

Handwritten notes:
27/03/94
S. M. M. M.

TANZANIA

Land Form 51

CERTIFICATE OF OCCUPANCY

(Issued under Section ³⁸ of the Land Ordinance ^{REGISTRATION})

Date of Issue: 27/03/94 March, 1994

Title Number: 27213

Land Office Number: 123551.

Land: Plot Nos. 89 and 90 Kibizi Industrial Area
Dar es Salaam City

Term: Ninety Nine Years.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF THE ORIGINAL
ADVOCATE, NOTARY PUBLIC & COMMISSIONER FOR OATHS
SIGNATURE: [Signature]
DATE: 11/2/2015

Watermark: ccilz.com 2018-03-15 13:00 GMT

TITLE No. 37213
REGISTERED 3-11-90
10:39 A.M.
Senior Ass. Registrar of Titles



L.O. No. 123551

L.D. No. 37909

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. 300/-
and Revenue Receipt No. 33884
24-7-78
Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The
nine hundred and Ninety.

THIS IS TO CERTIFY COPEX METALS AND MACHINERY LIMITED a limited liability Company incorporated in Tanzania having its registered Office in Dar es Salaam of P.O. BOX 4574, DAR ES SALAAM

(hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land (hereinafter called "the land") of the area of one acre and Ninety-nine square metres as shown in the First Schedule to the Ordinance of the 1st day of July 1979 and subject to the provisions thereof and the provisions thereof or amendment thereof.

The Occupier shall pay to the Authority on the first day of July in every year of the term of the Right a sum of shillings twelve thousand and six hundred (Shs. 12,600/=) in advance of the first day of July in each of the years 1988, 1998, 2008, 2018, 2028, 2038, 2048, 2058 & 2068 or within three years thereafter in each case.

2. The Occupier shall:-
- (i) 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 Dar es Salaam City Council (hereinafter called "the Authority");
 - (ii) At all times during the term of the Right take care on the land buildings as approved by the Authority and repair and replace to the satisfaction of the Commissioner for Lands and Survey (hereinafter called "the Commissioner");
 - (iii) Not erect or cause to be erected on the land any building except in accordance with building plans and specifications which shall be first approved by the Authority;

... shall bear the term of the Right. The Occupier shall be responsible for the expenses as incurred by the Occupier in the construction and maintenance of the buildings and shall satisfy the conditions of the Right.

POWERED BY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL
ALBERT ELISA MALLYA
ADVOCATE, NOTARY PUBLIC, COMMISSIONER FOR BATHS
SIGNATURE: *[Signature]*
DATE: 11/21/2019

3 (i) The Occupier shall not subdivide the land or assign sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner PROVIDED that the consent of the Commissioner shall not be necessary to a single sub-letting of the whole of the land where the Sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or its employees or agents or contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3.

5. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:—

- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
- (iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

6. USER: the land and the existing buildings erected thereon shall be used for Industrial purposes only. Use Group 'L' use class (a) as defined in the Town and Country Planning (Use classes) Regulations, 1960. =====

7. The President may revoke the Right for good cause or in public interest

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
 OF THE ORIGINAL
 ALBERT ELISA MALLA
 ADVOCATE, NOTARY PUBLIC & COMMISSIONER FOR OATHS
 SIGNATURE: 
 DATE: 11/7/22

2018-03-15

Certified True Copy

Deputy Registrar of Titles

Date 23/9/90

SCHEDULE

All that land known as Plot Nos. 89 and 90 Mbezi Industrial area Dar es Salaam City containing twenty three thousand eight hundred and ninety nine (23899) square metres, as shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 18879 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.

GIVEN under my hand and seal and by Order of the Minister the day and year first above written.

COMMISSIONER
LAND DEVELOPMENT SERVICES
COMMISSIONER FOR SERVICES

O P Dem 16358/8-84/6m/1c7

The within-named COTEX METALS AND MACHINERY LIMITED hereby accept the terms and Conditions Contained in the foregoing Certificate of Occupancy:

SEALED with the COMMON SEAL of the said COTEX METALS AND MACHINERY LIMITED and delivered in the presence of us this

..... 16th)
day of October 1990)

Signature A. KRISHNA)

Postal Address: Box 3147)

..... DAR - ES - SALAAM)

Qualification: DIRECTOR)

