



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

Title Number: DSMT1048481

Date of Registration: 31-Oct-2023 [14:19]



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REGISTRAR OF TITLES
 (31-Oct-2023)

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

I. REGISTERED OCCUPIER AND TENURE

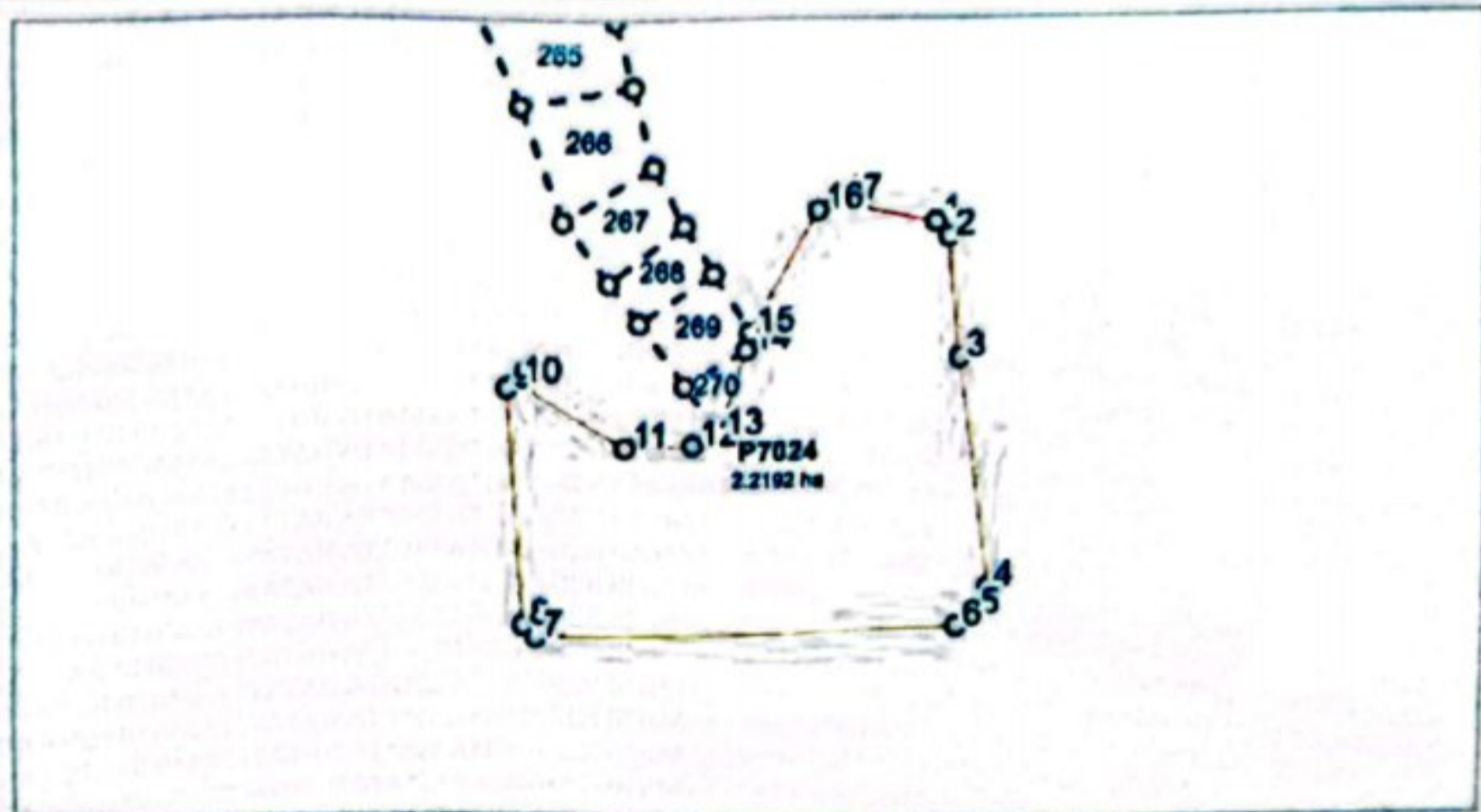
THIS IS TO CERTIFY that VISION INVESTMENT CONSULTING LIMITED of P.O. BOX 7409, Kigamboni, Dar es Salaam (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of sixty six (66) years from the first day of October two thousand and twenty three 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: Kigamboni
 Location: KIMBLI
 Block: -
 Plot No.: P7024
 Area: 22,192.00 Square Metres
 Reg. Plan No.: DSMS0021888

Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S		
	X	Y
1	557230.97	9227591.81
2	557236.26	9227585.76
3	557240.19	9227537.04
4	557252.98	9227445.11
5	557247.63	9227434.02
6	557240.46	9227429.38



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 Industrial (Light, Medium, Heavy and Service) purposes only. Use Group(s) and Use Class(es) N (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.

