

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LRT 4594



LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

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: 4594 LAND OFFICE NO: 318944
PLOT NO. 898 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/19968 refers

(Under Section 29)

Date of Issue:

Title Number: 4594

Land Office Number: 318944.

Land:

PLOT NO 898 BLOCK 'A' BURKA, RUSA, 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: 4594
L.O.No. 318944
Plot No. 898
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 Two Hundred (Tshs. 341,200/=) only.


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

Date: 05/08/2022

FILED DOCUMENT No: 3114
REGISTERED ON: 16.08.2022
AT: 12:54

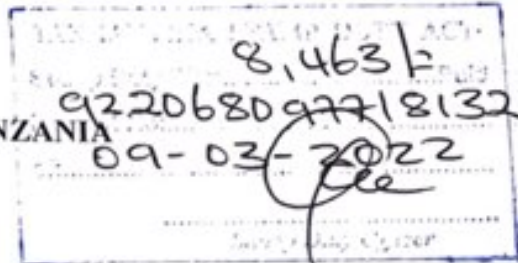
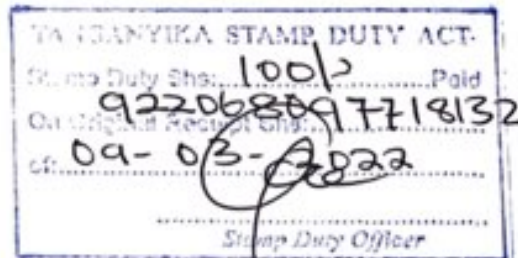
Sector Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 1,000/- Paid
Receipt No: 922192115736146
of: 11.07.2022
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 500/- Paid
Receipt No: 922192115736146
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. 4594
L. O. No. 318944
ARD/19968

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

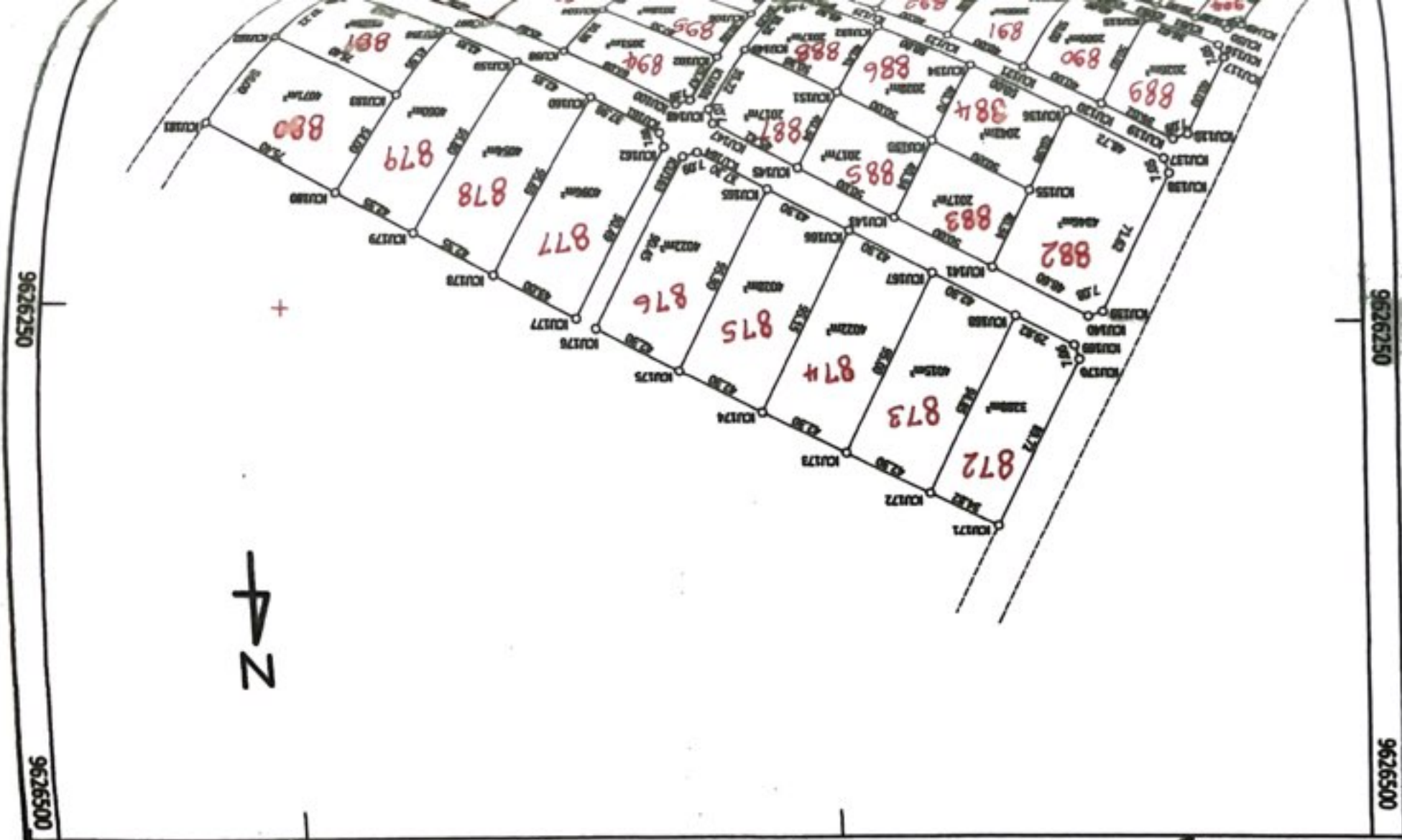
THIS IS TO CERTIFY that R&D CORPORATION LIMITED a Limited Liability Company Incorporated under the Companies Act Cap 212 OF P.O. BOX 298 KIBORILONI, (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule 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 Five Hundred Sixty Two Shillings (170,562/=) 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 predecessor 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 3189/14



9626250

9626250

9626500

9626500



SCHEDULE

ALL that Land known as Plot No.898 Block 'A' situated at Burka Area in Arusha City containing Four Thousand and Sixty One (4061) 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.....^{11th})
day of..... April..... 2022.)

Witness's)

Signature..... )
Postal Address: P.O. Box 3126, Mwanza, TANZANIA)
Qualification:..... Q.I.R.E.C. T.O.R.....)

Signature:..... )
Postal Address: P.O. Box 3126, Mwanza, TANZANIA)
Qualification:..... DIRECTOR.....)

LAND REGISTRY ARUSHA
VARIATION OF CONDITIONS

Filed Document No: 3114

Date of Registration: 16.08.2022 Time: 12:54 PM

To: Terms & conditions of Right of

Occupancy varied including
USER: Commercial/Residential purposes.

RENT: (TSHS 341,200/=) P. & fee

Senior Asst. Registrar of Titles



Godwin E. Soke
9.04.2022

GODWIN .E. SOKE
CITY LAND SURVEYOR
NCPS.REG No 588
P.O.Box 3013 ARUSHA

SURVEY APPROVED

Signature: *[Signature]*

REGIONAL LAND SURVEYOR
ARUSHA

Date: **22-02-2022**

9625750

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

238500

238250

238000

COMPS **E 6183**

MP **55 III 4** vol 1

Std sheet **55 III**

Action **JOB. NO. 85854**

PLAN No. **E 6183 / 46**

46

Plan Drawn by K.I. Mkama Jan. 2022

I hereby certify that the Survey represented by this plan was carried out in accordance with the regulations

Date: **09/02/2022**

S.O. Luambano Licensed Land Surveyor.

[Signature]

REGD PLAN No. **145941**