

TANGANYIKA

*The Land Registration Ordinance (Cap. 334 of the Laws)*



**CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY**  
LEASE HOLD

This is to certify that the annexed Certificate of Occupancy dated

the **06TH** day of **JANUARY** 20**14**.

is registered in the Land Registry under Title No. **125664**

Copies of the subsisting entries in the register are within

Dated the

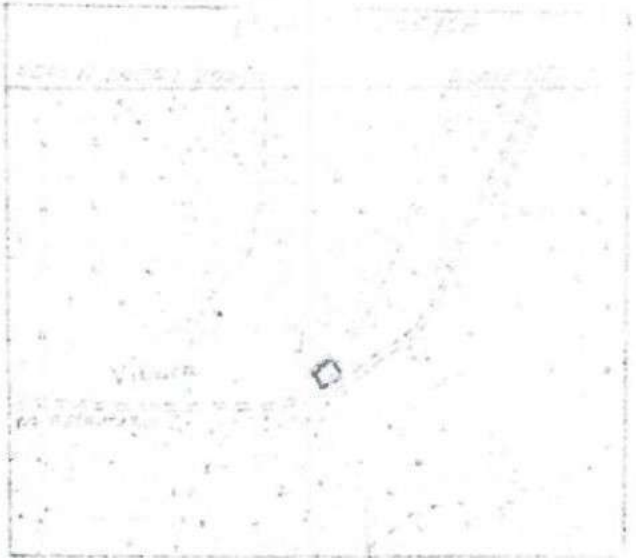
**28th** day of **MARCH** 20**14**.

**VICTOR ROBERT**  
SEN. ASST Registrar of Title

Title No. <b>125664/1</b>	Description of registered land.
ALL that Land known as Plot No. 23 & 25 block D Kisemwile Mcuranga District containing one decimal point zero seven four (1.074) Hectares shown for identification only edged red on the plan attached to this lease agreement registered under the Filed document numbered 158014 annexed hereto and defined on the registered survey plan numbered 69972 Deposited at the office of Director for Surveys and Mapping at Dar es Salaam.	

# MKURANGA DISTRICT

LOCATION: **KISEMVULE**  
 BLOCK: **D**  
 PLOT No: **23, 25**  
 L.O. No: **456904**  
 AREA: **1.074 HA**



69972

*Signature* 21/03/2013

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125664  
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Land Form No. 22

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06-12-2012  


THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No.: 125664  
L.O. No. 456904.  
L.D. No. 307684.

The 23<sup>rd</sup> day of August Two thousand and thirteen.

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTRE established under Act No. 26 of 1997 of P.O. Box 938, DAR ES SALAAM (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 ninety nine years from the first day of July, Two thousand and twelve 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2013, shall thereafter pay rent of shillings six hundred forty four thousand four hundred (644,400/=) 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.

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.

ENTRIES IN THE REGISTER  
TITLE NO. 12466/1

No. .... Registered **14.2.2014 10.19 am** at ..... m  
To **M/S TIAN TANG GROUP TANZANIA**  
**LIMITED P.O. BOX 3766 DAR ES SALAAM**

*Sen* *Mohet*  
Asst. Registrar of Titles

No. .... Registered ..... at ..... m  
To .....

Asst. Registrar of Titles

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To .....

SCHEDULE

ALL that land known as Plot No. 23 and 25 Block 'D' situated at Kisemvule in Mkuranga District containing one decimal point zero seven four (1.074) Hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered 69972 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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

*[Signature]*  
AJ ASSISTANT COMMISSIONER FOR LANDS

The within named TANZANIA INVESTMENT CENTRE hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said )  
TANZANIA INVESTMENT CENTRE and )  
DELIVERED in the presence of us this... 12<sup>th</sup> )  
day of May, 2013. )

Signature: *[Signature]* )

Postal Address: 938 )

DAR ES SALAAM )

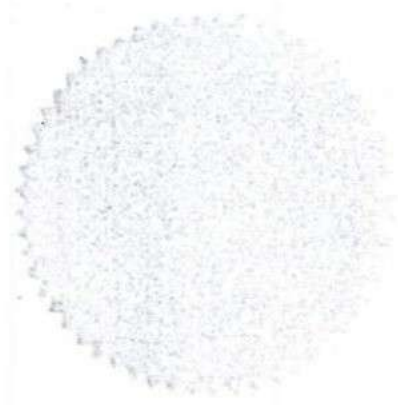
Qualification: EXECUTIVE DIRECTOR )

Signature: *[Signature]* )

Postal Address: 938 )

DAR ES SALAAM )

Qualification: DIRECTOR OF CORPORATE AFFAIRS )



THE UNITED REPUBLIC OF TANZANIA  
THE LAND REGISTRATION ACT (CAP 334)  
APPLICATION FOR LEASEHOLD TITLE  
(Land Registry- Dar es Salaam)

C.T. No: 125664

L.O. No: 456904

L.D. 307684

We, TANZANIA INVESTMENT CENTRE of P.O. Box 938 DAR ES SALAAM (Landlords) on the one part, and M/S TIAN TANG GROUP TANZANIA LIMITED of P.O Box 3766 DAR ES SALAAM (Tenants) on the other part, have entered into Lease Agreement in respect of Plots No. 23 & 25 Block 'D' situated at Kisemvule Area, in Mkuranga District. Pursuant to that, we hereby SUBMIT the Lease Agreement for registration and APPLY for the issue of a Leasehold Title to the said Company, in respect of the said Land which is registered under the above Certificate of Title.

SEALED with the COMMON SEAL of the }

Said TANZANIA INVESTMENT CENTRE and }

DELIVERED in the presence of us this..... }

Day of .....2013 }

Name: JULIET KATIQUKI }

Signature: X. [Signature] }

Postal Address: P.O. Box 938 DSA }

Qualification : EXECUTIVE DIRECTOR }

Name: ALEXANDER NAWANI }

Signature: [Signature] }

Postal Address: P.O. Box 938 DSA }

Qualification : LEGAL OFFICER }