Handwritten signature

COMMISSIONER FOR LANDS
 (31-Oct-2023)



OCCUPIER:

VISION INVESTMENT CONSULTING LIMITED
FRANK MUGANYIZI EMMANUEL
(02-Nov-2023)

Frank Muganyizi



蒋文

YUWEN JIANG
(02-Nov-2023)



**MKATABA WA KUPANGA ENEO KWA
MATUMIZI YA KIWANDA.**

Mkataba unafanyika leo tarehe 01 Mwezi wa Mei 2023.

KATI YA

VISION INVESTMENT CONSULTING LIMITED, KIGAMBONI, DAR ES SALAAM ambaye katika mkataba huu atajulikana kama MWENYE NYUMBA (kwa upande mmoja).

NA

WALCH COMPANY LIMITED, S.L.P, DAR ES SALAAM ambaye katika mkataba huu anajulikana kama MPANGAJI (kwa upande mwingine). Wa simu namba 0652459480.

KWA VILE:

A: MPANGISHAJI ni mmiliki halali wa nyumba iliyopo jijini Dar es salaam mtaa Wa Ngobanya Kimbiji Manispaa ya Kigamboni ambayo katika mkataba huu yatajulikana kama **NYUMBA**.

B: MPANGISHAJI anapenda na yuko tayari kupangisha sehemu ya nyumba hiyo kwa matumizi ya kiwanda kidogo kwa makubaliano kama yanavyoonekana katika mkataba huu apo chini

C: MPANGAJI anapenda na yuko tayari kupanga kwa masharti yafuaayo:

KWAIYO BASI MKATABA HUU UNATHIBITISHA YAFUATAYO:

1: MPANGISHAJI anampangisha sehemu ya bihashara kwa kipindi cha mwaka mmoja kuanzia tarehe 01 Mei 2023 na kuisha tarehe 31 mwezi April mwaka 2024.

2: Kwamba gharama ya maji ,majitaka ulinzi, takataka na usafi kwa ujumla wake ni kwa mwezi ni shs (Tsh. 100,000/=) ambayo inalipwa pamoja na kodi kwa kipindi walau cha miezi sita tu ambayo ni (Tsh. 600,000/=)

3: Kwamba kiasi cha pesa kinacholipwa na MPANGAJI kwa MPANGISHAJI kama kodi ya pango ni Tsh. 250,000/= kwa mwezi au kwa ujumla wake shilingi milioni moja na laki tano tu (Tsh. 1,500,000/=) tu isipokua kodi ya bakizo (withholding tax).

4: Malipo yote yafanyike kwa keshi na kusainiana makubaliano baada ya kulipa.

mkatoba kumalizika;ila tu kama itabidi kufanya hivyo wahusika watakubalilana kiasi cha kodi kitakachotakiwa kullipwa kwa wakati huo kulingana na kushuka au kupanda kwa thamani ya pesa, gharama za msalsha n.k na makubaliano hayo kuandikwa.

MAKUBALINO PANDE ZOTE MBILI ZINATIA SAHIHI MKATABA HUU KAMA MVOONYESHWA HAPA CHINI:

IMESANIWA na kutolewa hapa Dar es salaam na Ndugu JOYCE RUTA – kwa niaba ya ~~FAITH VISION~~ MPANGISHAJI ambaye namfahamu/ametambulishwa kwangu Mbele yangu leo

Tarehe..... 01 Mwezi..... MEI , 2022

Jina EMMANUEL GASHI BAKILANA
Sahihi.....
Anuani..... S.L.P. 4839, DAR ES SALAAM
Wadhifa..... KAMISHANA WA VIAPP



IMESAINIWA na kutolewa hapa Dar Es Salaam na

Ndugu FRANK MUGANYIZI EMMANUEL

..... mbele yangu leo
Tarehe 01 mwezi..... MEI , 2022

Jina EMMANUEL GASHI BAKILANA
Sahihi.....
Anuani..... S.L.P. 4839, DAR ES SALAAM
Wadhifa..... KAMISHANA WA VIAPP

.....
MPANGAJI