

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 15717



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 14 Mar, 2023

AZAM MEDIA LIMITED
P.O Box 2517
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 15717 LAND OFFICE NO: 974917
PLOT NO. 66 BLOCK EE AT MKUZA

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/13794 refers

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 15717 PWN

Land Office Number: 914917

Land: PLOT NO 66 BLOCK 'E6' AT MIKUNZA IN KIBATA TOWNSHIP

Term: NINETY NINE (99) YEARS.

TITLE No: 15717 PWN
 REGISTERED ON: 13/3/23
 AT: 2:30 P M
 Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 590/= Paid
 923026155872534
 On Original Receipt Shs:
 of: 26/1/2023
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/= Paid
 Receipt No: 923026155872534
 of: 26/1/2023
 Stamp Duty Officer

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: 15717 PWN
 L.O.No.974917
 KTC/LD/ PT/18780

The 13th day of March Two thousand and Twenty Three.

THIS IS TO CERTIFY that AZAM MEDIA LIMITED A limited liability Company incorporated under the Companies Act, 2002 of P.O. Box 2517, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in Schedule hereto (hereinafter called "the Land") for a term **Ninety nine** years from the first day of **October, 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 therefor 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 **Two Million One hundred Twenty Three Thousand Eight hundred Twenty (2,123,820/=)** 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 the Right and which conform to the building line(if any) decided by **Kibaha Town 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 Commissioner for Lands (hereinafter called “the Commissioner”).
 - (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.
 - (vi) Approval of Plans of any buildings erected thereon shall not imply that the construction of such a building will satisfy the occupier’s obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.
3. **USER:** The Land and the existing buildings erected thereon shall be used **Commercial Center** purposes only, Use Group ‘**D**’ **Uses Classes (j)** as defined in the Urban Planning Act, No.8 of 2007 (Use Classes) Regulations, 2018.
- 4.
4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
5. The Occupier shall deliver to the Commissioner for Lands notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the Right of Occupancy for good cause and or in the Public interest.

SCHEDULE

ALL that land known as **Plot No.66 Block 'EE'** situated at **Mkuza in Kibaha Township** containing **Forty Thousand and Seventy Two (40,072) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered **140480** 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



ASSISTANT COMMISSIONER FOR LANDS

We, the within named **AZAM MEDIA LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
AZAM MEDIA LIMITED)

and **DELIVERED** in the Presence of us)

This.....^{24th}.....day of February.....2023)

Signature:..........)

Postal Address: P.O. Box 2517 DAR ES SALAAM)

Qualification: DIRECTOR)

Signature:..........)

Postal Address: P.O. Box 2517 DAR ES SALAAM)

Qualification: COMPANY SECRETARY)



KIBAHA TOWNSHIP



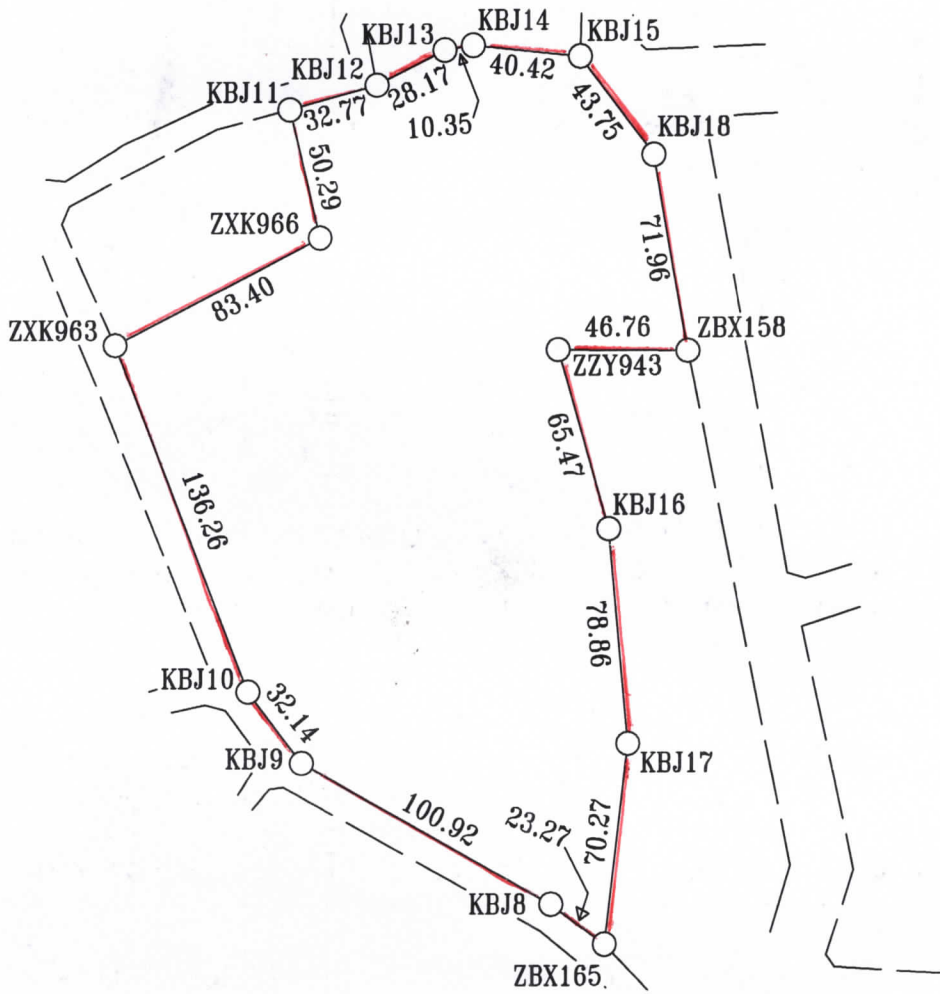
LOCATION... MKUZA

BLOCK... EE

PLOT No...66

L.O No...914917

AREA...40072sqm



This plan prepared in accordance with registered plan no. ~~140480~~

is approved for the purposes of the Land Registration Act 334.

Director of Surveys and Mapping *[Signature]* Date *29/11/2022*

Ministry of Lands, Housing and Human Settlements Development,
Dodoma.

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