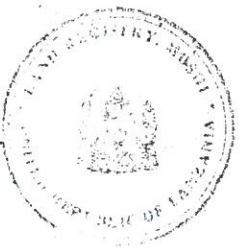


TITLE No. 58921  
REGISTERED ON  
10/8/2018  
at 1:00 P  
By [Signature]  
Asst. Registrar of Titles



Stamp Duty Sbs. 100/- Paid  
and Revenue Receipt No. 99004353141  
of 23/7/2018 issued.  
[Signature]  
Asst. Registrar of Titles  
**Land Form No. 22**

Stamp Duty Sbs. 4,180/- Paid  
on Original Revenue Receipt No. 99004353141  
of 23/7/2018  
[Signature]  
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 - MCHM

Certified True Copy of the Original  
Sign: [Signature] Date: 12/12/19  
SISTY A. MASSAVE  
Advocate, Notary  
Public & Commissioner for Oaths

Title No. 58921  
L.O. No. 560050  
HD/5293.

The 09<sup>th</sup> day of August Two thousand and **eighteen**.

THIS IS TO CERTIFY that **DARWORTH LIMITED** is a **Limited Liability Company incorporated under Companies Ordinance (Cap.212)** and having its registered offices in Tanzania of P.O. Box 70339, 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 **sixty six** years from the first day of **July, Two Thousand and eighteen** 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 there for or amendment thereof and to the following special conditions:-

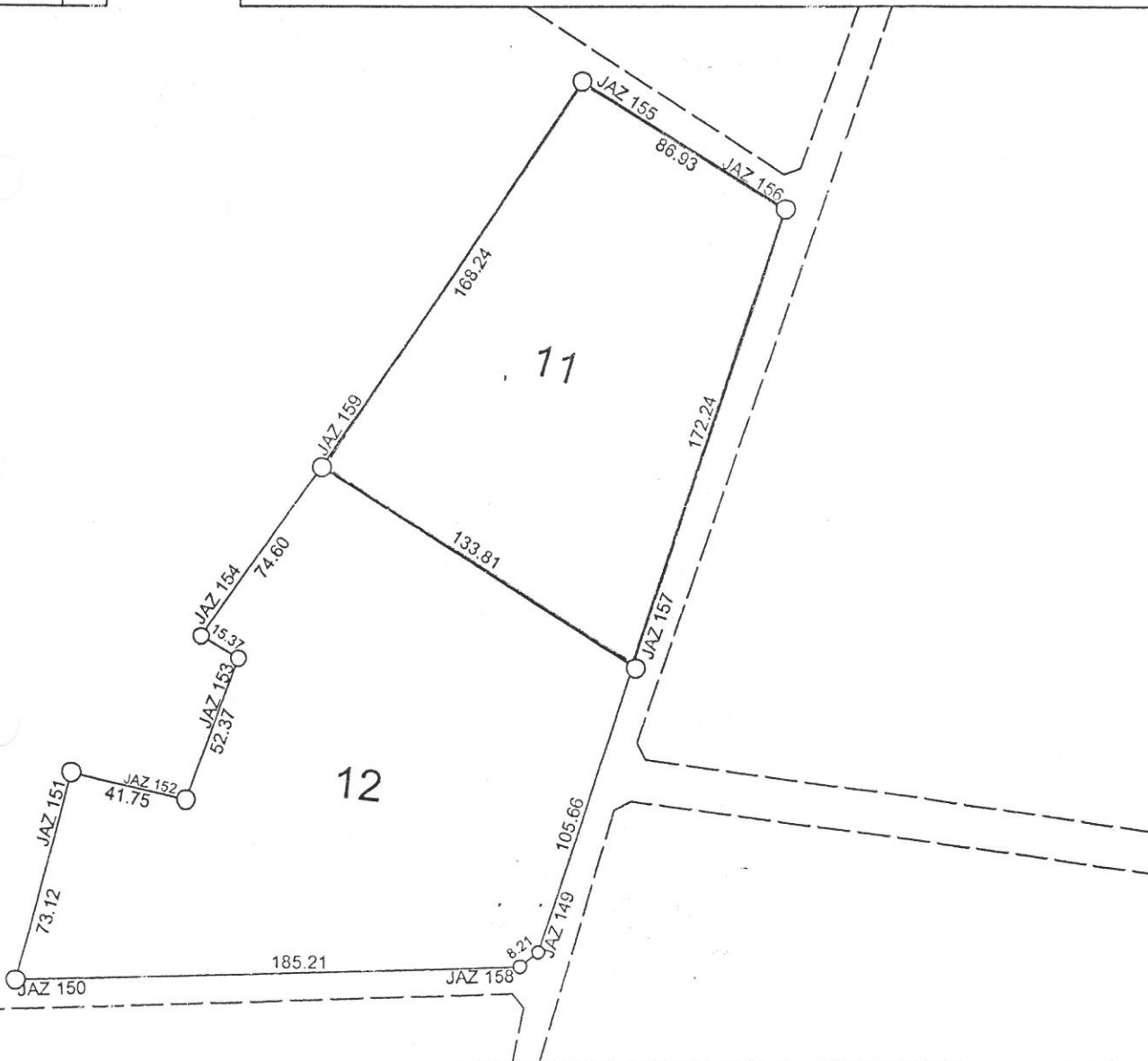
1. The Occupier having paid rent up to the thirteenth day of **June, 2019**, shall hereafter pay rent of shillings **eight hundred thirty four thousand and five Hundred (834,500/=)** only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may 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 Occupier's 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) Maintain on the land buildings (hereinafter called "the 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 **HANDENI DISTRICT COUNCIL** (hereinafter called "the authority");
  - (iv) Not erect or commence to erect on the land any building except in accordance with building plans and specifications, which shall have been first approved by the Authority;
  - (v) Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.
3. **USER:** The land and the buildings to be erected thereon shall be used for **Industrial Service Trade**; Use Group "**M**" Use classes (**a**) and Use Group "**O**" Use classes (**a**) as defined in the Town and Country Planning (Use Classes) Regulations 1960 as amended in **1993**.
4. The Occupiers shall not assign in the Right within three years of the date thereof 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 dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause and in public interest.

