

# TANZANIA

THE LAND ACT 1999  
(No. 4 OF 1999)  
CERTIFICATE OF OCCUPANCY

*(Under Section 29)*

**Date of Issue**

**Title Number:**

**Land Office Number:** 586840

**Land:** Farm No. 1059 Nyolele In Mufindi District

**Term:** Ninety Nine (99) Years

**THE UNITED REPUBLIC OF TANZANIA**

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

**CERTIFICATE OF OCCUPANCY**  
(Under Section 29)

**Title No:.....**  
**L.O.No. 586840**  
**MTC/7410**

The                      day of                      Two thousand and **Twenty Three**

THIS IS TO CERTIFY that **TANZANIA INVESTMENT CENTRE of P.O. BOX 938, DAR ES SALAAM established under the Tanzania Investment Act No 26 of 1997, MOB:+255624-064261** (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 **April, 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 thereunder and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, **2023**, shall thereafter pay rent of shillings **Five hundred twenty five thousand (Tshs.525,000.00/=) 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. **USER:** The land and buildings to be erected thereon shall be used for **Plant and Animal Husbandry Purposes Only, Use Group 'R' use classes (a) and (d)** as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.

3. The Occupier shall:-

- (a) 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.
- (b) 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.
- (c) Plant trees all round the farm boundaries.
- (d) Demarcate the boundaries of the land to the satisfaction of the **MUFINDI DISTRICT COUNCIL** (hereinafter called "the Authority") and thereafter to maintain such demarcation.
  - (i) Building construction to begin within six months after approval of plans.
  - (ii) Building to be complete within thirty six (36) months from the date of the commencement of the Right.
  - (iii) Not erect or commence to erect on the Land any building accept in accordance with building plan which shall have been first approved by the Authority.

4. The following are the rights of occupiers:-

- (a) The permanent, exclusive rights of the Land the subjects of the right of occupancy against all persons other than the Commissioner.
- (b) The right shall confer no water rights.

5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner for the Lands.

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 all premia, taxes and dues prescribed in connection with the disposition.

