



- (ii) Do everything necessary to preserve the environment and protect the soils 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) Buildings shall be in permanent materials.
  - (iv) Building plans to be submitted to the **DODOMA MUNICIPAL COUNCIL** within six months from the Commencement of the Right.
  - (v) Building construction to begin within six months after the approval of the plans.
  - (vi) Buildings to be completed within thirty six months from the day of the Commencement of the Right.
3. **USER:** The land and the buildings erected thereon shall maintained and the same shall be used for **INDUSTRIAL PURPOSES Only**, Use Group "**L**" use classes (a) as defined in the Town and Country Planning (Use classes) Regulations of 1960 as amended in 1993.
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 notification of disposition in prescribed form before or at the times 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 for good cause or in public interest.

9

**SCHEDULE**

All land known as Plot No. **15, 16, 18-21** Block "F" situated at **Ndachi B-Centre** in **Dodoma Municipality** containing **Ten thousand nine hundred and sixty (10,960) Square meters** shown for identification only edged red on the plan attached to this certificate and defined on the registered Survey Plan Number **46864** deposited at the Office of the Director for Surveys and Mapping at Dar-es-Salaam.

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

**ASSISTANT COMMISSIONER FOR LANDS**

We, the within-named **SBC TANZANIA LIMITED** hereby accept the terms and conditions contained in the foregoing certificate of occupancy.

**SEALED** with the **COMMON SEAL** of the said **SBC TANZANIA LIMITED** and **DELIVERED** in the presence of us this..... day of.....**2017**

Name: **ALEX FOTI GWEBE - NYIRENDA**

Signature: *[Handwritten Signature]*

Postal Address: **HEAD 4162 DAR ES SALAAM**

Qualification: **HEAD CORPORATE AFFAIRS**

Name: **ATIF NIAZ DAR**

Signature: *[Handwritten Signature]*

Postal Address: **4162 DSM**

Qualification: **CHIEF FINANCIAL OFFICER**

**CAPITAL  
DEVELOPMENT  
AUTHORITY  
P.O. BOX 1 & 913  
DODOMA**



**MAMLAKA  
YA USTAWISHAJI  
MAKAO MAKUU  
S.L.P 1 & 913  
DODOMA**

Telephone +255 26 2324053 / 2321569 Fax +255 26 2323248 / 2322650 E mail Info @ cda.go.tz website www.cda.go.tz

Ref. No. CDA/ED/LA-15/66587/3

30<sup>th</sup> May, 2014

General Manager, ✓  
SBC Tanzania Limited,  
P.O. Box 4162,  
**DARES SALAAM.**

RE: **PROPOSED ALLOCATION OF PLOT NO. 15, 16, 18, 19, 20 & 21 BLOCK 'F' NDACHI  
B-CENTRE - DODOMA MUNICIPALITY.**

Please refer to your request for land at the Ndachi B-Centre as contained in your letter dated 22<sup>nd</sup> May, 2014.

The Capital Development Authority is pleased to inform you that you have been offered the above mentioned plot measuring a total of **12,100** Square metres for development of **GODOWN**, for the purpose of storage and running your beverages business.

The costs and modality of payment are as shown here under:

i. Preparation of Ground Lease	160,000/=
ii. Survey fee	424,000/=
iii. Deed plans fee	6,000/=
iv. Annual Land Rent	1,815,000/=
v. Premium	4,538,000/=
vi. Land Acquisition	12,100,000/=
<b>Total</b>	<b>19,043,000/=</b>


You are required to pay the above stated amount within thirty (30) days from the date of this letter, item (i) - (v) through our **NMB A/C. No. 50501100047** and item (vi) at our **CRDB A/C No. 01J1081511100**.

Please submit Bank slip whereby you will issued with our official receipt.

The Authority will provide you with our letter of offer as soon as payment has been effected and subsequently a document of Title upon completion of survey.

It is our sincere hope that you will comply, please.

