

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date of Issue:

Title Number:

Land Office Number:

Land:

Plot No. 109 MALULA

LAND REGISTRY - MOSHI

47531

516138

IN KING'ORI AREA ARUMERU DISTRICT.

Term: Thirty three years (33 years)

Telephone No. 027-2753210

MINISTRY OF LANDS  
LAND REGISTRY,  
P.O. BOX 190,  
MOSHI.

No: LR/MS/IT/47531/15  
HOTEL PLANET COMPANY LIMITED  
P.O. Box 12865 ARUSHA

Date: 30<sup>th</sup> 1<sup>st</sup> October 2015

Gentlemen/Madam

THE LAND REGISTRATION ACT (CAP. 334)  
TITLE No: 47531 L.O. No. 516138 PLOT No. 109  
BLOCK MALUCA IN KINGORI AREA

I have the honor to enclose herewith the duplicate of Certificate Title  
numbered as above.  
Please endorse your signature on the enclosed form of receipt and return  
the same to me in due course.

I am, Sir/Gentlemen/Madam  
Your Obedient Servant

ASSISTANT REGISTRAR OF TITLES  
MOSHI

*E. E. Bundala*

*D. S. M. M. M.*  
To: The Regional Land Officer,  
P.O. Box 3083  
KILIMANJARO/ARUSHA/TANGA/MANYARA

Date of C.O. 26-8-2015

**CERTIFICATE OF OCCUPANCY**

(Under Section 29)

Date of Issue: 47531 LAND REGISTRY MOSHI  
Title Number: 47531  
Land Office Number: 516138

TITLE No. 47531

REGISTERED ON  
27/8/2015  
11:00 A



Asst. Registrar of Titles

Land form No. 22

Stamp Duty Shs. ....	<u>100/=</u>	Paid
and Revenue Receipt No. ....	<u>4413557</u>	
of <u>14-5-2015</u>		Issued.

Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY  
(Under Section 29)

LAND REGISTRY - MOSHI

Title No. 47531  
L.O. No. 516138  
Ref. No. AR/MER/MALU/69

The 26<sup>th</sup> day of August, 2015

THIS IS TO CERTIFY that HOTEL PLANET COMPANY LIMITED a limited liability company incorporated in Tanzania under companies Act 2002 and having registered office at P. O. Box 12865, ARUSHA (hereinafter called 'the Occupier') is entitled to a Right of Occupancy (hereinafter called 'the Right') in and over the land described in the Schedule here to (hereinafter called 'the land') for a term of Thirty Three years from the First day of April, Two Thousand Fifteen 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 therefore or amendment thereof and to the following special conditions:

1. The Occupier having paid rent up to the thirtieth day of June 2015 shall thereafter pay rent of One Million, Four Hundred and Fifty Four Thousand Shillings (Tshs 1,454,000/=) 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 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 to the Director responsible for Surveys and Mapping.

Stamp Duty Shs. 72616 Paid

Original Revenue Receipt No. 4413557 of 14-5-2015

Asst. Registrar of Titles

- (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 the 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 **MERU DISTRICT COUNCIL** ( hereinafter called 'the **Authority**')
  - (iv) Submit to the Authority buildings 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 and Commercial** purposes only. **USE GROUP 'B' Use class (a)**, as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
  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 premium, taxes and other dues prescribed in connection with that disposition.
  6. The President may revoke the right for good cause or in public Interest.