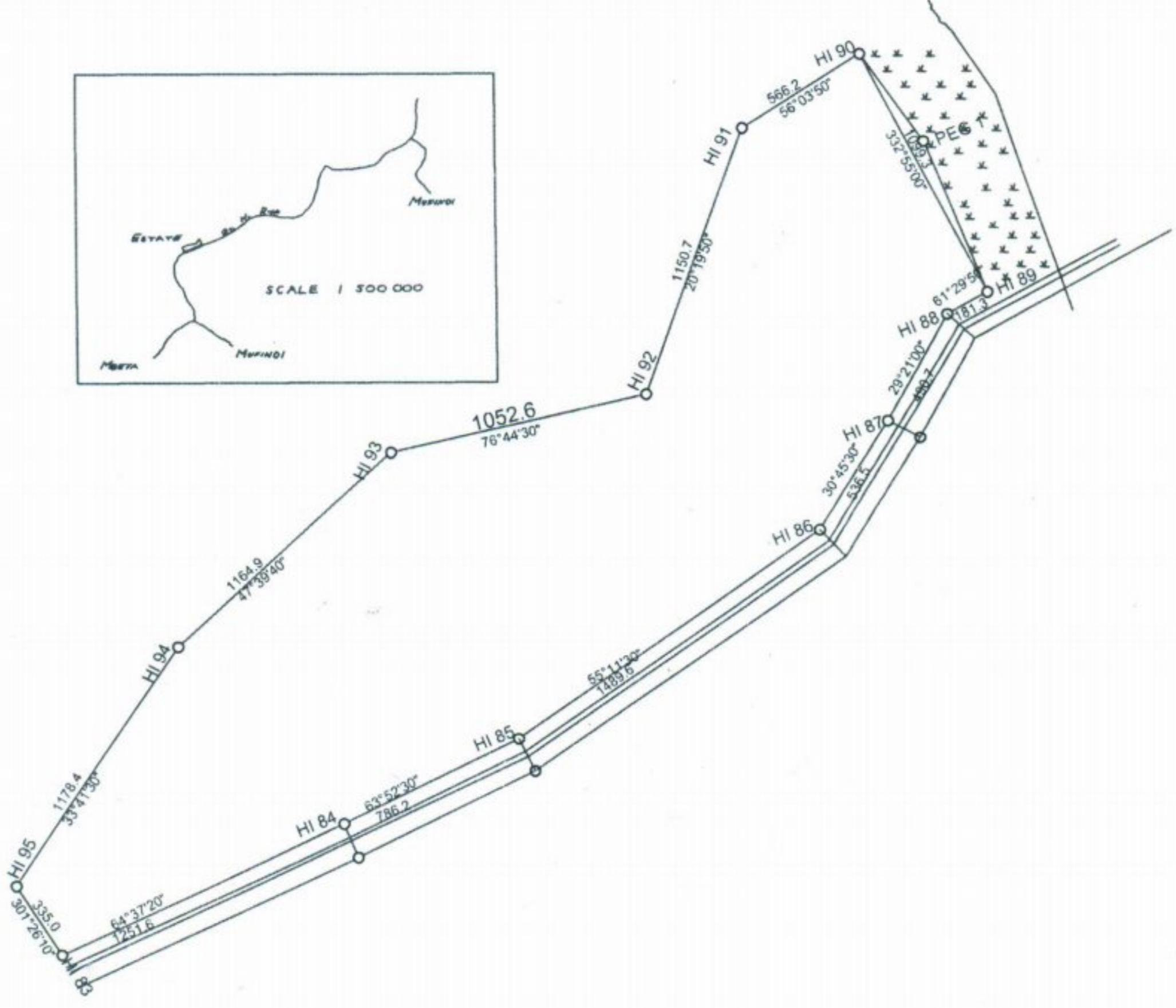
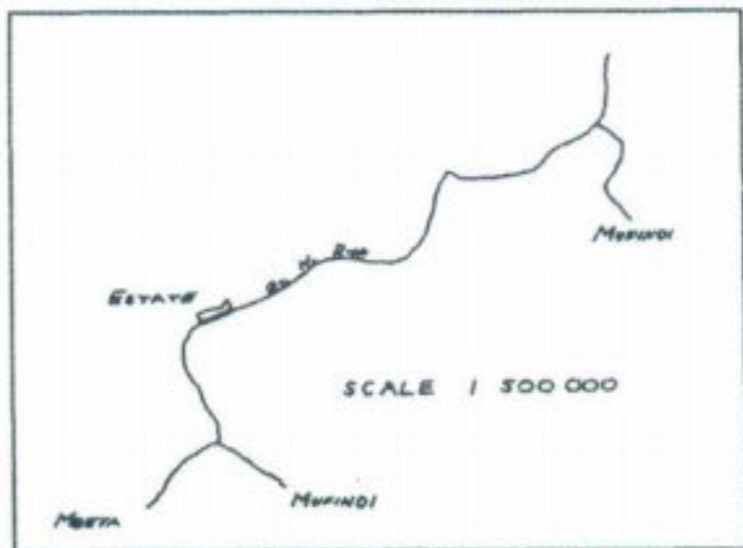
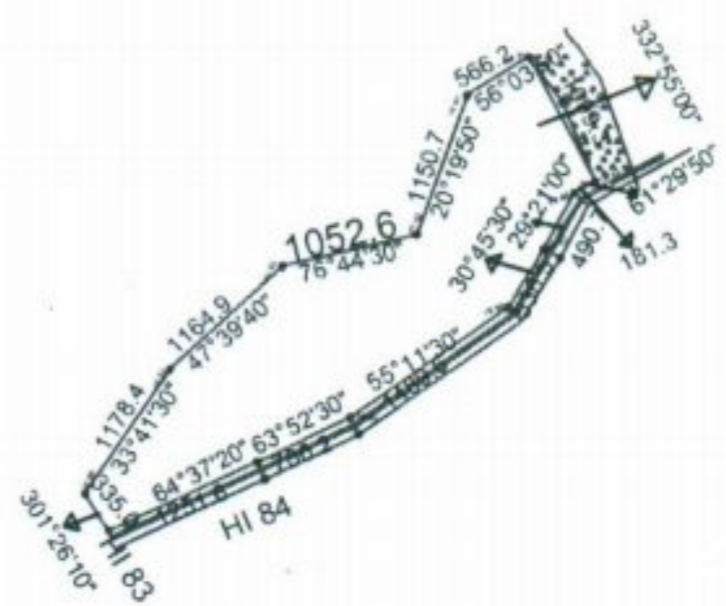
7. The President may revoke the right for good cause or in public interest.

# MUFINDI DISTRICT COUNCIL

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**LOCATION:** NYOLOLO  
**BLOCK:** " "  
**FARM NO:** 1059  
**L.O NO:** 586840  
**AREA:** 105 Acres



This plan prepared in accordance with Registered Plan No 14234 is approved for the purposes of Land Registration Ordinance.  
 Director of Surveys and Mapping.....  
 Date 04/5/2023.....Ministry of Lands, Housing 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 **Farm No. 1059 "NYOLOLO"** situated at **NYOLOLO** in **NYOLOLO TOWNSHIP** containing **One hundred and five (105) Acres** as shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **14234** 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**

I, 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.....day of.....2023.

**Witness's:**

Name:.....  
Signature:.....  
Postal Address:.....  
Qualification:.....

Name:.....  
Signature:.....  
Postal Address:.....  
Qualification:.....