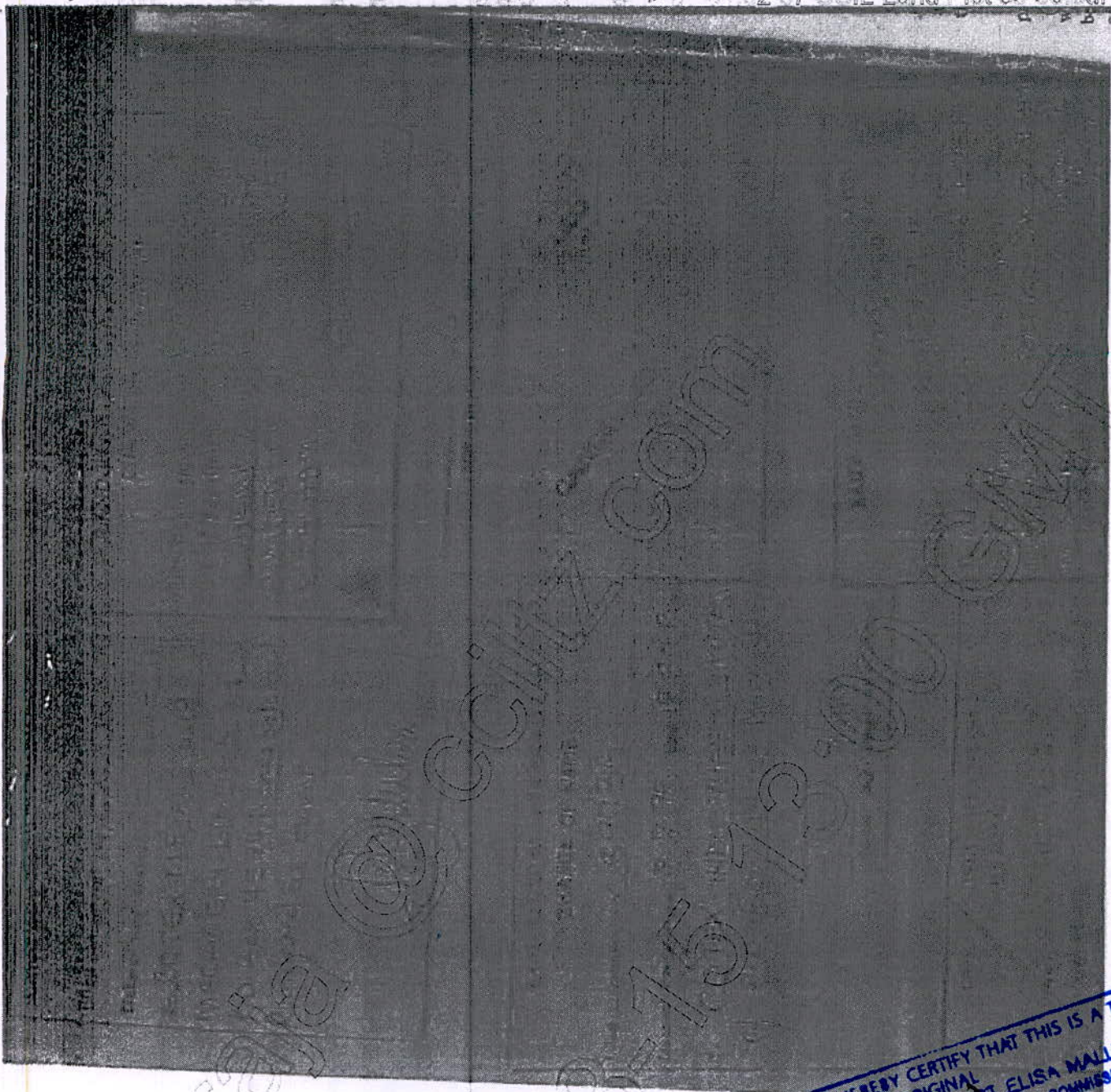
Signature:)

Postal Address: ANPAZ)

..... P.O. Box 4574)

Qualification: HANAGAZA DIRECTOR)

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL
ALBERT ELIEA MALLYA
ADVOCATE, NOTARY PUBLIC & COMMISSIONER FOR OATHS
SIGNATURE:
DATE: 11/2/2015



ccil.com
GMT
2018-03-15 12:00

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF THE ORIGINAL
ADVOCATE, NOTARY PUBLIC, COMMISSIONER FOR OATHS
SIGNATURE: *[Signature]*
DATE: 11/2/2008

2018-03-15

Land Form 23A.

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 53714

Land Office Number: 205929.

Land: PLOT NO. 89 MBEZI INDUSTRIAL AREA DAR ES

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF THE ORIGINAL
POLIAM CALBERT ELISA MALLYA
ADVOCATE, NOTARY & COMMISSIONER FOR OATHS
SIGNATURE: 
DATE: 11/2/2015

Term: NINETY NINE YEARS.