# HANDENI DISTRICT

## INSET SHOWING DETAILS OF PLOT

LOCALITY: MICHUNGWANI  
BLOCK: B  
PLOT No. 11  
L.O No. 560050  
AREA: 18,543 SQM



This plan is prepared in accordance with Registered plan No.98917  
is approved for the purpose of the Land Registration Ordinance.

Director of Surveys and Mapping *[Signature]* Date 19.07.2018  
Ministry of Lands, Housing and Human Settlement Development.

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

**SCHEDULE**

ALL that Land known as Plot No. 11 Block 'B' situated at **Michungwani in Handeni District Council** containing **eighteen thousand five hundred and forty three (18,543) square meters only** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **98917** 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.

  
ASST COMMISSIONER FOR LANDS

We, the within named **DARWORTH LIMITED** accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SEALED** with the Common seal of the said **DARWORTH LIMITED** and **DELIVERED** in Presence of us

Witness's name ..... John Charles Kessy  
Witness's signature..... [Signature]  
Postal Address:..... 70339 DSM  
Qualification:..... Managing Director  
Witness's name ..... THOMAS CHARLES KESSY  
Witness's signature..... [Signature]  
Postal Address:..... 70339 DSM  
Qualification:..... Director

Certified True Copy of the Original  
Signature: [Signature] Date: 11/12/14  
SISTA A. MASSAWE  
Advocate, Notary  
Public & Commissioner for Oaths

Telephone No. 27 53210

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

Ref. No. LR/MST/58917/2  
To: DARWOTH LIMITED  
BOX 70339 DARWATH

Date: 13 August 2018

Sir/Gentlemen/Madam,

RE: THE: LAND REGISTRATION ORDINANCE (CAP. 334)  
TITLE NO: 58917 L.O. NO: 560051 PLOT NO: 12  
BLOCK NO: B MICHUNGWANI AREA

I have the honour to enclose herewith the duplicate of Certificate of 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

*[Signature]*  
ASSISTANT REGISTRAR OF TITLES  
MOSHI

Asst. Registrar of Titles  
Ministry of Lands, Housing and Human  
Settlements Development  
P.O. Box 190  
MOSHI

C.C. The Authorized Land Officer,  
P.O. BOX 90 MUTEZA  
KILIMANJARO/ARUSHA/TANGA/MANYARA.

