

No. 00000001

THE UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT
ACKNOWLEDGEMENT OF PAYMENTS.

Anuani ya Simu: MTWARA
Simu Nambari: 023-2333102
Fax Na: 023-2334256

P.O Box. 92,
Mtwara.



Email: mtwaramikindani@yahoo
In reply please quote

Ref. No: MT/2409

Date: 11.01.2024

To: TANZANIA INVESTMENT CENTRE
P.O. BOX 11410
DAR ES SALAAM

RE: RECEIPT OF PAYMENTS ON PLOT/FARM NO. 11,12,13,14,15 & 16 BLOCK "A" SURVEY
REG. PLAN NO: 77895 MEASURING 45,230 SQM LOCATION MTEPWEZI USER:
WHOLESALE AND STORAGE WAREHOUSES PURPOSE ONLY
TERM 99 YEARS LAND RENT 5,337,140/=p.a

This is to notify you of the receipt of various fees you effected pertaining to Plot/Farm bearing details described above, that is;

		Shillings	ERV No's	Date
(i)	Coast of acquiring, Planning & Surveying	497,360,000/=	101495	27.10.2023
(ii)	premium	1,130,750/=	923304211727450	31.10.2023
(iii)	Application Fee	5,000/=	923304211727450	31.10.2023
(iv)	Fees for Certificate of Occupancy:	25,000/=	923304211727450	31.10.2023
(v)	Registration Fees:	533,714/=	923304211727450	31.10.2023
(vi)	Stamp Duty:	53,871.4/=	923304211727450	31.10.2023
(vii)	Land Rent: From 01.10.2023 to 30.06.2024	5,337,140/=	923304211727450	31.10.2023
TOTAL (IN TSHS):		504,445,475/=		

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

Date:

I/we, TANZANIA INVESTMENT CENTRE (The Applicant (s) certify that the figures relating to the foretasted payments are correct.

Signature (s):.....

Date.....

.....

.....

COMMON
SEAL

(IJAZWE NAKALA TATU)
JAMHURI YA MUUNGANO WA TANZANIA
SHERIA YA ARDHI NA. 4 YA MWAKA 1999
MAOMBI YA HAKI YA KUMILIKI ARDHI
(CHINI YA KUFUNGU NAMBA 25)

1. Mimi/Sisi **TANZANIA INVESTMENT CENTRE**
Jinsia.....
2. Anwani ya Biashara **S.L.P 11410, DAR ES SALAAM**
3. Simu.....
4. Uraia **WATANZANIA**
5. Nina/Tunaomba haki ya kumiliki ardhi, Ukubwa wa kiwanja (Ujazo wa Juu, Ujazo wa kati, Ujazo wa Chini)..... ukubwa:.....
6. Matumizi ya Ardhi unayoomba **"WHOLESALE AND STORAGE WAREHOUSES"**
7. Ninazingatia masharti ya kumiliki Ardhi kwa mujibu wa sheria
8. Maelezo mengine unayohisi ni muhimu kutujulisha.....
9. Ninathibitisha kwamba yote yaliyoelezwa hapo juu ni kweli tupu kwa uelewa wangu.
10. Saini ya Mwombaji/Waombaji Tarehe.....

.....Tarehe.....

KWA MATUMIZI YA OFISI TU:
KUMBUKUMBU NA. MT/2409

Ada ya maombi imelipwa kwa stakabadhi Na.923304211727450 ya tarehe **31.10.2023**
Amekubaliwa Kiwanja **Na.11,12,13,14,15 & 16** kitalu "A" eneo la **MTEPWEZI** Ukubwa wa
45,230SQM PIN.....

Maombi yake yamekataliwa kwa sababu.....

.....
Kamishna wa Ardhi/Afisa Mteule
Tarehe:.....

Nime/Tumekabidhiwa nakala. Saini ya mwombaji/Waombaji.....

.....

Tarehe.....

