



CAPITAL DEVELOPMENT AUTHORITY

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

at No: 24459

NO. CDA/ED/LA-15/..... 75911

Date: 09/09/2017

GENERAL MANAGER
SAC TANZANIAN LIMITED
P.O. BOX 4169
DAR-ES-SALAAM

Insert Photo

.. PLOT. 42343 BLOCK. H AREA. MDA/HH-0-CENTRE
DODOMA MUNICIPALITY

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

Term: 6-6 Years with effect from: 01 JULY 2014
Rent: Shs. 3,600,000/- per annum subject to revision.

User: Commercial/Residential/Service/Industrial/Agricultural/Pastoral/Institutional.
Use Group: as defined in the Town and Country Planning (Development and Zoning) Capital Development Area Regulations, 1979.

The occupier shall erect a /maintain the existing /demolish the existing structure and erect a new/building (hereinafter called "the building") on the land in permanent materials designed for use in accordance with the conditions of the Lease and which conforms to the building line (if any) decided by the Capital Development Authority (hereinafter called "the Authority")

- Plans to be submitted to the Authority within six months from the commencement of the Right.
- Construction to begin within six months from the approval of the building plans by the Authority.
- Building to be completed within thirty six (36) months from the commencement of the Right.

No subdivision or assignment without prior written consent of the Authority.

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. 160,000/-
ii) Fees for Registration	Shs. 540,000/-
iii) Survey Fees	Shs. 840,000/-
iv) Stamp duty on Original, Dup. & Triplicate Deed Plans	Shs. 181,000/-
v) Land Charges from	Shs. 6,000/-
vi) Premium	Shs. 3,600,000/-
vii) VAT	Shs. 33,000,000/-
TOTAL	Shs. 38,327,000/-

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 covenants stipulated hereinabove.

Yours faithfully,

CAPITAL DEVELOPMENT AUTHORITY

M. M. M. M.
Director of Estate Development
FOR: DIRECTOR GENERAL



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