Yours faithfully,  
**CAPITAL DEVELOPMENT AUTHORITY**

  
H.M.S. Mahamoud  
Acting Director of Estate Development  
For: **DIRECTOR GENERAL**

Copy to: Director of Planning - File

Correspondence should be addressed to the Director - General



# CAPITAL DEVELOPMENT AUTHORITY

Director of Estate  
Development,  
Division of Lands  
P.O. Box 913,  
**DODOMA.**

**17897**

Date: 02/12/2014

66587

**GENERAL MANAGER**  
**S.B. TANZANIA LIMITED**  
**P.O. BOX 4162,**  
**DAR - ES-SALAAM.**

Insert Photo

Plot 15, 16, 18, 19, 20, 21 Block F AREA NDACHI B - CENTRE

**DODOMA MUNICIPALITY**

notify you that your application for a Ground Lease over the above mentioned plot has approved. Therefore, on receipt of fees, stamp duty etc. and the information requested below, I shall send to you a Ground Lease containing the following main terms and

1. Term: 66 Years with effect from: 1/ July 2014

2. Rent: 1,815,000/= Per annum subject to revision.

3. Use: Commercial/Residential/Service Industrial/Agricultural/Pastoral/Institutional.  
 as defined in the Town and Country Planning  
 Act, 1979.

4. Conditions: The occupier shall erect a /maintain the existing structure and erect a new building (hereinafter called "the Building") on the land in permanent materials and which conforms to the conditions of the Lease and which conforms to the conditions of the Capital Development Authority (hereinafter called "the Authority")

5. Commencement: The Authority reserves the right of forfeiture/withdrawal of offer for good cause or for public interest or upon breach of the conditions stipulated hereinabove.

6. Assignment: The Authority reserves the right of forfeiture/withdrawal of offer for good cause or for public interest or upon breach of the conditions stipulated hereinabove.

6. The occupier must pay any further fees, charges etc. and refund any contributions in lieu of rates which may be paid by the Authority to the Government.

7. The occupier shall be responsible for the protection of all beacons on the land throughout the term of this Lease. Missing beacons will have to be re-established at any time at the occupier's expenses assessed by the Authority.

8. Please arrange to provide to the Authority the following information immediately:-

- i) Your full three (3) names (in block letters). The Authority will not prepare a Ground Lease in the name of a Person other than the offeree.
- ii) State whether you wish to hold the land as Joint Tenants or as Tenants in Common and if the latter, indicate the share of each individual Tenant.

9. The amounts payable on acceptance of the offer are:-

i) Fees for preparation of Ground Lease	Shs. <u>160,000/=</u>
ii) Fees for Registration	Shs. <u>273,000/=</u>
iii) Survey Fees	Shs. <u>424,000/=</u>
iv) Stamp duty on Original, Dup, & Triplicate	Shs. <u>91,000/=</u>
v) Deed Plans	Shs. <u>8,000/=</u>
vi) Land Charges from <u>1/7/2014 - 30/6/2015</u>	Shs. <u>1,815,000/=</u>
vii) Premium	Shs. <u>166,384,000/=</u>
viii) VAT	Shs. ....
<b>TOTAL -</b>	<b>SHS <u>19,407,000/=</u></b>


10. The sums listed above are due for payment with immediate effect. Items 9 (ii) and 9 (iv) to be paid to the Office of the Registrar of Titles and copies of receipts issued must be sent to the undersigned as soon as possible.

11. Unless the offer is accepted and all fees are paid within thirty (30) days from the date of this letter, the land will be disposed of as the Authority deems it right without further reference to you.

12. The Authority reserves the right of forfeiture/withdrawal of offer for good cause or for public interest or upon breach of the conditions stipulated hereinabove.

