

THE UNITED REPUBLIC OF TANZANIA  
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT



**LEASEHOLD TITLE DSMT1068705**



Date Registered: 15-Nov-2024, 14:17

Parent Title: DSMT1064674

*Handwritten signature*

REGISTRAR OF TITLES  
(15-Nov-2024)

**I. REGISTERED LESSEES**

This is to certify that below listed 1 (one) person is entitled to the Leasehold under Single Tenancy from the 1<sup>st</sup> day of January 2023 to 31<sup>st</sup> day of December 2121:

Date of Registration/ Filed Doc. Number	Lessee details
15-Nov-2024, 14:17/ DSMF0030828	OASIS INDUSTRY (TANZANIA) CO. LIMITED of P.O. BOX 78239, Kinondoni, Dar es Salaam

**II. REAL PROPERTY**

The below General Land, consisting of 2 (two) land parcels, are granted in whole under this Leasehold title:

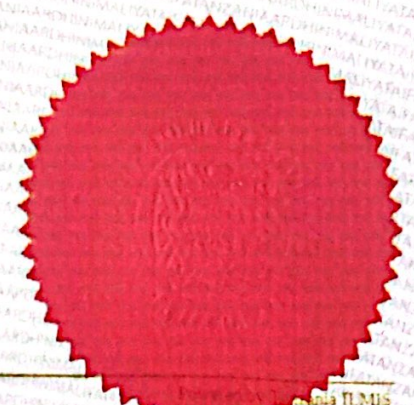
District:	Kigamboni
Located in:	Chekeni Mwasonga, Block SS, Plot Number 580, 578 with total area 39,497.29 Square Metres
Use:	Industrial (Light, Medium, Heavy and Service), Industrial (Light, Medium, Heavy and Service), Use Group(s) and Use Class(es) N (a), (b);

**III. CONDITIONS**

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for Industrial (Light, Medium, Heavy and Service), Industrial (Light, Medium, Heavy and Service) purposes only. Use Group(s) and Use Class(es) N (a), (b); as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. See original Lease Agreement.
5. All other conditions prescribed under any Law or Regulations.

**IV. DISCLAIMER**

The contents of this Leasehold Title do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.





THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

THE LAND ACT, Cap 113  
(Under Section 29)



Title Number: DSMT1064674

Date of Registration: 19-Aug-2024 [09:14]

*Handwritten signature*

REGISTRAR OF TITLES

(19-Aug-2024)

Registered under section 27 of the Land Registration Act (Cap 334).

**I. REGISTERED OCCUPIER AND TENURE**

THIS IS TO CERTIFY that **TANZANIA INVESTMENT CENTRE** of P.O. BOX 938, Ilala, Dar es Salaam (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of ninety nine (99) years from the first day of January two thousand and twenty three 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 amendment thereof and to special conditions.

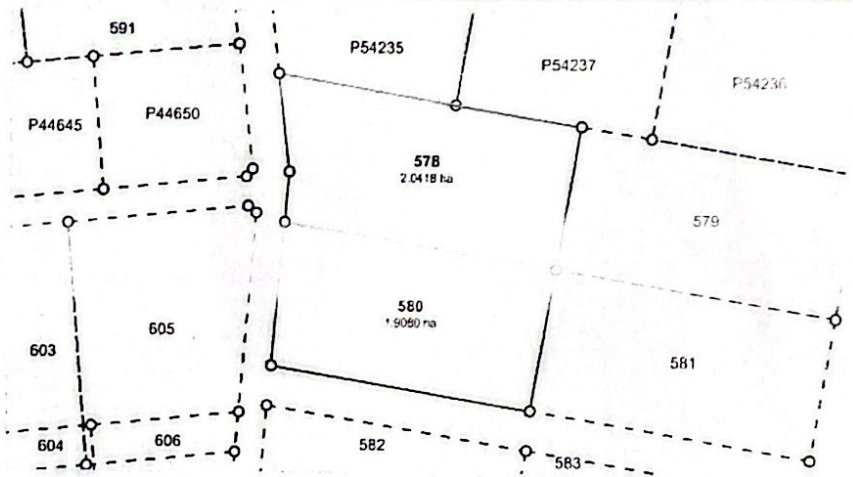
**II. DESCRIPTION OF THE PROPERTY**

District: Kigamboni  
Location: CHEKENI MWASONGA  
Block: SS  
Plot No.: 580, 578  
Area: 39,497.29 Square Metres  
Reg. Plan No.: 88283

Plot Reference Points (Part of):

TAREFI UTM ZONE 37S

	X	Y
1	543365.39	9229725.56
2	543567.44	9229927.84
3	543782.26	9229892.33
4	543749.63	9229694.99



**III. CONDITIONS OF THE RIGHT**

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for **Industrial (Light, Medium, Heavy and Service), Industrial (Light, Medium, Heavy and Service)** purposes only. Use Group(s) and Use Class(es) **N (a), (b)**; as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

**IV. DISCLAIMER**

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

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

*Handwritten signature of Commissioner for Lands*

COMMISSIONER FOR LANDS  
(19-Aug-2024)

