

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 4593



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 10 Jun, 2022

R & D CORPORATION LIMITED
P.O Box BOX 298
KIBORILONI
Sir/Gentlemen/Madam,

RE: TITLE NO: 4593 LAND OFFICE NO: 318945
PLOT NO. 897 BLOCK 'A' AT BURKA

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: ARD/19967 refers

Date of Issue:
Title Number: 4593
Land Office Number: 318945.
Land: PLOT NO 897 BLOCK 'A' BURKA, ARUSHA CITY.

Term: SIXTY SIX (66) YEARS.

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999
(No. 4 of 1999)**

**APPROVAL OF CHANGE/VARIATION OF CONDITIONS OF A RIGHT OF
OCCUPANCY
(Under Section 35{(4)})**

Title No: 4593
L.O.No. 318945
Plot No. 897
Block 'A' Burka
Arusha City Council

I, **LEO MEINRAD KOMBA** Assistant Commissioner for Lands Arusha Region of P.O.Box 3194, Arusha, **HEREBY APPROVE** to the following Change/Variation of the conditions of the right of occupancy registered under the above reference.

That, **the words that read, the land shall be used for Residential Purposes** appearing in the Conditions of the Certificate of Occupancy be deleted and varied to be **Commercial/Residential Purposes Use Group 'B' Use Class (d); Use Group 'C' Use Class (f)** as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.

That, **the land rent payable** will be **Tanzania shillings Three Hundred Forty One Thousand Five Hundred (Tshs. 341,500/=)** only.


.....
**Assistant Commissioner for Lands
Arusha Region**

Date: 05/08/2022

FILED DOCUMENT No: 3119
REGISTERED ON: 16.08.2022
AT: 12:54 P.M.


Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 1,000/= Paid
On Original Receipt No: 922192115761436
of: 11.07.2022

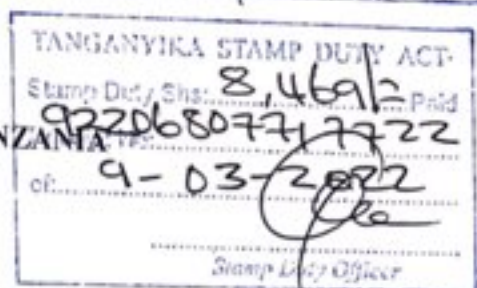
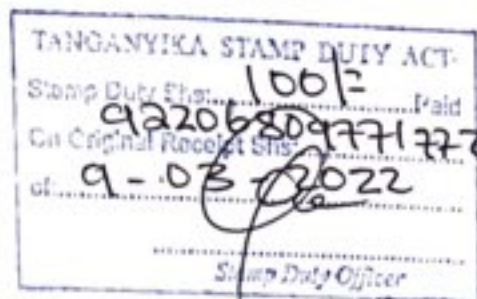
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 500/= Paid
Receipt No: 922192115761436
of: 11.07.2022

Stamp Duty Officer



Land Form No. 22



THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. 4593
L. O. No. 318945
ARD/19967

The 07th day of June 2022:.....

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 **One Hundred Seventy Thousand Six Hundred Eighty Eight Shillings (170,688/=)** 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 **Residential purposes only**. 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 prescribed taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause and in public interest.