Yours faithfully,

**CAPITAL DEVELOPMENT AUTHORITY**

  
 Director of Estate Development  
**FOR: DIRECTOR GENERAL**



Copy to: - Municipal Land Officer, P.O. Box 1146, DODOMA

WA-15/66587 & 66446



**CAPITAL DEVELOPMENT AUTHORITY**  
**MAMLAKA YA USTAWISHAJI MAKAO MAKUU**

Plot 15, 16, 18, 19, 20 & 21 BK F NDACHU

Plot 35 & 37 BK H NDACHU B-CENTRE

P.O. Box 913,  
DODOMA  
Tel: 2324053  
Fax: 2322650

**RECEIPT B No.:** 149094

Date 09/07/2014

VRN No. 12-011286-Y

TIN No. 100-244-241

RECEIVED from

GENERAL MANAGER S.B.C TANZANIA LIMITED

Box 4162 DAR-ES-SALAAM

the sum of shillings

FIFTY SIX MILLION SIX HUNDRED FORTY-NINE THOUSAND ONLY

being

COST RECOVERY FOR ACQUIRING & PLOTS AT NDACHU

Cash/Cheque No

04/07/2014

B-CENTRE BK F & H  
DODOMA MUNICIPALITY

Shs.

56,649,000/-

WITH THANKS

for and behalf of

Credit A/C No

CAPITAL DEVELOPMENT AUTHORITY

Name

Kumbudale

Signature

[Signature]

Official correspondence should be addressed to the Director General



**MAMLAKA YA USTAWISHAJI MAKAO MAKUU**

KUMBUKUMBU YA OFISI 14933



Mimi DEBARATIA WILIAM KALEKWA nathibitisha kwamba

Nimechukua/nimemchukulia Barua ya kupewa kiwanja/barua ya toleo.

Ndugu GENERAL MANAGER SBC TANZANIA wa S.L.P. 4162 Dodoma

namba ya Faili 66587

Kiwanja 15, 16, 18, 19, 20 Kitalu F Eneo la Ndedu B-centre

[Signature]

10/12/14

SAHIHI

TAREHE

JINA LA MTOAJI:

Mwanaedi

[Signature]

[Signature]

10/12/14



REQUEST FORM FOR CUSTOMER FUND TRANSFER

TT  TISS  DATE 04/07/2014

REF NO. / CHECK NO. Sacc 107/14/AS/111

Kindly Make the Following Transfer on My/Our Behalf

Remitter's Details: Remitter's Name: SBC Tanzania Ltd, Branch Name: Corporate, Address & Country: Box 4162 BSM

Branch Code: 011103003435, Account Number: 011103003211, Tel Number: [Handwritten], E-Mail: [Handwritten]

PAYMENT AMOUNT DETAILS (How much do you want to send)

Payment Currency: Tshs, Amount in words: Fifty Six million Six hundred forty nine thousand only, Payment Amount in Figures: 56,649,000/-

Special Exchange Rate (if applicable): / Dealer Name: /

BENEFICIARY DETAILS

Name: Capital Development Authority, Beneficiary Address: Box 18 913, Country: Tanzania, Beneficiary Bank & Branch: CRDB Bank, Beneficiary Bank's Country: Tanzania

Account Number: 0151081511100, IBAN: / ABA/Fed wire: / Sort Code: /

SWIFT BIC/Code/Address: / Purpose of Payment: [Handwritten] Plot No 36x37 Block B NDACT

Intermediary Bank: / Details of Charges: OUR  SHA  BEN

PLEASE TICK IN THE APPROPRIATE BOX ACCORDINGLY WITH THIS MANDATORY

I/We agree that the bank accepts no responsibility for any loss, delay, error, omission in transmission or for its misinterpretation on receipt including failure to properly identify the person/s mentioned in the message. I/We agree to indemnify the bank from and against any actions, claims, demands, liability, loss, damages or expenses of any nature arising out of or occurring in connection with any request of fund transfer pursuant to this authorization, resulting from gross negligence or willful misconduct on the part of the bank or its employees or agents.

Remitter's Signature & Stamp: [Handwritten Signature], SBC TANZANIA LTD.

