

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

*(Under Section 29)*

Date of Issue:

Title Number: 26057 LAND REGISTRY MOSHI

Land Office Number: 267005.

Land: Plot No. 256 Block 'JJJ' Karanga Moshi Municipality.

Term: Ninety Nine Years.



Telephone No. 53210

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

Ref. No: LR/MST/26057/2  
To: THE SERENGETI BREWERIES LIMITED  
Box 1915 MOSHI

Date: // 9<sup>th</sup> JUNE, 2009

Sir/Gentlemen/Madam

**RE: THE LAND REISTRATION ORDINANCE (CAP. 334)**

TITLE No: 26057 L.O. No. 260005 PLOT No. 256  
BLOCK: J.J. KARANGA MOSHI MUNICIPALITY

I have the honour 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**

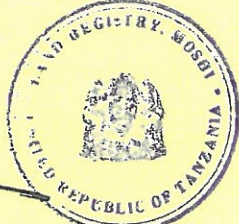
**MOSHI** J. J. Muya

**C.C:** The Regional Land Officer,  
P.O. Box 318 MOSHI

Date of C.O. 9<sup>th</sup> June, 2009

**KILIMANJARO/ARUSHA/TANGA/MANYARA**

TITLE No. 26057  
 REGISTERED ON  
 10.06.2009  
 at 11:20 AM  
 Asst. Registrar of Titles



Stamp Duty Shs. 100/= Paid  
 and Revenue Receipt No. 34436209  
 of 08.04.2009  
 Land Form No. 22  
 Asst. Registrar of Titles

Stamp Duty Shs. 53,750/= Paid  
 on Original Revenue Receipt No.  
 34436209 of 08.04.2009  
 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

CERTIFICATE OF OCCUPANCY  
 (Under Section 29)

LAND REGISTRY MOSHI

Title No. 26057  
 L.O. No. 267005.  
 MMC/LD/256/JJJ/III.

The 9<sup>th</sup> day of June, 2009

THIS IS TO CERTIFY that THE SERENGETI BREWARIES LIMITED a limited liability Company incorporated under THE COMPANIES ORDINANCE [ CAP. 212] having its registered Office at MOSHI of P.O. Box 1915, MOSHI (hereinafter called "the Occupier") are entitled to a 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 April Two Thousand and Nine 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 Occupiers having paid rent up to the thirtieth day of June 2009, shall thereafter pay rent of shillings One Hundred, and Thirty Six Thousand, and Twenty Five only (Tshs. 136,025.00/=) 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:-
  - 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 every thing 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 Moshi Municipal Council**;
- iv. Submit to The Authority building plans within six months from the date of commencement of **The Right**;
- v. Begin building construction within the **first six months** after the approval of building plans by **The Authority**;
- vi. Complete the buildings construction according to the building plans approved by **The Authority** within **thirty six months** from the date of commencement of **The Right**.

3. **The Occupiers shall further:-**

- i. Make and maintain on the land throughout of the term adequate arrangement 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 purposes;
  - iii. Provided and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said **The Medical Officer of Health**.
4. **USER:-** The said land and the buildings to be erected thereon shall be used for for **INDUSTRIAL PURPOSES ONLY**. Use Group 'M' class (c) and Group 'O' class (a) as defined in **The Town and Country Planning (use classes) Regulations 1960**, as amended by Government Notice No.249 of 1993.
5. The **Occupiers** shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.
6. The **Occupiers** 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 or in **public interest**.

**SCHEDULE**

All that land known as Plot No 256 Block 'JJJ' situate at Karanga in Moshi Municipality containing One decimal point Seven One One (1.711) Hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Number 55719 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 year first above written.

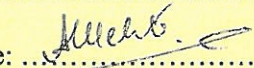


**Asst. COMMISSIONER FOR LANDS**

We, **THE SERENGETI BREWARIES LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with THE COMMON SEAL )  
of the said THE SERENGETI BREWARIES )  
LIMITED and DELIVERED in the presence )  
of us at... DAR ES SALAAM )  
This 19 day of May 2009 )

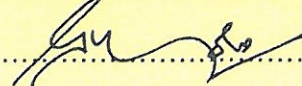
Name: AJAY MEHIA

Signature: 

Postal Address: P.O. Box 41080, DSM

Qualification: DIRECTOR

Name: Gopi P. Mohan

Signature: 

Postal Address: P.O. Box 41080, DSM

Qualification: DIRECTOR - PROJECTS

LAND REGISTRY, MOSHI

MORTGAGE

Filed Document No. **26219**  
Date of registration **18-12-2009** time **1:00** pm

**DISCHARGED**  
To **BANK M (TANZANIA) LTD of P.O. Box 96**  
**D. Saldam FD. NO. 31568**  
(To secure US \$ 250,000) SUBJECT TO THE FLUCTUATION  
IN THE EFFECTIVE RATE OR RATES OF THE SWHIRE  
CALLING IN ANY GIVEN DATE PLUS INTEREST  
DURING CONTINUANCE OF A WORK

*[Signature]*  
*[Signature]*  
X SSI. REG. OF TITLES Asst. Registrar of Titles

MOSHI MUNICIPALITY

INSET SHOWING DETAILS OF PLOT

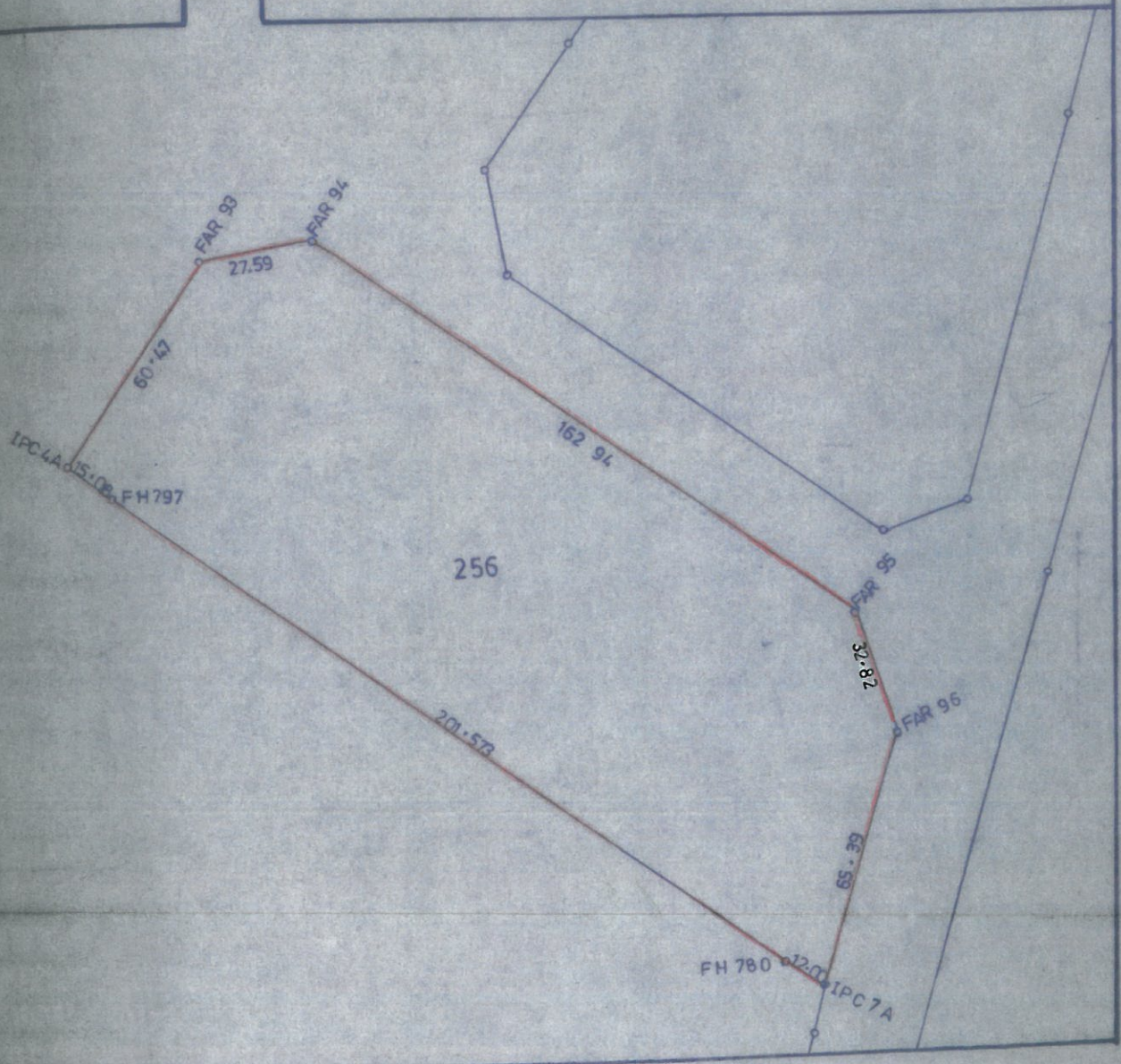
LOCALITY KARANGA

BLOCK JJJ

PLOT NO 256

L O NO 267005

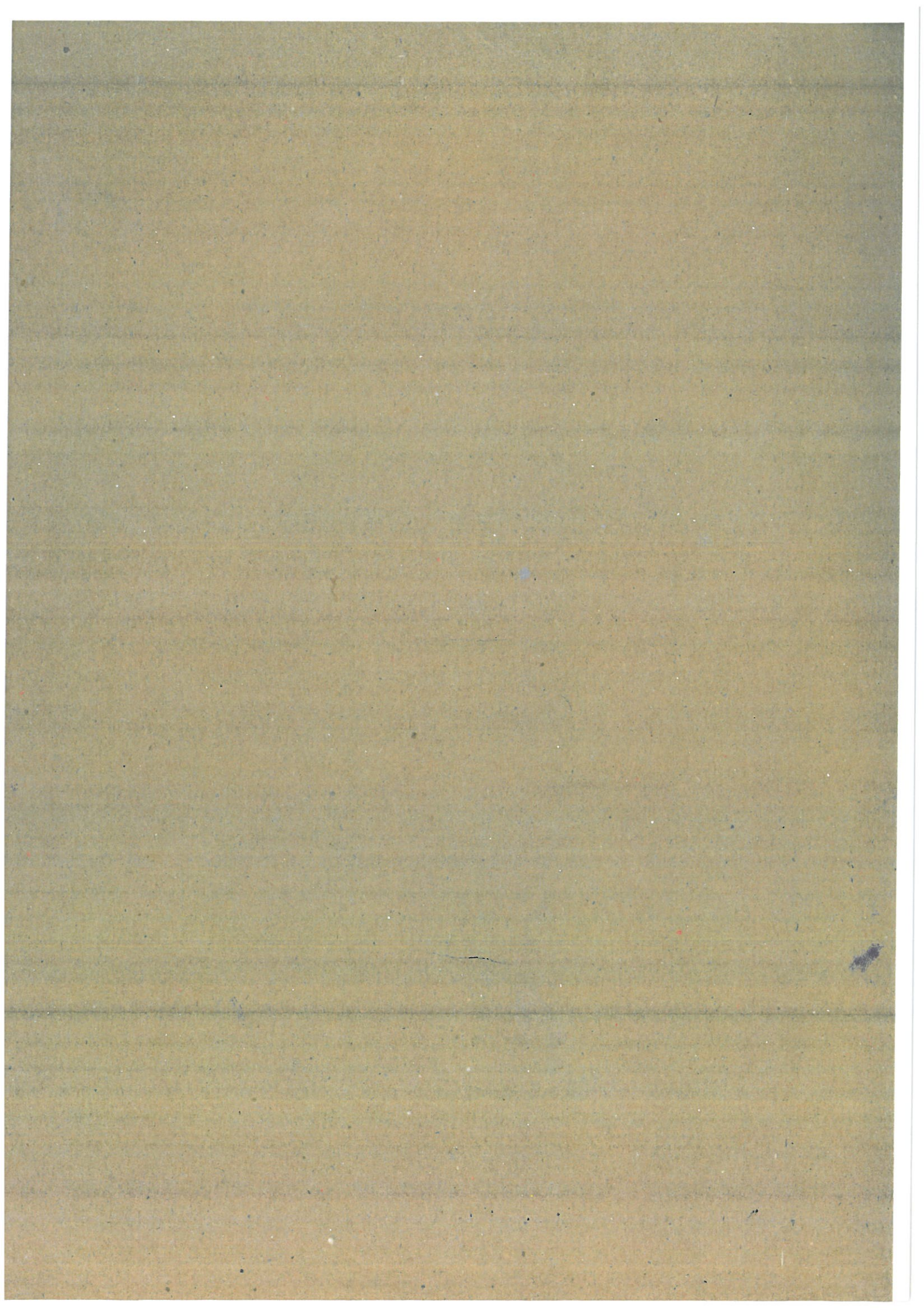
AREA 1.711 Hg



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

This plan, prepared in accordance with Registered  
Plan No. 55719, approved for the purpose  
of the Registration Ordinance, 1962, by the  
Director of Surveys and Mapping, date 26/05/2009  
Ministry of Lands & Human Settlements Development

*[Signature]* 26/05/2009



THE UNITED REPUBLIC OF TANZANIA  
MINISTRY OF LANDS, HUMAN SETTLEMENT DEVELOPMENT

Telephone No. 2753210

LAND REGISTRY,  
P.O. Box 190,  
**MOSHI.**

Ref. No.

