

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

Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:  
Ref. No. LR/T 30435



LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 05 Mar, 2025

TANZANIA INVESTMENT CENTER  
P.O Box 938  
DAR-ES-SALAAM  
Sir/Gentlemen/Madam,

RE: TITLE NO: 30435 LAND OFFICE NO: 1653643  
PLOT NO. 92 BLOCK A AT MKUZA TANITA

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

 REGISTRAR OF TITLES

Copy to: Commissioner for Lands  
Your LD File No: LD/PW/25129 refers


This is to certify that the annexed Certificate of Occupancy dated

the 14<sup>th</sup> day of February, 20<sup>25</sup>.

is registered in the Land Registry under Title No. 30435 PWN

Copies of the subsisting entries in the register are within

Dated the 21<sup>st</sup> day of May 20<sup>25</sup>.

  
JOANITHA KABINJA  
ASST: Registrar of Title

Title No. 30435/1 PWN

Description of registered land.

that Land known as Plot No. 92 Block 'A' situated at Mkuza Tanita Area in  
baha Township, containing four thousand sixty eight (4,068) square metre  
own for identification only edged Red on the plan attached to this Certificate  
defined on the registered survey plan Numbered 189630 deposited at the

THE UNITED REPUBLIC OF TANZANIA  
MINISTRY OF INVESTMENT, INDUSTRY AND TRADE



TANZANIA INVESTMENT CENTRE

LAND DOCUMENTS HANDLING OVER NOTE – DISPATCH MEMO

LHT No: 30434/1 PWN & 30435/1 PWN  
Plot No: 91 & 92 Block 'A'  
Location: Mkuza Tanita Area  
Kibaha Township

I, Mr. THOMAS MATHIAS CHUWA of P.O Box <sup>16327</sup>..... DAR ES SALAAM Tel +255769280278 Introduced by MINOCK GROUP LIMITED to TIC as a Company's Director with a National Identity No:19950530511110000324 do hereby accept that I have collected LEASEHOLDTITLE No. 30434/1 PWN & 30435/1 PWN for the above mentioned plots on behalf of MINOCK GROUP LIMITED from TANZANIA INVESTMENT CENTRE for the sole purpose of delivering it to the Director of MINOCK GROUP LIMITED for safekeeping

Received by:

Signature:

Date : 26 May, 2025

Dispatched by: MWANAMKUU .H. SHOKA

Signature:

Date : 26 May, 2025

THE UNITED REPUBLIC OF TANZANIA  
THE LAND REGISTRATION ACT (CAP 334)

APPLICATION FOR LEASEHOLD TITLE

(Land Registry- Dar es Salaam)

C.T. No: 30435 PW

L.O. No:

REF. No. LD/PW/25129

We, TANZANIA INVESTMENT CENTRE of P.O. Box 938 DAR ES SALAAM (Landlords) on the one part, and MINOCK GROUP LIMITED of P.O Box 70241 DAR ES SALAAM (Tenants) on the other part, have entered into Lease Agreement in respect of Plot No. 92 Block 'A' situated at Mkuza in Kibaha Township Council 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.

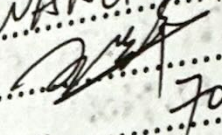
SEALED with the COMMON SEAL of the said  
TANZANIA INVESTMENT CENTRE and  
DELIVERED in the presence of us this... 04th  
day of ... March ..... 2025

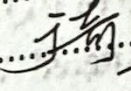
Name: GILEAD TERU  
Signature: [Signature]  
Postal Address: 938 DSM  
Qualification: EXECUTIVE DIRECTOR

Name: Francis Ndungu  
Signature: [Signature]  
Postal Address: Box 938 Dar es Salaam  
Qualification: Senior legal officer



SEALED with the COMMON SEAL of the said ]  
MINOCK GROUP LIMITED ]  
and DELIVERED in the presence ]  
of us this.....day of ..... 2025 ]

Name: ..... WANG SHENG LU .....  
Signature: .....  .....  
Postal Address: ..... 70241 .....  
Qualification: ..... Director .....

Name: ..... YU QI .....  
Signature: .....  .....  
Postal Address: ..... 70241 .....  
Qualification: ..... Director .....



5 21 TFN -833



**TANZANIA INVESTMENT CENTRE**

**LEASEHOLD AGREEMENT**

(Issued under Section 20 of the Land Act, Cap. 113 [R.E.2002])

**TANZANIA INVESTMENT CENTRE**

**THE LAND ACT**  
(No. 4 of 1999)

**DERIVATIVE RIGHT**  
(Under Section 20)

C.T. No: 30435 P/W  
L.O. No:  
REF. No: LD/PW/25129

Made and entered into this.....day of .....2025

BETWEEN

**TANZANIA INVESTMENT CENTRE (TIC)**

A body corporate established under The Tanzania Investment Act, 2022 (Act No. 10 of 2022) by order published in the Official Gazette as Government Notice No. 94 of 2023; of P.O Box 938 DAR ES SALAAM (hereinafter referred to as the "LESSOR") on the one part

AND

**MINOCK GROUP LIMITED**

of P.O Box 70241 DAR ES SALLAM and having certificate of incentives No. 202010171 (hereinafter referred to as the "LESSEE") on the other part.

**THIS LEASE WITNESSES** as follows:

**WHEREAS** the Lessor is the holder of a Right of Occupancy registered in the Land Registry at DAR ES SALLAM under Title No. 30435 P/W..... in respect of land within Plot No. 92 Block 'A' situated at MKUZA in Kibaha District Council and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of **Ninety Eight** years commencing on the **First** day of **October**, **Two Thousand and Twenty Four** and expiring on the **Thirtieth** day of **September, Two Thousand One Hundred and Twenty One** subject to the provisions of the land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

The Land shall be used for **Service Trade**; Use Group 'M' Use Class (a) as defined in the Town and Country Planning (Use Classes) Regulations 2018.

**PART A: THE LESSEE SHALL:**

1. **HAVING** paid in advance Land Rent up to June, 2024, thereafter continue to pay Tshs 215,604/= (Tanzania Shillings **Two hundred Fifteen thousand Six hundred and four** only) other amount as assessed by the Commissioner for Lands or Authorised Officer being annual Land Rent, and 10% thereto being TIC Facilitation Fee, payable on the first day of July in every year of the term.
2. **BE** liable to pay any and all costs arising here from and in particular;
  - (i) Any fees or stamp duties which may be discovered to be payable in connection with the Lease;
  - (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
  - (iii) An amount or amounts equal to any rates or like levy paid by the Lessor in respect of the Land or improvements thereon;
3. **DEVELOP** the land to establish and operate a project for commercial building **within thirty-six months** from the date of signing of this Derivative Right. To that end, the lessee shall;
  - (i) Submit building plans to the **Kibaha District Council** within six months from the commencement of this lease.
  - (ii) Begin construction of building(s) in permanent materials within six months after the approval of the plans.
  - (iii) Complete construction within thirty-six months from the day of commencement of this lease.
4. **BE RESPONSIBLE** for:
  - i. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expenses as assessed by the Director responsible for Surveys and Mapping.
  - ii. Preserving the environment and protecting the soil against soil erosion: and do all things which may be required by the authorities responsible for environment, to achieve such objective.
  - iii. Fence the land with a good quality fencing, car parking spaces shall be provide as required by the Authority. Loading unloading facilities shall be provided within the boundaries of the land

5. **NOT** make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed the land substantially, while regarding mortgage the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the investor's Business Plan.
6. Allow the lessor or any other authorized government officer to get access to the leased land for official duties.
7. **SUBJECT** to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
8. **YIELD** up the Lessor the Land and improvement in good order and condition upon determination of the Lease by affliction of time or otherwise.

**PART B. THE LESSOR SHALL:**

1. **ENSURE** that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. **UPON** breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements there on and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

**PART C: ARBITRATION**

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 33 of the Tanzania Investment Act, No. 10 of 2022 or under the provision of the Arbitration Act, Cap 15 of the Laws of Tanzania.

We, the within-named **MINOCK GROUP LIMITED** hereby accept the terms and conditions contained in the forgoing Lease Agreement.

SCHEDULE

ALL that Land known as Plot No. 92 Block 'A' situated at MKUZA in Kibaha Township Council, measuring Four thousand and sixty-eight (4,068) square metres, shown for identification only edged black on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered 189630 deposited at the Office responsible for Surveys and Mapping at Dodoma.

SEALED with the COMMON SEAL of the said ]  
TANZANIA INVESTMENT CENTRE and ]  
DELIVERED in the presence of us this... ]  
day of ... 2025]

*Mark*  
Name: .....  
Signature: .....  
Postal Address: .....  
Qualification: ..... 2025]

*GILFAD TERI*  
Name: .....  
Signature: .....  
Postal Address: .....  
Qualification: *EXECUTIVE DIRECTOR*

*Francis Idunguru*  
Name: .....  
Signature: .....  
Postal Address: *Box 938 Dsm*  
Qualification: *Senior Legal officer*



SIGN HERE

SEALED with the COMMON SEAL of the said. ]  
MINOCK GROUP LIMITED and DELIVERED] ]  
in the presence of us this... day of .....2025. ]

*WANG SAENG JU*  
Name: .....  
Signature: .....  
Postal Address: .....  
Qualification: *Director*

*KUQI*  
Name: .....  
Signature: .....  
Postal Address: .....  
Qualification: *Director*

30435 Pw n  
05-3-2025

10:30 AM

*[Signature]*

TANGANYIKA STAMP DUTY ACT

Stamp Duty 111,20-20 Paid

9911711407121

On Orig

18-12-2024

*[Signature]*

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

100/-

9911711407121

18-12-2024

*[Signature]*

Title No. 30435 Pw n

L. O. No. ~~1653672~~ 1653642

Ref. No. LD/PW/25129

The

*14<sup>th</sup>*

day of

*Feloumanj*

Two thousand and Twenty

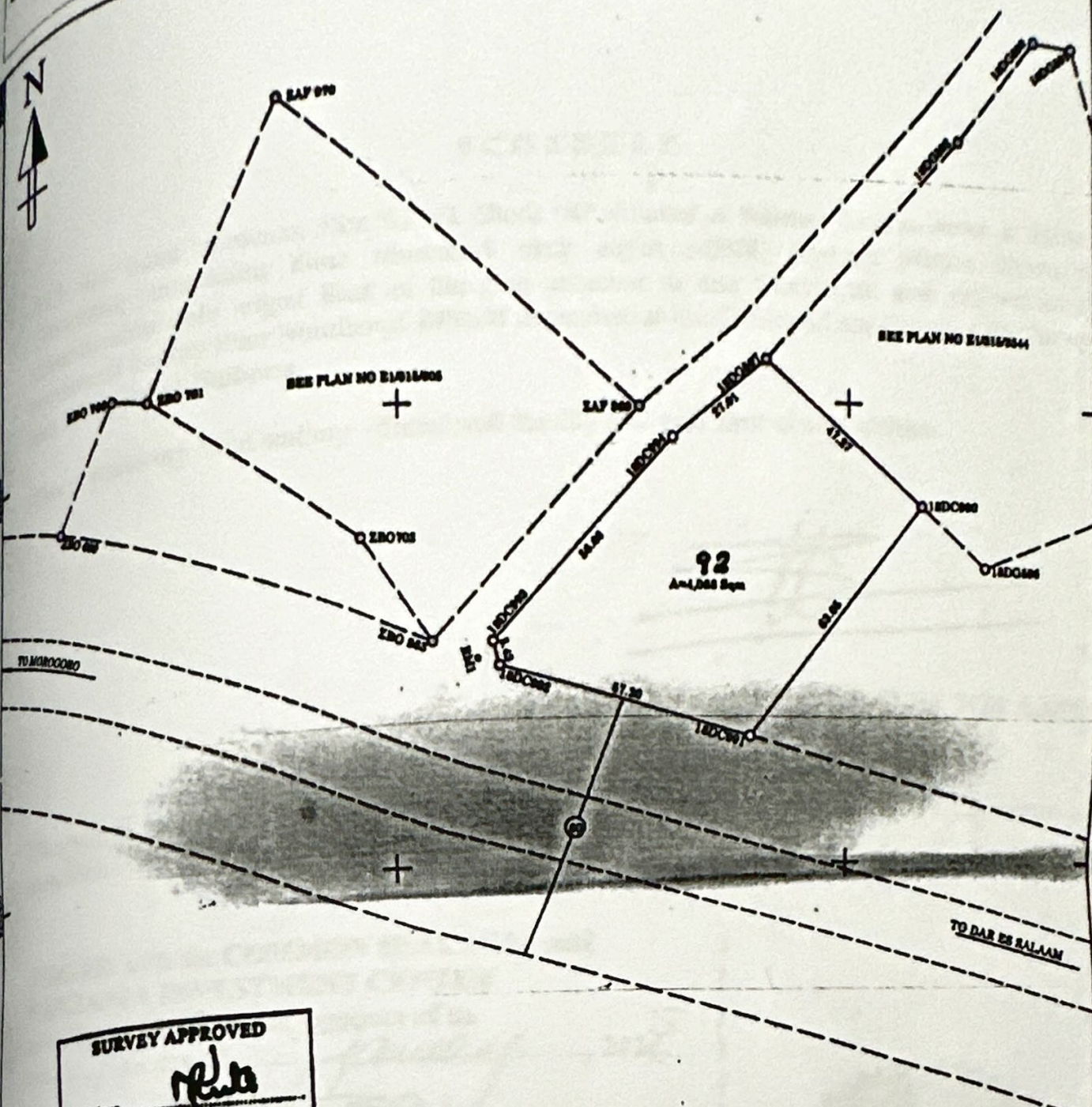
*Four*  
*Five*  
*[Signature]*

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTER established under Act No. 10 of 2022 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 (99) years from the first day of **October, Two thousand and Twenty Four** 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, 2025; shall hereafter pay rent of shillings **Two hundred fifteen thousand six hundred and four (Tshs. 215,604/=)** 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 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 Occupiers' expenses as assessed by the Director responsible for Surveys and Mapping.

- (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) Make sure building is in permanent materials.
  - (iv) Make sure building plans are submitted to the **Kibaha Township** within six months from the commencement of the Right.
  - (v) Make sure building construction begin within six months after approval of the plans.
  - (vi) Make sure building is completed within thirty six months from the day of commencement of the Right.
3. The Occupier shall further
  - (i) Make and maintain of the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.
  - (ii) Make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose.
  - (iii) Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
  - (iv) Fence the land with good quality fencing, car parking spaces shall be provided as required by the Authority. Loading unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land shall be used for *Service Trade* purposes only. Use Group 'M' Use class (a) as defined in the Urban Planning (Use groups and Use Classes), Regulations 2018.
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 or public interest.

**SURVEY OF PLOT No.....92.....BLOCK....."A".....AT MKUZA TANITA  
KIBAHA TOWNSHIP-COAST REGION**



**SURVEY APPROVED**  
*[Signature]*  
Regional Land Surveyor  
Coast Region  
Date: 22/01/2024

SCHEDULE

ALL that Land known as Plot No. 92 Block 'A' situated at Mkuza Tanita Area in Kibaha Township containing Four thousand sixty eight (4,068) Square Metre shown for identification only edged Red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 189630 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.

*[Handwritten signature]*

ASSISTANT COMMISSIONER FOR LANDS

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

SEALED with the COMMON SEAL of the said TANZANIA INVESTMENT CENTER and DELIVERED in the presence of us this 17 day of January, 2024.

Name GILEAD TEA

Signature *[Handwritten signature]*

Postal Address 938 DSM

Qualification EXECUTIVE DIRECTOR

Name Francis Ndunguru

Signature *[Handwritten signature]*

Postal Address Box 935 D. Salanga

Qualification Senior Legal Officer

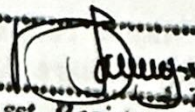


LAND REGISTRY DAR-ES-SALAAM  
DERIVATIVE RIGHT

Filed Document No. 235955

Date of Registration 28-3-2025 1:10 P

To MINOCK GROUP LIMITED OF PO  
BOX 70241 DAR ES SALAAM



Section Asst. Registrar of Titles