UNITED REPUBLIC OF TANZANIA
 LAND REGISTRY,
 MINISTRY OF LANDS AND HUMAN SETTLEMENTS DEVELOPMENT,
 P. O. BOX 1191,
 DAR-ES-SALAAM.
 11 MARCH 2003

REG. NO. LR/TH/ 53714/3
 TO CHUKWA AND CO LTD
 L/M/1110/32A-547
 DSM
 TITLE NO. 53714 LAND OFFICE NO. 205429
 PLOT NO. MALALI LAND ATCH/DAN

I have the honor to enclose here with duplicate of the Certificate of Title
 Numbered as above please

REGISTRAR OF TITLES

Copy to Commissioner for Lands
 Yearly File No. 19.2.5.3

TITLE No. 53714
 REGISTERED 22-1-2003
 At 1:00 PM
 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty No. 10012 Paid
 and Revenue Receipt No. 13728115
 of 20-9-2002
 Stamp Duty Office

THE UNITED REPUBLIC OF TANZANIA
 THE LAND ACT, 1999
 NO. 4 OF 1999
 CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 53714
 L.D. No. 205929
 L.D. No. 199253

11th day of March, 2003

THIS TO CERTIFY that CHEMI AND COX INDUSTRIES LIMITED a limited liability company incorporated under the Companies Ordinance (Cap.212) and having its registered office in Dar es Salaam of P.O. BOX 347 DAR ES SALAAM.

The herein called "the Occupier (the Occupiers)" is / are entitle to a right of Occupancy herein called the Right) to and over the land described in the Schedule hereto (hereinafter called "the Land") as joint occupants/occupies in common in equal shares for a term of ninety nine years from the first day of July Two thousand and two 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 or amendment thereof and to the following special conditions:-

The Occupier(s) having paid rent up to the thirtieth day of June 2003 shall thereafter pay rent of shillings Three hundred fifty three and four hundred (353,400/=) 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.

The Occupier (s) shall:-
 (i) Be responsible for the protection of all boundaries throughout the term of the Right. Missing boundaries shall be established at any time at the Occupier's expense. The Occupier shall be responsible for the cost of any such establishment.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL THAT THIS IS A TRUE COPY
 ADVOCATE, NOTARY PUBLIC, COMMISSIONER FOR OATHS
 SIGNATURE: ALBERT ELISA MALLYA
 DATE: 11/3/03

1

UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS AND SETTLEMENTS DEVELOPMENT

- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion the land and do all things which may be required by the authorities responsible for environment and achieve such objective.
- (iii) Buildings to be in permanent materials
- (iv) Building plans to be submitted to the Kinondoni Municipal Council within six months from the commencement of the Right.
- (v) Building construction to begin within six months after approval of the plans.
- (vi) Buildings to be completed within 36 months from the commencement Right.

2018-03-15 13:00 GMT

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL
 ADVOCATE, NOTARY PUBLIC & COMMISSIONER FOR BATH
 SIGNATURE: *[Signature]*
 DATE: 11/2/2018

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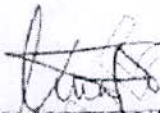
The Occupier (s) shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.

The president may revoke the right for good cause or in public interest

SCHEDULE

Land known as Plot No. 89 Block -
situate at Mbezi Industrial in Dar es Salaam City containing
seven thousand seven hundred seventy nine (11,779) Square metres
square metres/square feet /hactares shown for identification only edged red on the plan attached to this
Certificate and defined on the registered Survey Plan Numbered 18879 deposited at the Office of
Director for Surveys and mapping at Dar es Salaam.

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


COMMISSIONER FOR LANDS

within named CHERI AND COTEX INDUSTRIAL LIMITED hereby accept the terms and conditions contained in the foregoing Certificate.

Witnessed with the COMMON SEAL of the said CHERI AND COTEX INDUSTRIAL LIMITED and witnessed in the presence of us

this 18th day of Jan. 2003.

Signature:


1. Address: 89-90 Mbezi Industrial Ave. DSM

1. Identification: CHAIRMAN

Signature:

1. Address: 89-90 Mbezi Industrial Ave. DSM

1. Identification: DIRECTOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL
ADVOCATE, NOTARY PUBLIC, ALBERT ELISA MALLYA
SIGNATURE: 
DATE: 1/27/2003



The Occupier (s) 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.

The president may revoke the right for good cause or in public interest

SCHEDULE

and known as Plot No. 89 Block -
Mbezi Industrial in Dar es Salaam City containing
eleven thousand seven hundred seventy nine (11,779) Square metres
metres/square feet /hactares shown for identification only edged red on the plan attached to this
certificate and defined on the registered Survey Plan Numbered 18879 deposited at the Office of
Director for Surveys and mapping at Dar es Salaam.

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

[Signature]
COMMISSIONER FOR LANDS

within named CHEMI AND COTEX INDUSTRIAL LIMITED hereby accept the
terms and conditions contained in the foregoing Certificate of
possession.

WITNESSED with the COMMON SEAL of the said
CHEMI AND COTEX INDUSTRIAL LIMITED and
DELIVERED in the presence of us
this 18th day of Jan. 2003.

