

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number:

Land Office Number: 1555488

Land: FARM NO. 2203 AT SANYA JUU SIHA DISTRICT

Term: NINETY NINE (99) YEARS

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No.....
L.O. No. 1555488
LD/SDC/2203

The _____ day of _____ Two Thousand and Twenty Five

THIS IS TO CERTIFY that TANZANIA INVESTMENT AND SPECIAL ECONOMIC ZONES AUTHORITY, Established Under Investment and Special Economics Zones Act, 2025 of P.O Box 938, DAR ES SALAAM (hereinafter called "the Occupiers") are 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 Ninety Nine (99) years from the first day of July, Two Thousand and Twenty Five according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution thereof or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2026; shall thereafter pay rent of shillings Nine Hundred Sixty Five Thousand and Fifty Five (Tshs.965,055/=) only 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 Lands.
2. The Occupiers shall:-
 - (a) Plant trees all round the farm boundaries
 - (b) Demarcate the boundaries of the land to the satisfaction of the Siha District council (hereinafter called "the Authority") and thereafter to maintain such demarcation that the boundaries are always easily identifiable.

- (c) Do everything necessary to preserve the environment and protect the soil and preserve soil fertility and prevent soil erosion on the land and use the land so as not to cause soil erosion outside its boundaries and do all things which may be required by the authorities responsible for agriculture and environment to achieve such objective.
 - (d) Be responsible for the protection of all beacons on the throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier expenses as assessed by the authority responsible for Surveys and Mapping.
3. **USER:** The land shall be used for Plant and Animal husbandry Purposes Only, Use Group 'R' Use class (c) as defined in Urban Planning (Use Groups and Use Classes) Regulations, 2018.
 4. The following are the rights of the occupier:-
 - (a) The permanent, exclusive rights to the land, the subject of the right of occupancy against all persons other than the Commissioner.
 - (b) The Right shall confer no water rights
 5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
 6. 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 premia, taxes and dues prescribed in connection with that disposition.
 7. The President may revoke the right for good cause and in public interest.

SIHA DISTRICT

INSET SHOWING DETAILS OF PLOT

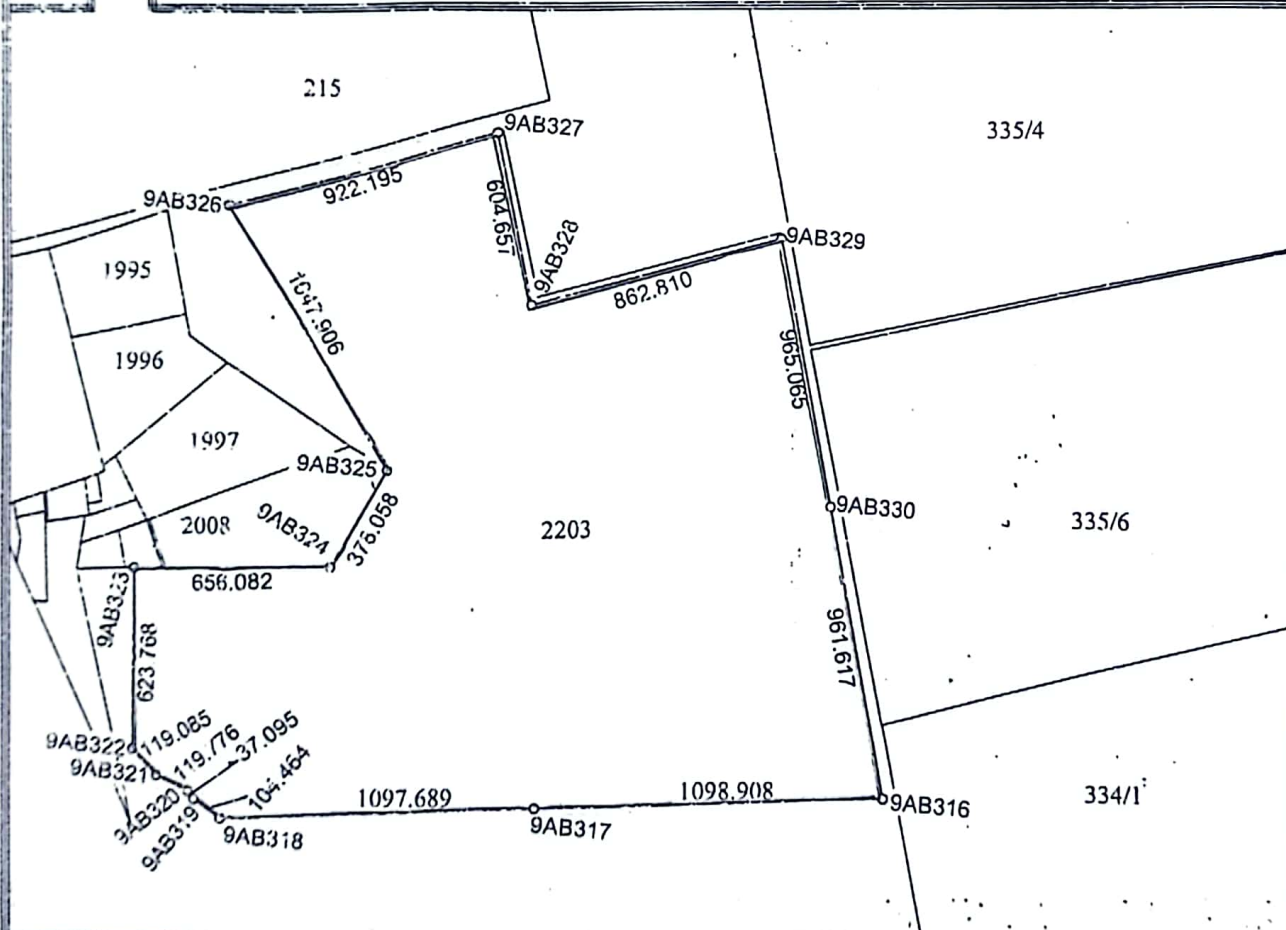
LOCALITY SANYA JUU

BLOCK '...'

FARM NO 2203

L.O. NO. 1555488

AREA 385.65 Ha



The issue of this plan implies no guarantee or admission of title by the Government

This plan, prepared in accordance with Registered Plan No 204426 at Is Approved for the purpose of the Land Registration ordinance Act cap 334

Shemedi 01/09/25

Director of Surveys and Mapping.....date.....
Ministry of Lands, Housing & Human Settlements Development, Dodoma

SCHEDULE

ALL that Land known as Farm No. 2203 situated at Sanya Juu in Siha District containing Three Hundred Eighty Five Decimal Point Six Five (385.65) Hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 204426 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 TANZANIA INVESTMENT AND SPECIAL ECONOMIC ZONES AUTHORITY hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
TANZANIA INVESTMENT AND SPECIAL)
ECONOMICS ZONES AUTHORITY and)
DELIVERED in the presence of us this.....)
day of.....2025)

Name:

Signature:.....

Postal Address:.....

Qualification:.....

Name.....

Signature:.....

Postal Address:.....

Qualification:.....