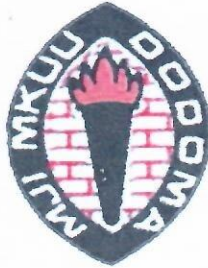
Branch Received Stamp (Signature & Time): NBC LIMITED FOREIGN TRADE DEPARTMENT, 14 JUL 2014, Branch 671511, D'Salaam

Branch Signatures & Numbers: [Handwritten Signatures]

TO BE COMPLETED BY THE BRANCH - FOR INTERNAL USE ONLY

Table with columns for Remitter's details, Branch details, and Transfer details. Includes fields for Currency, Amount, Rate, Exchange, Commission, SWIFT, and various dates and times.

**CAPITAL  
DEVELOPMENT  
AUTHORITY  
P.O. BOX 1 & 913  
DODOMA**



**MAMLAKA  
YA USTAWISHAJI  
MAKAO MAKUU  
S.L.P 1 & 913  
DODOMA**

Telephone +255 26 2324053 / 2321569 Fax +255 26 2323248 / 2322650 E mail Info @ cda.go.tz website www.cda.go.tz

Kumb. Na. CDA/ED/LA-15/66587  
KIWANJA NA.....15,16,18,19,20+21 F.....' ENEO LA NDACHI BLENDAE.....  
KITALU '.....'

Picha

**YAH:- SHERIA YA ARDHI Na. 4 YA 1999  
MAOMBI YA KIWANJA**

1. Mimi/ Sisi SBC TANZANIA LIMITED..... nina/tunaomba kupewa kiwanja  
kwa hati ya muda mrefu eneo lililotajwa hapo juu.....
  2. Uraia wangu/ wetu TANZANIA.....
  3. Matumizi ya kiwanja yatakuwa GEDOWN.....
  4. Maelezo mengine mfano Mjane. Mlemavu, Yatima na kadhalika.....
  5. Tarehe ya maombi 2014.....
  6. Anuani S. L. P. 4162, DAR ES SALAAM.....
  7. Namba ya simu.....
- Nakiri/ Tunakiri kwamba maelezo ni/tuliyotoa hapo juu ni sahihi na tunakubali/nakubali masharti ya fomu hii.

Sahihi. [Signature]

Ada Tshs.....

Stakabadhi Na 140094

ya tarehe 09/07/2014

**KWA MATUMIZI YA OFISI**

Ndugu: GENERAL MANAGER, SBC TANZANIA LIMITED  
S.L.P: 4162, DAR ES SALAAM  
Kumb. Na: CDA/ED/LA-15/66587

Tunakiri kupokea maombi yako/yenu ya kiwanja Tarehe 2014  
Aidha Mamlaka ya Ustawishaji Makao Makuu inapenda kukufahamisha kwamba maombi yako/yenu yanafanyiwa kazi na utajulishwa matokeo yake baada ya kikao cha Kamati ya Kugawa Viwanja

[Signature]

H.M. S. Mahamoud

Kaimu Mkurugenzi wa Milki Ardhi

Kny: MKURUGENZI MKUU




CDA DODOMA  
 P.O. BOX 913 DODOMA, TANZANIA  
 Tel: +255 262321569/262324053,  
 Fax +255 262322650,  
 Email: info@cda.go.tz



CRN:01192017005006

First Name: GENERAL MANAGER  
 Middle Name: SBC TANZANIA  
 Surname: LIMITED  
 Phone No.: 0715862314

Current Office: 6A  
 Incharge Officer: ALEX MILINGA  
 Requested Service: UTOAJI HATI  
 Date: 2017-01-19 15:23:53

Officer's ID: JTINGA  
 Officer's Signature:   
 Huduma itakamilika tarehe: 2017-02-16



CDA DODOMA  
 P.O. BOX 913 DODOMA, TANZANIA  
 Tel: +255 262321569/262324053,  
 Fax +255 262322650,  
 Email: info@cda.go.tz



CRN:01192017005006

First Name: GENERAL MANAGER  
 Middle Name: SBC TANZANIA  
 Surname: LIMITED  
 Phone No.: 0715862314

Current Office: 6A  
 Incharge Officer: ALEX MILINGA  
 Requested Service: UTOAJI HATI  
 Date: 2017-01-19 15:23:53

Officer's ID: JTINGA  
 Officer's Signature:   
 Huduma itakamilika tarehe: 2017-02-16