


TITLE No. 11751
 REGISTERED Form 32B
 28-10-98
 8.00 AM
 Assis. Registrar of Titles



L.O. NO: 163419.

LB. NO: MZM/3909.

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

Stamp Duty Shs. 34/3
 and Revenue Receipt No. 683087
 17-10-98
 Assis. Registrar of Titles

The 9th day of OCTOBER 1998 One thousand nine hundred and ninety eight.

TITLE No: 11751

THIS IS TO CERTIFY that AFRILINE GENERAL TRANSPORT LIMITED, a limited liability company incorporated in Tanzania and having its registered office at Mwanza of P.O. Box 2189, MWANZA (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 thirty three years from the first day of July one thousand nine hundred and ninety 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, 1991 shall thereafter pay rent of shillings six hundred and seventy (670/= Shs.) 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 2000, 2010 and 2020 or within three years thereafter in each case.

2. The Occupier shall:-

(1) 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 Mwanza Municipal Council (hereinafter called "the Authority")

By the thirtyfirst day of December, 1990 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 as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (1) above which said plans and specifications shall be submitted in triplicate;

TANGANYIKA
 STAMP DUTY PAID ON
 ORIGINAL SHS 20/-
 RECEIPT NO. 683087/17-10-98
 Assis. Registrar of Titles

Certified True Copy of the Original
 Date: 21/10/2000
 HERIE EMMANUEL
 Advocate, Notary Public &
 Commissioner for Oaths

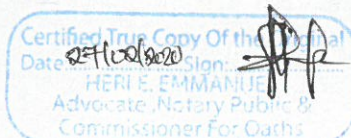
- (iii) Within six months from the date of notification by the Authority of approval of the plans and specification referred to in subparagraph (ii) above begin building on the land in accordance with such plans and specifications;
- (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirtieth day of June, 1994;
- (v) At all times during the term after the thirtieth day of June, 1994 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");
- (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 Occupiers' expenses as assessed by the Director of 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 occupiers 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 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;

(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, agents or contractors shall be deemed a dealing with the land or buildings.

4. The Commissioner shall have an absolute discretion to give or withhold consent under condition 3. 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:-

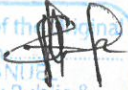
- (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
- (ii) make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purposes;
- (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 a good quality fencing; Car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.

6. 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 improvement thereof. This condition does not oblige the Government to make or improve such roads.

7. The land and buildings to be erected thereon shall be used for service industry; Use Group 'M' use class (b) as defined in the Town and Country Planning (Use classes) Regulations, 1960.

8. The President may revoke the Right for good cause and in the public interest.

Certified True Copy Of the
Date: 27/02/2020 Sign: 
HERÉD EMMANUEL
Advocate, Notary Public &
Commissioner For Oaths

MWANZA LAND REGISTRY
TRANSFER
 Filed Document No. 13403
 Date of Registration 18.5.07 11:30 A
 To ALLIED MINING SERVICES
LTD of P.O. Box 2260, Mwanza
Cons. SHs. 20,000,000/-
 Done M. Mwanza
 Registrar of Titles

SCHEDULE

Plot No. 108 Block 'F' Nyakato Service Industry - Mwanza Municipality containing two thousand seven hundred and ten (2710) square metres shown for identification only edged red on the plan attached to this certificate and defined on the registered survey plan numbered 30956 deposited at the office of the Director of 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]
COMMISSIONER FOR LANDS