Date of C.O. 09th August 2018

(Under Section 29)

Certified True Copy of the Original  
Sign: *[Signature]* 12/12/17  
SIS...  
Public...  
Commissioner for Oaths

Date of Issue:

Title Number: 58917 LAND REGISTRY - MOSHI

Land Office Number: 560051

Land: PLOT NO. 12 BLOCK "B" MICHUNGWANI AREA IN HANDENI DISTRICT

Term: SIXTY SIX (66) YEARS

Telephone No. 27 53210

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

Date: 13 August 2018

Ref No. LR/MST/58921/12  
To: DARWORTH LIMITED  
BOX 70339 DARAJUMU

Sir/Gentlemen/Madam,

RE: THE LAND REGISTRATION ORDINANCE (CAP. 334)  
TITLE NO: 58921 L.O. NO: 560050 PLOT NO: 11  
BLOCK NO: B MICHUNGWANI AREA

I have the honour to enclose herewith the duplicate of Certificate of 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

Assistant Registrar of Titles  
Ministry of Lands, Housing and Human  
Settlements Development  
P.O. Box 190  
MOSHI

C.C. The Authorized Land Officer,  
P.O. BOX 20 MUTEZA  
KILIMANJARO/ARUSHA/TANGA/MANYARA.

Date of C.O. 19th August 2018

(Under Section 29)

Certified True Copy of the Original  
Signature Date: 12/12/19  
Advocate, Notary  
Public & Commissioner for Oaths

Date of Issue:

Title Number: 58921 LAND REGISTRY - MOSHI

Land Office Number: 560050

Land: PLOT NO. 11 BLOCK "B" MICHUNGWANI AREA IN MHANDENI DISTRICT

Term: SIXTY SIX (66) YEARS

TITLE No. 58917  
REGISTERED ON  
10/8/2018  
at 1:50 P.M.  
Asst. Registrar of Titles



Stamp Duty Shs. 100/-  
and Revenue Receipt No. 9900433085  
of 23/7/2018  
Form No. 22  
Asst. Registrar of Titles

Stamp Duty Shs. 53,400/-  
on Original Revenue Receipt No. 9900433085  
of 23/7/2018  
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

Certified True Copy of the Original  
Signed: [Signature] 12/12/18  
S. M. MASSAWE  
Notary Public  
Commissioner for Oaths

Title No. 58917  
L.O. No. 560051  
HD/5294.

The 09<sup>th</sup> day of August Two thousand and eighteen.

THIS IS TO CERTIFY that **DARWORTH LIMITED** is a **Limited Liability Company incorporated under Companies Ordinance (Cap.212)** and having its registered offices in Tanzania of P.O. Box 70339, **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 **sixty six** years from the first day of **July, Two thousand and eighteen** 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 there for or amendment thereof and to the following special conditions:-