# ARUMERU DISTRICT

## INSET SHOWING DETAILS OF PLOT

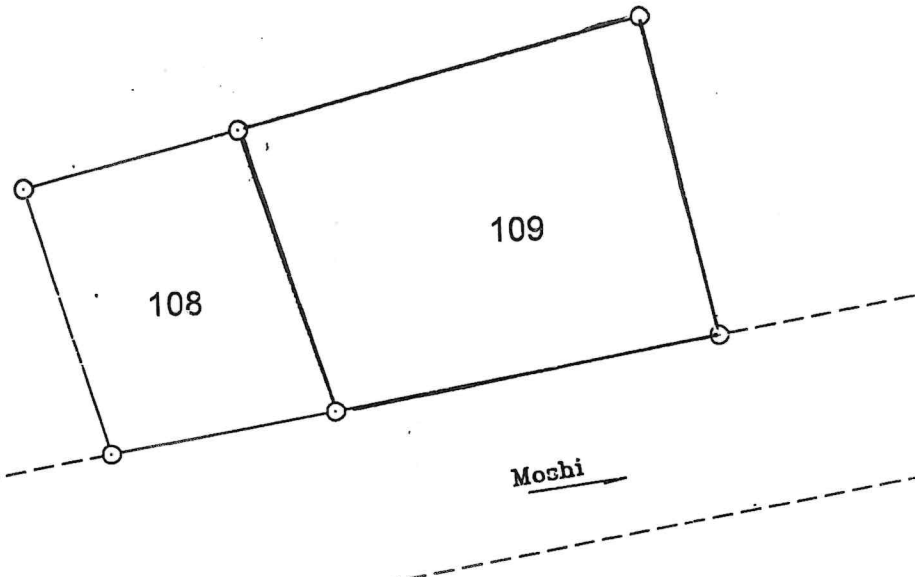
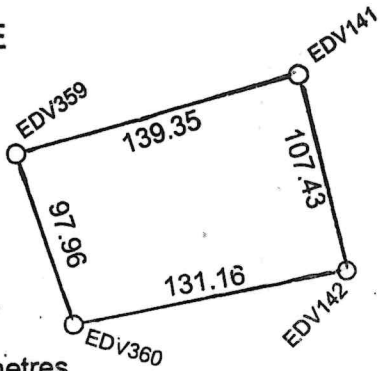
Locality MALULAVILLAGE

Block.....

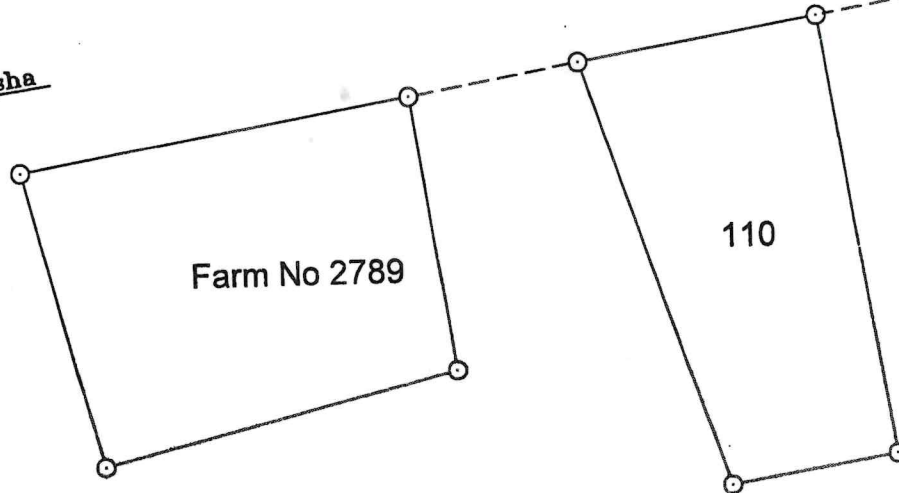
Plot No. 109

L. O. 516138

Area..... 13844 Sqmetres



Arusha



This plan prepared in accordance with Registered plan No 78755 is approved for the purposes of the Land Registration Ordinance  
Director of Surveys and Mapping..... *[Signature]*  
Date..... 9/7/2015..... Ministry of Lands  
Housing Human Settlement and Development  
Dar..... Es..... Salaam

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

**SCHEDULE**

That land known as Plot No. 109 situated at Block '-' MALULA in, King'ori Area, MURURU DISTRICT containing Thirteen Thousand, Eight Hundred and Forty Four (13,844) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the Registered Survey Plan Number 78755 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

Given under my hand and official Seal the day and years first above written.



ASST: COMMISSIONER FOR LANDS

We, HOTEL PLANET COMPANY LIMITED HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said HOTEL PLANET COMPANY LIMITED and DELIVERED in the presence of us this .....day of.....2015.

Signature: .....  
Postal Address: ..... BOX 12865 ARUSHA  
Qualification: ..... DIRECTOR

Signature: .....  
Postal Address: ..... BOX 1115 ARUSHA  
Qualification: ..... DIRECTOR