Signature:
Postal Address: 89-90 Mbezi Industrial
Area, DDM
Identification: CHAIRMAN
Signature:
Postal Address: 89-90 Mbezi Industrial
Area, DDM
Identification: DIRECTOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF THE ORIGINAL
ALBERT ELISA MALLYA
ADVOCATE, NOTARY PUBLIC & COMMISSIONER FOR OATHS
SIGNATURE:
DATE: 17/1/2003



UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS AND MINING

LAND REGISTRY DAR-ES-SALAAM
MORTGAGE

Filed Document no 96130
 Date of Registration 22-12-03 time 11:30 am
 to NATIONAL BANK OF COMMERCE
LIMITED OF P.O. Box 1863 DAR ES SALAAM
 (To secure an unspecified
 amount) [Signature]
 See also Registrar of Deeds

raja @ cciltz.com
 2018-03-15 13:00 GMT

HEREBY CERTIFY THAT THIS IS A TRUE COPY
 OF THE ORIGINAL
 ALBERT ELISA MALLYA
 ADVOCATE, NOTARY PUBLIC & COMMISSIONER FOR OATHS
 SIGNATURE [Signature]
 DATE: 11/2/2019

Land Form 23A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)


Date of Issue:

Title Number: 58826

Land Office Number: 239320

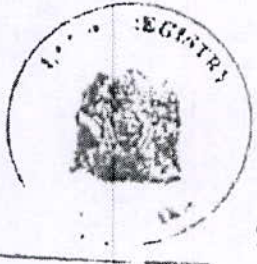
Land: PLOT NO. 2026 AT MBEZI INDUSTRIAL AREA IN DAR ES SALAAM CITY

Term: THIRTY THREE YEARS

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF THE ORIGINAL
ALBERT ELISA MALLYA
ADVOCATE NOTARY PUBLIC & COMMISSIONER FOR OATHS
SIGNATURE: 
DATE: 11/21/2017

Land Form 33

TITLE NO. 58826
REGISTERED 6-12-05
AT 8:30 Am



mmziray
Registrar of Lands

TANZANIA STAMP DUTY ACT
Stamp Duty No. KMC/LD/33719 100/- Paid
Stamp Duty Receipt No. A17/467398
Date 16-9-92
mmziray
Stamp Duty Officer

TANZANIA STAMP DUTY ACT
Stamp Duty No. 49151
Stamp Duty Receipt No. A17/467398
Date 16-9-92
mmziray
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
(Section 9 of the Land Ordinance)

The ^{4th} day of October two thousand and five
TITLE NO. 58826

THIS IS TO CERTIFY that **CHEMI AND COTEX INDUSTRIES LIMITED A limited liability Company incorporated under the companies ordinance (cap. 212) of P.O. Box 347 DAR ES SALAAM** (hereinafter called "the Occupiers") 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 **thirty three** years from the First day of **July one thousand nine hundred and ninety two** according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefore for amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to the thirtieth day of June, 1993 shall thereafter pay rent of shillings **ninety eight thousand five hundred (Tshs. 98,500/-)** only a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by Commissioner for Lands.
2. The Occupier shall:
 - (i) Maintain on the land buildings (hereinafter called "the buildings") of permanent materials designed for use in accordance with the building line (if any) of the **Kinondoni Municipal Council** (hereinafter called "the Authority") and which conform to the building line (if any) decided by the Authority;
 - (ii) At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");
 - (iii) Not erect or commence to erect on the land any building in accordance with building plans and specifications which shall have been first approved by the Authority;
 - (iv) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons...

HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF THE ORIGINAL
Elisa Mallya
ADVOCATE NOTARY PUBLIC
COMMISSIONER FOR LANDS
SIGNATURE: *[Signature]*
DATE: 11/11/2019

AMLA VAS
The Sum of
KWA MALIC
In respect of
KWA FEDHA
S. Cash/Che
SABHI YA MI
Signature
Date: _____

2018-03-15
@GWT
23

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.(i) The Occupier shall not subdivide the land or assign sublet otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner.

To a sub-letting of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or their employee's agents or contractors shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under conditions.