LR/ms/T/26057/11

24<sup>th</sup> Nov, 2011

**REGISTERED POST**

Sir/Gentlemen/Madam.

RE:

DISCHARGE OF MORTGAGE OF R/O:  
CT NO. 26057 PLOT NO. 256 BLOCK (J) J  
MOSHI MUNICIPALITY

I have the honour to refer your letter No. LR 66.  
24-11-2011 dated ..... and enclosure thereto.

I return herewith Certificate of Titles Nos. 26057.  
above mentioned DEED ..... having been registered  
again the Title under F.D. Nos. 31568 on 24-11-2011

My official receipt No: ..... for Shs. ....  
..... is enclosed herewith/has already been dispatched to you.

Please acknowledge receipt of the enclosures thereto.

I have the honour to be

Sir/Gentlemen

Your Obedient Servant



ASSISTANT REGISTRAR OF TITLES MOSHI

**ENCLOSURES:**

- ① CT NO. 26057.
- ② COPY OF DISCHARGE DEED.

TO:

F. M. N. CALOMBA ADV.  
BOX 3724  
DISALAM

C.C.

MUNICIPAL LAND OFFICER.  
BOX 318  
MOSHI.

REGISTRAR

TFN. 614 (Rev. 8.94)

URI YA MUUNGANO WA TANZANIA  
UNITED REPUBLIC OF TANZANIA  
KABADHI YA SERIKALI

43413819

1

CHEQUER RECEIPT

OKEA KWA  
Ired from

YA SHILINGI (Kwa maneno)  
sum of Shillings (Words)

MALIPO YA  
respect of

FEDHA TASLIMU/HUNEI  
By Cash/Cheque No.

YA MPOKEAJI (Receiving Officer's  
Signature

KIASI  
Amount

Shs.		Cts.
1000		00

SERENGETI BREWERS LTD

Eleven thousand only

NA SENTI  
And Cents

Assistant Registrar of Titles  
Ministry of Lands and Survey

LAND REGISTRY

CHEQ - Form 190

24/11/2011

Kituo ya Station

56057

Mo Sili

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

DISCHARGE OF MORTGAGE  
(Under Section 120)

C.T. NO: 26057

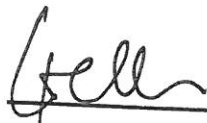
We, **SERENGETI BREWERIES LIMITED** of P.O. Box 1915, Moshi, Tanzania (hereinafter referred to as "the Mortgagors") and **BANK M (Tanzania) LIMITED** of P. O. Box 96, Dar es Salaam (hereinafter referred to as "the Mortgagee") **HEREBY** agree to discharge the mortgage registered on **File Document Number 26219** dated **18-12-2009**.

**IN WITNESS WHEREOF** the parties herein named have hereunto affixed their common seals and signed in token thereof this 21 ... day of NOVEMBER, 2011.

SEALED with the common seal of the said **SERENGETI BREWERIES LIMITED** and **DELIVERED** in our presence this 21 day of NOVEMBER, 2011.

SEAL

Signature:



Name:

RICHARD WELLS

Address:

P.O. BOX 4080, DSM

Designation:

MANAGING DIRECTOR

MORTGAGORS

Signature:



Name:

GRAHAM ANDREWS

Address:

P.O. BOX 41080, DSM


Designation:

FINANCE DIRECTOR

SEALED the common seal of the said **BANK M (T) LIMITED** and **DELIVERED** in our presence this 21 day of ~~NOVEMBER~~ 2011.

SEAL

Signature:



Name:

RAMEH PATEL

Address:

P. O. Box 96, Dar es Salaam

Designation:

Director

Signature:



Name:

AMBROSE NSHALA


Address:

P. Box 96, Dar es Salaam

Designation:


Company Secretary

MORTGAGEE

FILED DOCUMENT No. 31568  
REGISTERED on 24-11-2011  
at 9.00 am  
  
Asst. Registrar of Titles



Stamp Duty Shs. 500/- Paid  
and Revenue Receipt No. 43413819  
of 24-11-2011 issued  
  
Asst. Registrar of Titles

Stamp Duty Shs. 500/- Paid  
on Original Revenue Receipt No. 43413819 of 24-11-2011  
  
Asst. Registrar of Titles