



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



Title Number: **DSMT1055870**

Date of Registration: **15-Feb-2024 [13:24]**

REGISTRAR OF TITLES
(17-Feb-2024)

Registered under section 27 of the Land Registration Act (Cap 334).

I. REGISTERED OCCUPIER AND TENURE

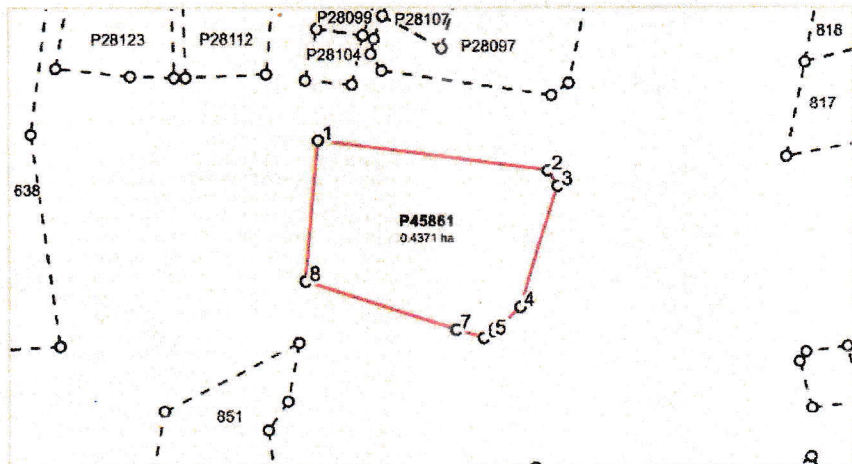
THIS IS TO CERTIFY that **SANTPEN CORPORATION LIMITED** of P.O. BOX 43956, Ubungo, Dar es Salaam (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **ninety nine (99) years** from the **first day of January two thousand and twenty four** 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: Ubungo
Location: KIBAMBA
Block: -
Plot No.: P45861
Area: 4,371.49 Square Metres
Reg. Plan No.: DSMS0034028

Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S		
	X	Y
1	505978.55	9251278.29
2	506058.90	9251267.65
3	506062.34	9251262.23
4	506049.10	9251220.64
5	506038.80	9251210.98
6	506036.31	9251209.94



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)**; 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
(15-Feb-2024)



OCCUPIER:



SANTPEN CORPORATION LIMITED
CLEMENT DANIEL LUSINGU
(19-Feb-2024)



MWAMINI LUSINGU MBWAMBO
(19-Feb-2024)



United Republic of Tanzania

Ministry of Lands, Housing and Human Settlements Development

Government Bill

Controll Number : **9911710538195**
Payment Ref : **11708261245817602495**
Service Provider Code : **SP117**
Payer Name : **SANTPEN CORPORATION LIMITED**
Payer Phone : **0655008306**
Bill Description : **P45861 KIBAMBA**



SCAN & PAY by M-PESA or TIGO-PESA APPs

Billed Item (1) : Application to change use of land - P45861 : 30,000.00
KIBAMBA

:Total Billed Amount : 30,000.00 (TZS)

Amount in words : Thirty Thousand Tanzanian Shilling And Zero Cent(s) Only

Expires on : 01-Oct-2024

Prepared By : Innocent Alfred Kamola

Collection Center : Ubungu Municipal Council

Printed By : **Innocent Alfred Kamola**

Printed On : 17-Sep-2024

Signature _____

Jinsi ya Kulipa:

1. Kupitia Benki: Fika tawi lolote au wakala wa benki ya NMB, CRDB, NBC, TPB, BOT, AZANIA. Namba ya kumbukumbu: **9911710538195**.
2. Kupitia Mitandao ya Simu
 - Ingia kwenye menyu ya mtandao husika
 - Chagua 4 (Lipa Bili)
 - Chagua 5 (Malipo ya Serikali Ingiza **9911710538195** kama namba ya kumbukumbu

How To Pay:

1. Via Bank: Visit any branch or bank agent of NMB, CRDB, NBC, TPB, BOT, AZANIA. Reference Number: **9911710538195**.
2. Via Mobile Network Operators (MNO):
 - Enter to the respective USSD Menu of MNO
 - Select 4 (Make Payments)
 - Select 5 (Government Payments) Enter **9911710538195** as reference number