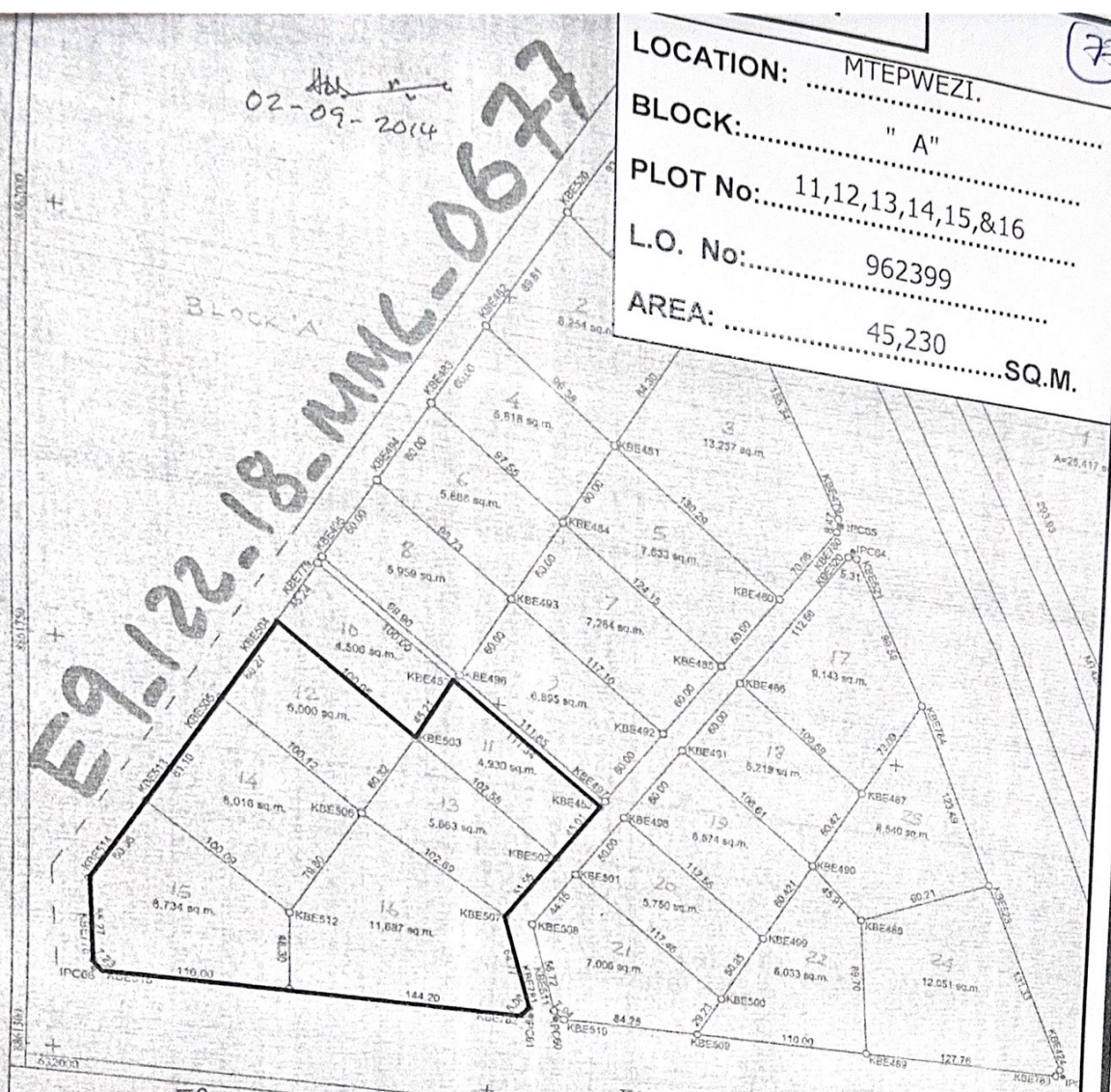
- 122-18-MMC-0677
02-09-2014
- ARL
L.O. NO.
PLOT NO.: 117
BLOCK:
LOCATION: MTEPWEZI
CITY
- (iii) Building shall be in permanent materials.
- (iv) Building plans to be submitted to the **Mtwara Mikindani Municipal Council** within six months from the commencement of the Right.
- (v) Building construction to begin within six months after approval of the plans.
- (vi) Building to be completed within thirty six months from the day of commencement of the Right.
3. **USER:** The land and the buildings to be erected thereon shall be used for **Wholesale and Storage Warehouses purpose** only. Use Group "L" Use Class (d) as defined in Urban Planning (Use Group and use Classes) Regulations, 2018
4. The Occupiers shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.
5. The Occupiers 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.
6. The President may revoke the right for good cause or in public interest.

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LOCATION: MTEPWEZI.
 BLOCK: " A "
 PLOT No: 11,12,13,14,15,&16
 L.O. No: 962399
 AREA: 45,230 SQ.M.

02-09-2014


E9-122-18-MMC-0677



Comps. E⁹ 122 A
 M.P. 296/11/2
 Standard sheet 296/111
 Action taken by
 Plan No. E⁹ 122/18

TP DRAWING NO: 03/MTW/1730/2013
 SCALE 1:2500
 Amendment made by
 1. Surveyor General
 2. 29.8.2014
 3.
 Photostat copies send to
 1.
 2.
 3.

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

The plan prepared in accordance with Registered Plan No. 77895 is approved for purpose of the Land Registration CAP Act 334
 Director of Surveys and Mapping  Date 03-11-2013
 Ministry of Lands Human Settlements Development, Dodoma.

SCHEDULE

All land known as Plot. No. 11,12,13,14,15 & 16 Block "A" situated at Mtepwezi in Mtwara Municipality containing Forty Five Thousand Two Hundred Thirty (45,230) Square meter shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 77895 deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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

ASSISTANT COMMISSIONER FOR LANDS

We, 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 This.....day of.....2024

Name:.....

Signature:.....

Postal Address:.....

Qualification.....

Name:.....

Signature:.....

Postal Address:.....

Qualification.....

- (iii) Building shall be in permanent materials.
- (iv) Building plans to be submitted to the **Mtwara Mikindani Municipal Council** within six months from the commencement of the Right.
- (v) Building construction to begin within six months after approval of the plans.
- (vi) Building to be completed within thirty six months from the day of commencement of the Right.

3. **USER:** The land and the buildings to be erected thereon shall be used for **Wholesale and Storage Warehouses purpose** only. Use Group "**L**" Use Class (**d**) as defined in Urban Planning (Use Group and use Classes) Regulations, 2018

4. The Occupiers shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.

5. The Occupiers 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.

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

SCHEDULE

All land known as Plot. No. **11,12,13,14,15 & 16 Block "A"** situated at **Mtepwezi** in **Mtwara Municipality** containing **Forty Five Thousand Two Hundred Thirty (45,230) Square meter** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **77895** deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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

ASSISTANT COMMISSIONER FOR LANDS

We, the within-named **TANZANIA INVESTMENT CENTRE** HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

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Qualification..... }

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Qualification..... }