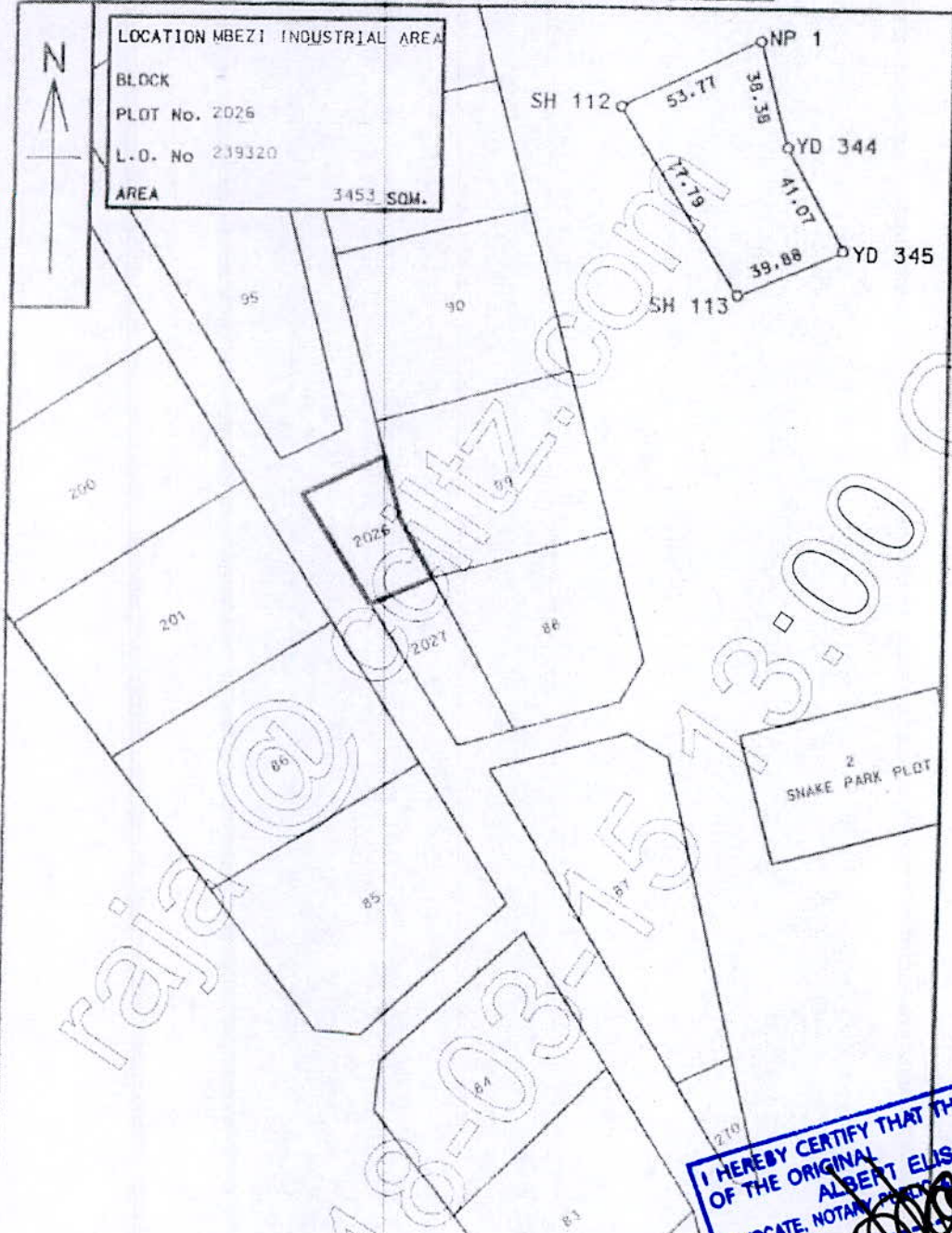
5. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:-

(i) Any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF THE ORIGINAL
ADVOCATE GENERAL & COMMISSIONER FOR BATHING
SIGNATURE: *[Signature]*
DATE: 11/2/2018

DAR ES SALAAM CITY

LOCATION MBEZI INDUSTRIAL AREA
BLOCK
PLOT No. 2026
L.O. No 239320
AREA 3453 SQM.



I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF THE ORIGINAL
ALBERT ELISA MALLIYA
ADVOCATE, NOTARY PUBLIC, COMMISSIONER FOR BATHS
SIGNATURE: *[Signature]*
DATE: 29/11/2005

The plan prepared in accordance with the Land Use Ordinance
is approved for purposes of the Land Use Ordinance.
Director of Surveys and Mapping Date 29/11/2005
Ministry of Lands and Rural Settlements, Dar es Salaam.

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

2018-03-15 13:00
raja @ ccit.com

SCHEDULE

ALL that land known as **Plot No. 2026** at **Mbezi Industrial Area in Dar es Salaam City** containing **three thousand four hundred fifty three (3453) square metres** shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered **31652** deposited at the Office of Commissioner for Surveys and Mapping at Dar es Salaam.


GIVEN under my hand and seal and by Order of the Minister the day and year first above written.


COMMISSIONER FOR LANDS

The within named **CHEMI AND COTEX INDUSTRIES MEMBERS** and conditions contained in the foregoing Certificate of Occupancy and the terms

HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL
ADVOCATE: **ALBERT ELISA MALLYA**
SIGNATURE:  COMMISSIONER FOR LANDS
DATE: **11/7/2015**

TITLE No. 4279
 REGISTERED 24.05.2017
 AT 09:00 AM



[Signature]
 Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs 17,490/= Paid
 on original Receipt No. 12308003
 of 31.08.2016

[Signature]
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs 100/= Paid
 Receipt No. 12308003
 of 31.08.2016

[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
NO.4 OF 1999

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 4279

L.O. No.424300.

File No.SH/27068.

The 22nd day of May Two thousand and seventeen

THIS IS TO CERTIFY that CHEMI & COTEX INDUSTRIES LIMITED of P.O. Box 708 SHINYANGA (hereinafter called "the Occupiers") 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 (99) years** from the first day of July, **Two thousand and Sixteen** 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, 2017 shall thereafter pay rent of shillings **Three Hundred Sixty One Thousand Six Hundred Eighty Five (361,685/=)** only a year in advance on the first day of July in every year of the term with a deduction PROVIDED that the rent may be reviewed 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 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.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL

ALBERT ELISA MALLYA
 ADVOCATE, NOTARY PUBLIC & COMMISSIONER FOR OATHS

SIGNATURE: *[Signature]*
 DATE: 11/2/2019

(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 **SHINYANGA MUNICIPAL COUNCIL** (hereinafter called "**the Authority**").

(iv) Submit to the Authority building 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 **Industrial Purpose Only**, Use Group '**O**' 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 further:-

(i) make and maintain on 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 maintains on the land such ablution facilities and take maintain such hygienic measures as may be required by the said Medical Officer of Health.

(iv) Fence the land with a good quality fencing car parking spaces shall be provided as required by the Authority;

(v) Loading and unloading facilities shall be provided within the boundaries of the land

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 the disposition.

7. President may revoke the right for good cause or in

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF THE ORIGINAL
ALBER ELISA MALLYA
ADVOCATE, NOTARY PUBLIC, COMMISSIONER FOR OATHS
SIGNATURE: 
DATE: 14/2/2023

SHINYANGA MUNICIPALITY

INSERT SHOWING DETAILS OF PLOT

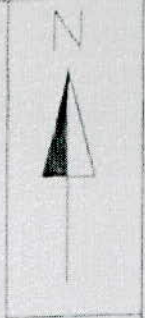
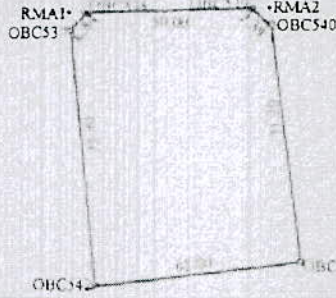
LOCATION... BULUGALILA

BLOCK... "A"

PLOT No... 5

L.O. No... 424300

AREA... 4,759sqm



TO SHINYANGA CENTRE

TO SHINYANGA CENTRE

BLOCK "A"

5

BLOCK "A"

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
OF THE ORIGINAL
ALBERT ELISA MALLYA
ADVOCATE, NOTARY PUBLIC & COMMISSIONER FOR OATHS
SIGNATURE
DATE: 11/7/2016

This Plan prepared in accordance with Registered
Plan No ... 86266... is approved for the purpose of the
Land Registration Ordinance.
Director of Surveys and Mapping Division...

Date... 30/9/2016
Ministry of Lands, Housing and Human Settlement
Development Directorate

Issue of this Plan implies no
warranty or admission of title
by Government.

SCHEDULE


All that land known as Plot No.5 Block "A" ~~Low Density~~ situated at ^{RKS/CO} Bulugalila in Shinyanga Municipality containing Four Thousand Seven Hundred Fifty Nine (4759) Square Metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 86266 deposited at the office of the Director for Surveys and Mapping at Dar es Salaam.

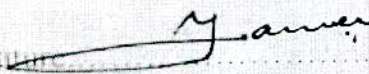
Given under my hand and my official seal the day and year first above written.



Asst COMMISSIONER FOR LANDS

The within named CHEMI & COTEX INDUSTRIES LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said CHEMI & COTEX INDUSTRIES LIMITED and DELIVERED in the presence of us this... day of 2016.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL
ALBERT ELISA MALLYA
ADVOCATE, NOTARY PUBLIC & COMMISSIONER FOR OATHS
SIGNATURE: 
DATE: 1/2/2019

Signature: 
Name: YOBESH M. MANEK
Postal Address: P.O. Box 342
Qualification: DIRECTOR

Signature: 
Name: NANALAL L. CHOHAN
Postal Address: P.O. Box 349
Qualification: DIRECTOR

TANZANIA

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number:


1544-DLR

Land Office Number:

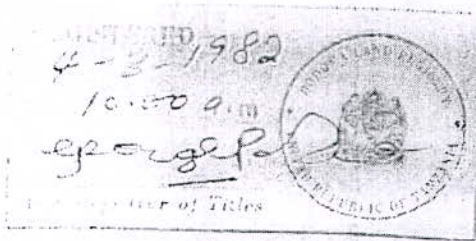
56133

Plot:

PLOT NO.16 C BLOCK 'A' IPOGORO GREAT NORTH ROAD

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
 OF THE ORIGINAL
 ALBERT ELISA MALLYA
 ADVOCATE, NOTARY PUBLIC & COMMISSIONER FOR OATHS
 SIGNATURE: 
 DATE: 11/1/2019

Term: NINETY NINE YEARS



Revenue Receipt No. 7378
of 2-3-82
George M. M. M.
127/7248
Asst. Registrar of Titles

CERTIFICATE OF OCCUPANCY

To
nine hundred and eight two

26th day of February One thousand nine hundred and eighty two
George M. M. M.
Asst. Registrar of Titles

TITLE NO. 1544-DLR

THIS IS TO CERTIFY that RUANA FOODS LIMITED OF P.O. BOX 768, IRINGA a limited liability Company in incorporated in Tanzania and having its registered Office at Iringa (hereinafter called "the Occupier" is 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 January One thousand nine hundred and eighty two according to the true intent and meaning of the Land Ordinance 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, 1983 shall thereafter pay rent of shillings two thousand two hundred ninety two (Shs. 2,298/=) a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 1992, 2002, 2012, 2022, 2032, 2042, 2052, 2062 and 2072 or within three years thereafter in each case.

2. The Occupier shall:-

- (i) Erect 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 Iringa Town Council (hereinafter called "the Authority")
- (ii) By the thirtieth day of June 1982 submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;
- (iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;
- (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirty-first day of December 1984;
- (v) At all times during the term after the thirty-first day of December 1984 have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Land (hereinafter called "the Commissioner").

NOTARY PUBLIC
ALBERT ELISA MALLYA
COMMISSIONER FOR OATHS
1/2/82

- (vi) 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 as hereinbefore provided;
- (vii) 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 Commissioner for Surveys and Mapping.

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 of modification of any condition in the Right.

3. -(1) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary-

to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

- (ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or her employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

5. The Occupier shall further:-

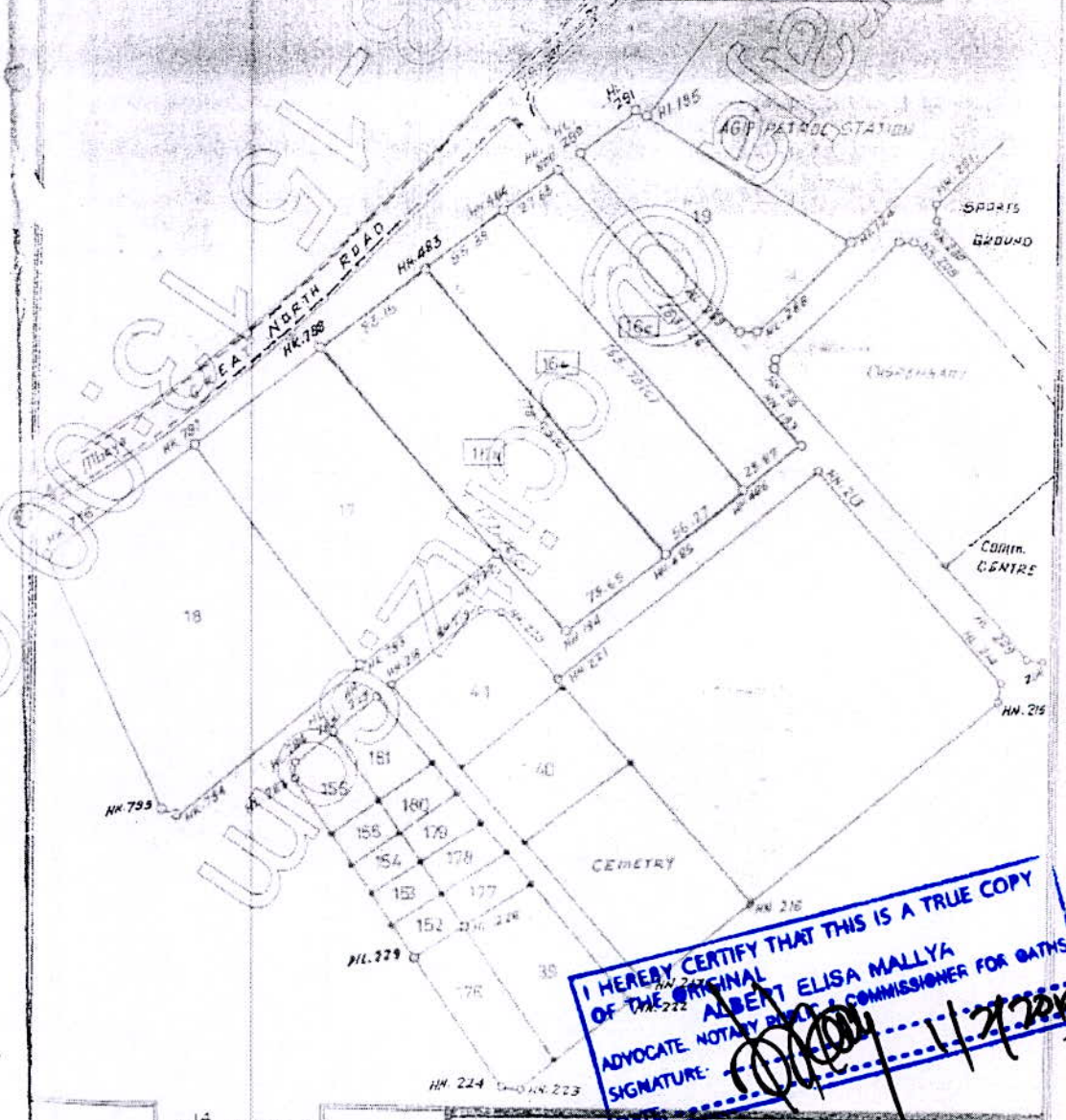
- (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
- (ii) make and keep all the buildings on the land rat-proof and carry out such measures as the medical officer of Health for the Authority may require for this purpose;
- (iii) provide and maintain on the land such sanitation facilities and take and maintain such hygienic measures as may be required by the said medical officer of Health.