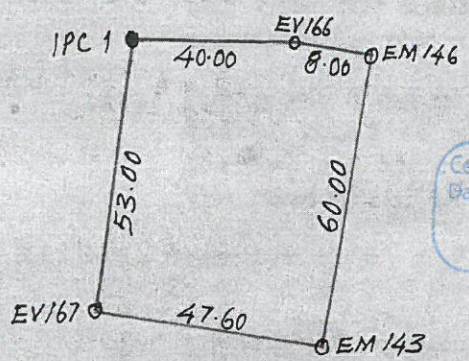
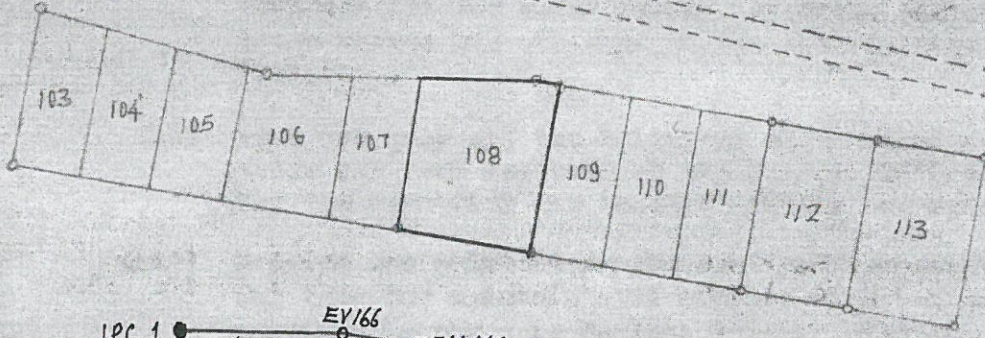
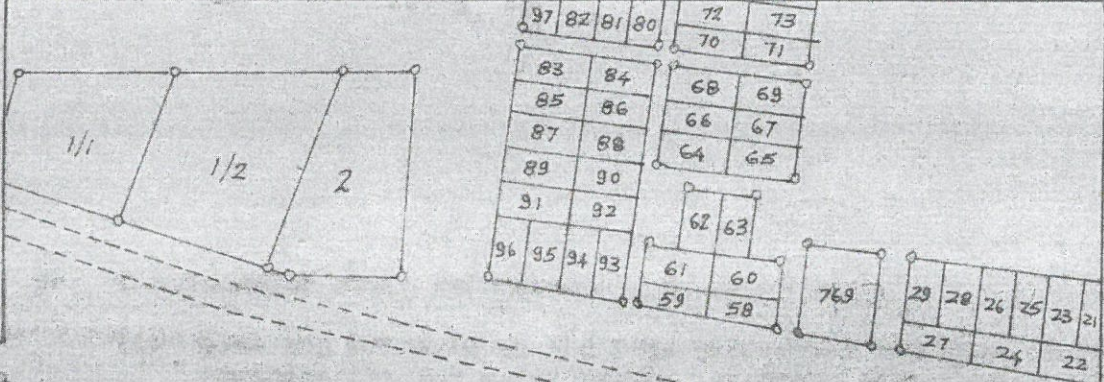
The within named APRILINE GENERAL TRANSPORT LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with a COMMON SEAL of the)
 said APRILINE GENERAL TRANSPORT)
 LIMITED and DELIVERED in the)
 presence of us this 13th day)
 of August 1998.)

Witness:)
[Signature])
 Signature:.....)
 Postal Address: P.O. Box 2183)
 Mwanza)
 Qualification: DIRECTOR)
[Signature])
 Signature:.....)
 Postal Address: P.O. Box 2189)
 Mwanza)
 Qualification: DIRECTOR)

Certified True Copy of the
 Date: 27/02/200
 HENRI E. EMMANUEL
 Advocate, Notary Public &
 Commissioner For Oaths

MWANZA MUNICIPALITY



Certified True Copy Of the
 Date: 07/12/2020
 Sign: *[Signature]*
 HERI E. EMMANUEL
 Advocate, Notary Public &
 Commissioner For Oaths

LOCATION SERVICE INDUSTRY NYAKATO
 BLOCK..... F
 PLOT NO..... 108
 LO NO..... 163419
 AREA..... 2710 SQM

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

This plan, prepared in accordance with the provisions of the Land Registration Act, No. 30956, is approved for the purposes of the Land Registration in accordance with the provisions of the Land Registration Act, No. 30956, by the Director of Surveys and Mapping, Date 12/8/98
 Ministry of Lands, Housing and Urban Development, Dar es Salaam.

JAMHURI YA MUUNGANO WA TANZANIA
THE UNITED REPUBLIC OF TANZANIA
STAKABADHI YA SERIKALI
EXCHEQUER RECEIPT

27341799 1

NIMEPOKEA KWA
Received from

IMMA ADVOCATES



KIASI
Amount

Shs.		Cts.
100500		

JUMLA YA SHILINGI (Kwa maneno)
The Sum of Shillings (Words)

One Hundred Thousand Five Hundred

Only

NA SENTI
And Cents

KWA MALIPO YA
In respect of

Registration fee CNO 11751

KWA FEDHA TASLIMU/HUNDI NAMBA
By Cash/Cheque No.

ANZI TITLE

KITUO—Station

SAHIHI YA MPOKEAJI—Receiving Officer's
Signature

Signature: [Handwritten Signature] AND U... ELOR...
P.O. BOX 1111
MWANZA

Mwanza

Govt. Press, Dar.

Certified True Copy Of Original
Date: 27/02/2008
Signature: [Handwritten Signature]
HERIE EMMANUEL
Advocate, Notary Public &
Commissioner For Oaths

2011-10-23

JAMHURI YA MUUNGANO WA TANZANIA
THE UNITED REPUBLIC OF TANZANIA
STAKABADHI YA SERIKALI
EXCHEQUER RECEIPT

28109202 1

NIMEPOKEA KWA
Received from

ALLES MUMBA SERVICES



KIASI
Amount

Shs.		Cts.
207000		

JUMLA YA SHILINGI (Kwa maneno)
The Sum of Shillings (Words)

Two Hundred Seven Thousand

Only

NA SENTI
And Cents

KWA MALIPO YA
In respect of

Stamp duty Application & Notification of

KWA FEDHA TASLIMU/HUNDI NAMBA
By Cash/Cheque No.

KITUO—Station

NO 108 F

SAHIHI YA MPOKEAJI—Receiving Officer's
Signature

Signature: [Handwritten Signature] Title: [Handwritten Title]

Stamp: [Handwritten Stamp]

MUMBA SERVICES INC

Govt. Press, