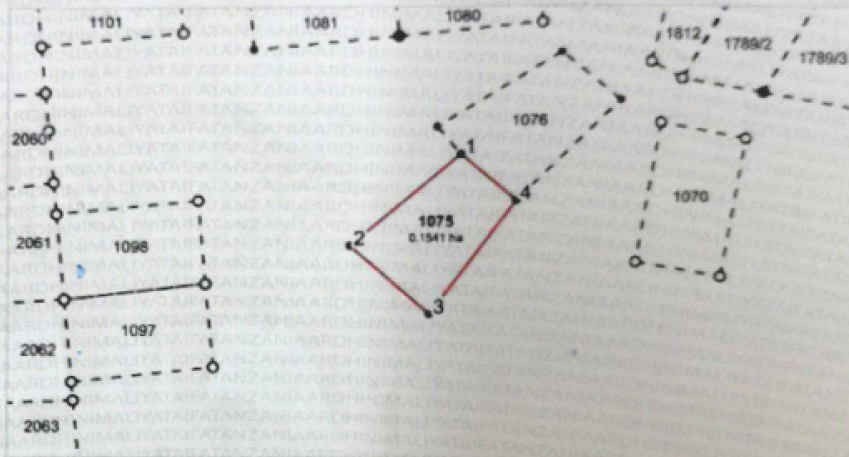
Area: 1,541.00 Square Metres

Reg. Plan No.: 17527

Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S

	X	Y
1	530696.86	9253152.06
2	530658.61	9253119.65
3	530686.27	9253095.41
4	530716.04	9253135.66



III. CONDITIONS OF THE RIGHT

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for **Residential** purposes only. Use Group(s) and Use Class(es) **A (a), (c)**; as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

IV. DISCLAIMER

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

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

COMMISSIONER FOR LANDS

(01-Aug-2023)



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



LEASEHOLD TITLE DSMT1036822

Date Registered: 11-Aug-2022, 14:23

Parent Title: 112710



REGISTRAR OF TITLES
(07-Mar-2023)

I. REGISTERED LESSEES

This is to certify that below listed 1 (one) person is entitled to the Leasehold under Single Tenancy from the 6th day of April 2022 to 6th day of April 2107:

Date of Registration/ Filed Doc. Number	Lessee details
11-Aug-2022, 14:23/ DSMF0017471	TT INVESTMENT LIMITED of P.O. BOX 7649, Kinondoni, Dar es Salaam

II. REAL PROPERTY

The below General Land, consisting of 1 (one) land parcel, is granted in whole under this Leasehold title:

District:	Kinondoni
Located in:	Oysterbay, Plot Number 1915 with total area 4,477.00 Square Metres
Use:	Residential , Use Group(s) and Use Class(es) A (a), (c);

III. CONDITIONS

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for **Residential** purposes only. Use Group(s) and Use Class(es) A (a), (c); as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. See original Lease Agreement.
5. All other conditions prescribed under any Law or Regulations.

IV. DISCLAIMER

The contents of this Leasehold Title do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.