27.06.2024



SANTPEN CORPORATION LIMITED | P.O BOX 42856, Dar Es Salaam. | Postal Code 11106 | Plot No.5, | Block 39 | Swahili and Mafia Street | NMB Business Centre, 1st Floor | Telephone: +255 22 2183086 and Mobile: +255 655008306 | Email: santpentz@gmail | Instagram: santpen_corporation_limited | www.santpen.co.tz |

REF. NO. SCL/UMC/2024/1

20TH JUNE, 2024

THE DISTRICT EXECUTIVE DIRECTOR,
UBUNGO MUNICIPAL COUNCIL,
P. O BOX 55068
UBUNGO, DAR ES SALAAM.

Dear Sir/Madam,

RE: APPLICATION FOR CHANGE OF LAND USE FROM RESIDENTIAL TO INDUSTRIAL
(Made under Regulations 5 and 6 of the Urban Planning Act, Chapter 355).

Please refer to the captioned subject above.

SANTPEN CORPORATION LIMITED is a private limited company duly registered under the laws of the United Republic of Tanzania with a Certificate of Incorporation Number **154457348**. The company, has recently started implementing its **industrial project to manufacture medical devices** namely **"Production/assembling of Disposable Syringes"** to be situated and erected on **Title Deed No. DSMT1055870** located on **Plot No. P45861 at Kibamba Area, Ubungo Municipality, Dar Es Salaam** with the plot area totalling 4,371.49 square metres allocated for residential purposes.

With this letter, we hereby applying for a change of land use of the aforementioned Plot No. P45861 from its current uses of Residential purposes to Industrial purposes as per **Regulations 5 and 6 of the Urban Planning Act, Chapter 355**. This application for change of uses to industrial purposes is due to the following reasons;

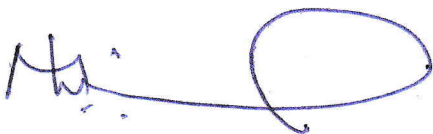
- 1) That, our industrial project to manufacture medical devices is in line with the United Republic of Tanzania Health Sector Strategic Plan of increasing and facilitating **new investments in Manufacturing of pharmaceutical products and devices**.

- 2) That, our industrial project expects to generate a growth revenue of at least **TZS. 53 billion** in the first five years starting from 2025 to 2029 of which will contribute to the Ubungo Municipal Council a **Service Levy of almost TZS. 40 million every year** in the first five years of the business operations starting from 2025.
- 3) That, our industrial project will **create employments and income generation** to the community of which we anticipate to recruit and hire almost **300 direct employees** and over **200 indirect employees**, distributors, wholesalers and service providers.
- 4) That, our industrial project will **improve the environment** and increase the sentimental value of the neighbourhood and Ubungo Municipality at large.
- 5) That further, our industrial project will lower the cost of health sector by providing the high demanded disposable syringes at **affordable prices** to the hospitals and other health facilities and as well improve the country's balance of payment.

In the context of the above and in compliance to the requirement of **Section 77 (1)(i) of the Urban Planning Act, Chapter 355** as clarified under **Regulations 5 and 6 of the said Urban Planning Act, Chapter 355**, we hereby **applying for your approval of change of land use of our plot from Residential to industrial.**

Thanking you and in case of any question or document required please don't hesitate to call me through mobile number 0655 008306.

Sincerely,



**MWAMINI LUSINGU
MANAGING DIRECTOR**





NMB
CONGO STREET BRANCH

DATE TIME TERMINAL ID
17/09/2024 12:33
2335469371961

AGENT ID: 23358504
TRAN NUM: 101AGG124261A3C4
REF NO: EC102298401657
RELATED REF: EC102298401657

BILL PAYMENT
GEPG PAYMENT SUCCESSFUL
Name: SANTPEN CORPORATION
LIMITED
Control No : 9911710538195
Provider: Ministry of Lands,
Housing and Human Settlements
Development
Bill Desc: P45861 KIBAMBA
Bill Paid(Principal): 30,000.00
Total Amount Paid: Tsh 30,000.00
Served by: ABUBAKARI ZUBERTI
ABDALA

THANK YOU FOR USING NMB WAKALA
AGENCY HELPDESK: 0800002001



NMB
CONGO STREET BRANCH

DATE TIME TERMINAL ID
17/09/2024 12:33
2335469371961

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