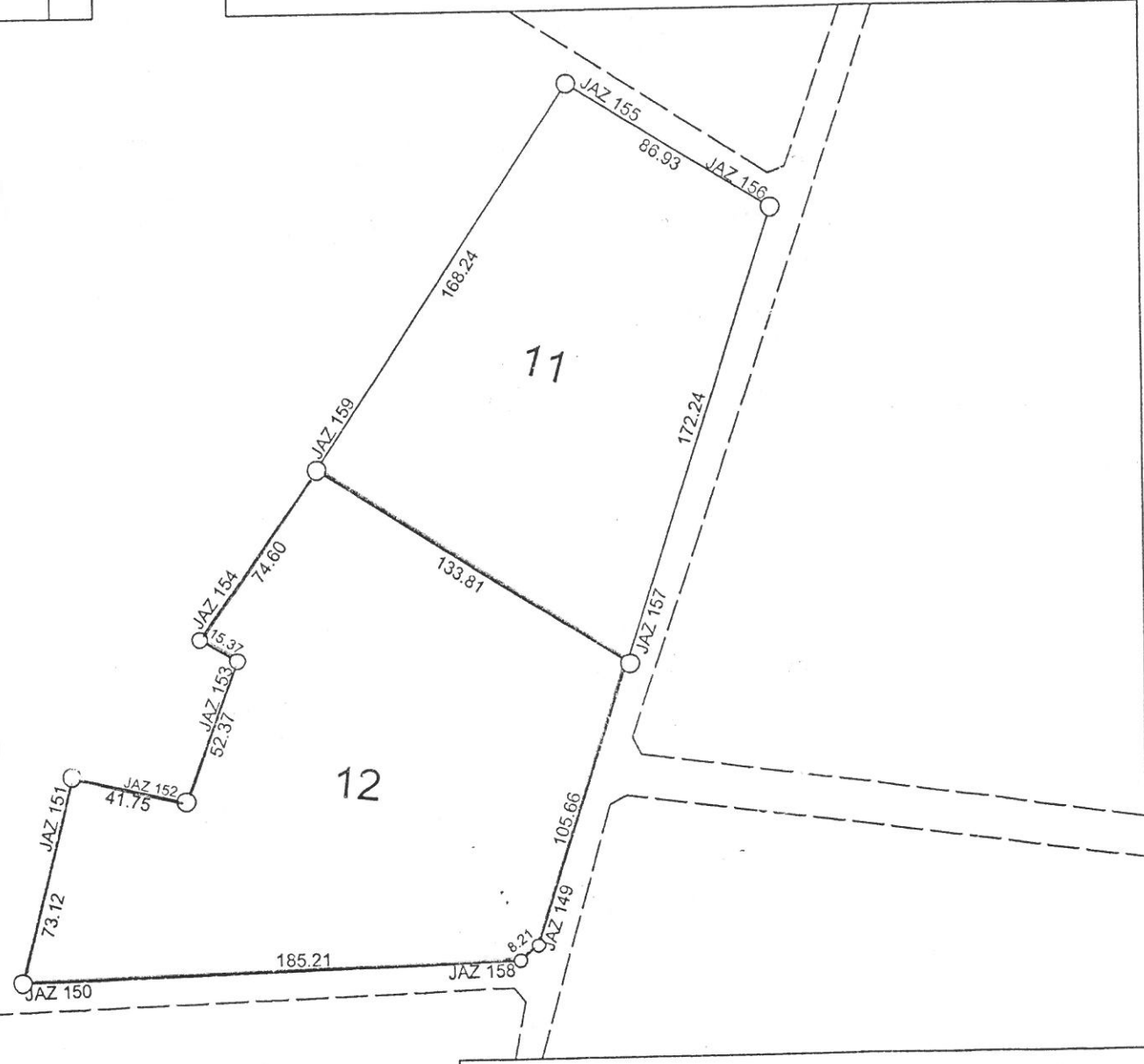
1. The Occupier having paid rent up to the thirteenth day of **June, 2019**, shall hereafter pay rent of shillings **One million sixty seven thousand seven hundred and fifteen (1,067,715/=)** only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the 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 Occupier's 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) Maintain on the land buildings (hereinafter called "the 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 **HANDENI DISTRICT COUNCIL** (hereinafter called "the authority");
  - (iv) Not erect or commence to erect on the land any building except in accordance with building plans and specifications, which shall have been first approved by the Authority;
  - (v) Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.
3. **USER:** The land and the buildings to be erected thereon shall be used for **Industrial Service Trade**; Use Group "**M**" Use classes (a) and Use Group "**O**" Use classes (a) as defined in the Town and Country Planning (Use Classes) Regulations 1960 as amended in **1993**.
4. The Occupiers shall not assign in the Right within three years of the date thereof 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 dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause and in public interest.

# HANDENI DISTRICT

## INSET SHOWING DETAILS OF PLOT

LOCALITY: MICHUNGWANI  
BLOCK: B  
PLOT No. 12  
L.O No. 560051  
AREA: 23,727 SQM



This plan is prepared in accordance with Registered plan No.98917 is approved for the purpose of the Land Registration Ordinance.

Director of Surveys and Mapping.....Date 19.07.2018  
Ministry of Lands, Housing and Human Settlement Development.

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

**SCHEDULE**

ALL that Land known as Plot No. 12 Block 'B' situated at **Michungwani in Handeni District Council** containing **twenty three thousand seven hundred and twenty seven (23,727) square meters only** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **98917** 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.

  
ASST COMMISSIONER FOR LANDS

We, the within named **DARWORTH LIMITED** accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SEALED** with the Common seal of the said **DARWORTH LIMITED** and **DELIVERED** in Presence of us

Witness's name John Charles Kessy

Witness's signature [Signature]

Postal Address: 70339 DSM

Qualification: Managing Director

Witness's name ANDREW CHARLES KESSY

Witness's signature [Signature]

Postal Address: 70339 DSM

Qualification: Director

Certified True Copy of the Original  
Signed: [Signature] Date: 12/12/17  
SILVA A. MASSAWE  
Advocate, Notary  
Public & Commissioner for Oaths