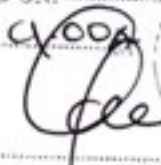

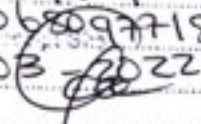


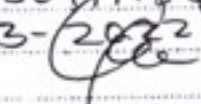
Title No. **4595**
 REGISTERED ON **10-6-22**
4000

 Senior Asst. Registrar of Titles



Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Paid **100/-**
922068097718408
 of **09-03-2022**

 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Paid **17,322/-**
922068097718408
 of **09-03-2022**

 Stamp Duty Officer

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

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. **4595**
 L. O. No. 318943
 ARD/19969

The **07th** day of **June** 20**22**.....

THIS IS TO CERTIFY that R&D CORPORATION LIMITED a Limited Liability Company Incorporated under the Companies Act Cap 212 OF P.O. BOX 298 KIBORILONI, (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **Sixty Six (66)** years from the **First** day of **January, Two Thousand and Twenty Two** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution there for 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 **Three Hundred Forty Five Thousand Seven Hundred Forty Four Shillings (345,744/=)** 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 land.
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) Erect on land 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 the **Arusha City Council** (hereinafter called "**the Authority**")
 - (iv) Submit to the Authority building plans within Six months from the date of commencement of the **Right**
 - (v) Begin building construction within six months after the approval of the building plans by the Authority.
 - (vi) Complete the building construction within Thirty Six months from the date of commencement of the **Right**.
3. **USER:** The land shall be used for **Commercial/ Residential** purposes only. Use Group **'B'** Use class (d) Use group **D** Use classes (a)(d)(e)(f)(g)(j) . Use Group **'A'** as defined in the Town and Country Planning (Use Classes) Regulations, 2018.
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 time the disposition is carried out together with the payment of all prece5mier, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause and in public interest.

SCHEDULE

ALL that Land known as Plot No.899 Block 'A' situated at Burka Area in Arusha City containing **Four Thousand One Hundred Sixteen (4116) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered survey plan numbered **145941** deposited at the Office of the Director for Surveys and Mapping at Dodoma.

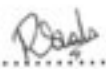
Given under my hand and my official seal the day and year first above written.

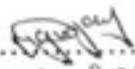

Ag ASSISTANT COMMISSIONER FOR LANDS

We, the within named **R&D CORPORATION LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
R&D CORPORATION LIMITED)
and **DELIVERED** in our presence of us this...th)
day of..... April .. 2022.)

Witness's)

Signature..... )
Postal Address P.O. Box. 8176, ITOSHI, TANZANIA)
Qualification:.... DIRECTOR.....)

Signature..... )
Postal Address: P.O. Box. 8176, ITOSHI, TANZANIA)
Qualification:.... DIRECTOR.....)