6. The Occupier shall pay to the Minister or the Commissioner on his behalf:-

- (i) any further fees or stamp duties which may be payable by the Occupier in connection with the Right;

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
 OF THE ORIGINAL
 ALERT ELISA MALLYA
 ADVOCATE, NOTARY PUBLIC, COMMISSIONER FOR OATHS
 SIGNATURE: *[Signature]*
 DATE: 11/12/2019

LOCATION: GREAT NORTH ROAD
 BLOCK: A - FOGORO
 PLOT NO: 18c
 L.O. No: 56129
 AREA: 1.615 Hectares



I HEREBY CERTIFY THAT THIS IS A TRUE COPY
 OF THE ORIGINAL
 ALBERT ELISA MALLYA
 ADVOCATE, NOTARY PUBLIC, COMMISSIONER FOR OATHS
 SIGNATURE: *[Signature]*
 DATE: 11/7/2022

E¹⁴ 288/17

This plan, prepared in accordance with Registered Plan No. 1927J
 is approved for the purposes of the Land Registration Ordinance
 Director of Surveys and Mapping *[Signature]* Date 18/2/22

The issue of this plan implies no guarantee

- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
- (iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts, or adjoins, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

7. The Land and buildings to be erected thereon shall be used for special Industrial purposes. (Industrial Complex and Technical Services) as defined in use Group 'M' use Class (a) (b) and (c) use Group 'B' use Class (f) and (g) use Group 'F' use Class (a) use Group 'E' use class (i) in the Town and Country Planning (Use Classes) Regulations, 1960.

SCHEDULE

All that land known as Plot No.16 C Block 'A' Igagero Great North Road Iringa Township containing four thousand seven hundred and twenty (4,720) square metres shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 19270 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.

GIVEN under my hand and seal and by Order of the Minister the day and year first above written.

[Signature]
DIRECTOR OF LAND DEVELOPMENT SERVICES

The within named **RUANA FOODS LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy

SEALED with the COMMON SEAL of the said **RUANA FOODS LIMITED** and delivered in the presence of us this 26th day of February 1982.

[Signature]
Signature:
Postal Address: P.O. BOX 748
..... IRINGA
Qualification: DIRECTOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL
ALBERT ELISA MALLYA
ADVOCATE, NOTARY PUBLIC & COMMISSIONER FOR OATHS
SIGNATURE: *[Signature]*
DATE: 11/2/82

Signature: *[Handwritten Signature]* S. L. GAJJAR
 Postal Address: P.O. Box 1658
 Dae-es-Salaam
 Qualification: COMPANY SECRETARY

NOTE
 In this document reference to
 "Company" shall mean the company named in
 the instrument and its successors and assigns
 and "Shareholder" shall mean the person named
 as such in the instrument and his heirs, assigns
 and legal representatives.

LAND REGISTRY, MUMBAI
 TRANSFER
 Document No. 8333-AMB4LR
 Date of Registration 10-3-2008 at 8.00 AM
 EMI AND COTEX INDUSTRIES
 LIMITED OF P.O. BOX 347
 Dae-es-Salaam
 Consideration Rs. 65,000,000/-
 Senior Asst. Registrar Title

I HEREBY CERTIFY THAT THIS IS A TRUE COPY
 OF THE ORIGINAL
 ALBERT ELISA MALLYA
 ADVOCATE, NOTARY PUBLIC & COMMISSIONER FOR OATHS
 SIGNATURE: *[Handwritten Signature]*
 DATE: 11/2/2011