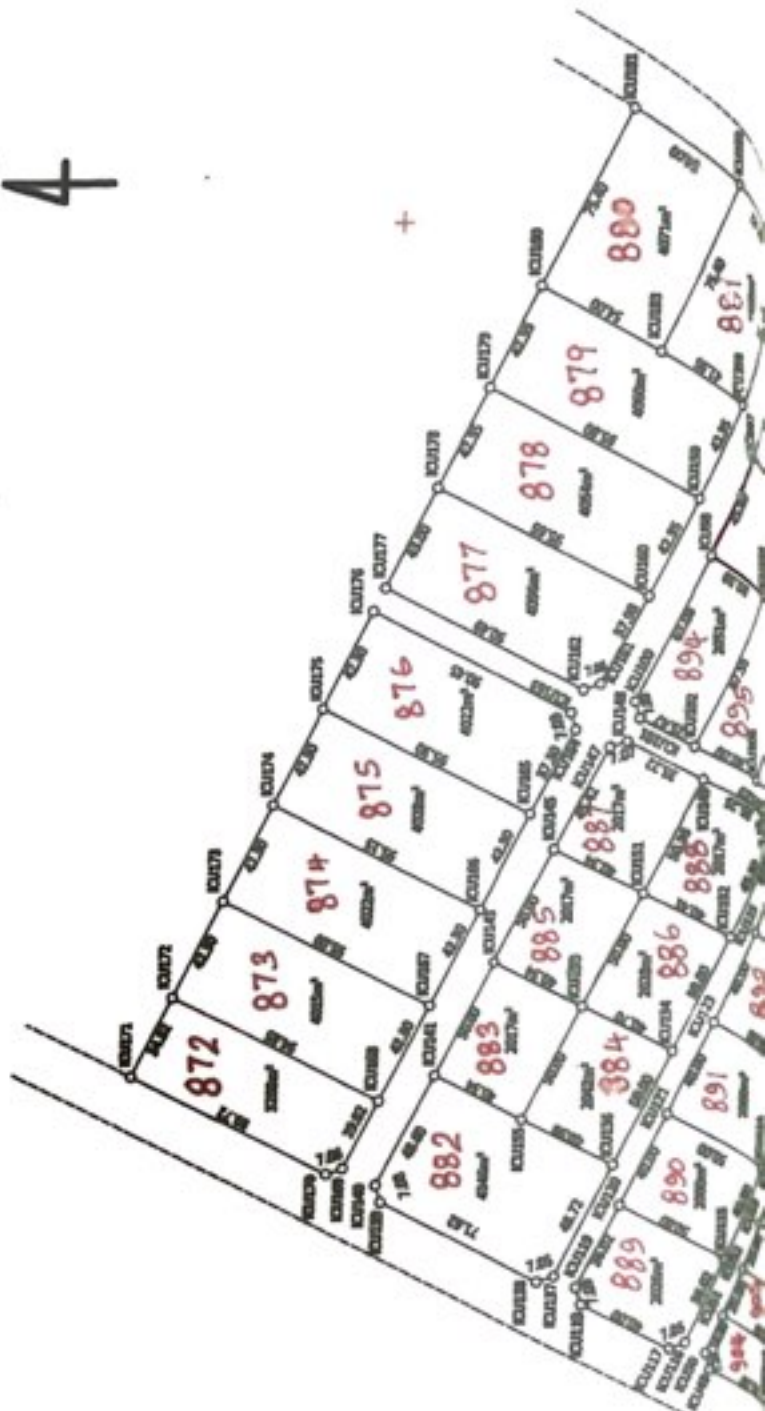
SURVEY OF PLOTS NO 872-918 BLOCK "A" BURKA AREA

ARUSHA CITY L/O No. 466# 318945

9626500

9626500

N
4



9626250

9626250

SCHEDULE

ALL that Land known as Plot No.897 Block 'A' situated at Burka Area in Arusha City containing **Four Thousand and Sixty Four (4064) 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.

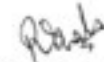
Given under my hand and my official seal the day and year first above written.

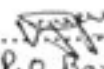

Assistant Commissioner for Lands

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, Moshi, TANZANIA)
Qualification:...DIRECTOR.....)

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

LAND REGISTRY ARUSHA
VARIATION OF CONDITIONS

Filed Document No: 3119

Date of Registration: 16.08.2022 Time: 12:54 P.M

To: Terms & conditions of Right of
Occupancy varied including;

USER: Commercial / Residential purposes.

RENT: (TSHS 341,500/=) P. a. m.

Senior Asst. Registrar of Titles



*Stamp
20.04.2022*

SURVEY APPROVED
 Signature: *[Signature]*
 REGIONAL LAND SURVEYOR
 ARUSHA
 Date: **22-02-2022**

GODWIN .E. SOYE
 CITY LAND SURVEYOR
 NCP.S.REG No 588
 P.O.Box 3013 ARUSHA

TP No. 5/ARU/cc/32/092021

238500

238250

Plan Drawn by K.I.Mikama Jan.2022

6183
 III | 4 vol 1
 55 III
 B. NO. 85854

Amendment made by SCALE 1:2500 Photostat copies sent to

I hereby certify that the Survey

1. Pendo (Plot no) 11.2.2022

represented by this plan was carried

2.
 3.
 4.

out in accordance with the regulations

Date: **09/02/2022**
 S.O. Luambano Licensed Land Surveyor.

[Signature]

E 6 183 | 46

REGD PLAN No. **145941**

46

9625750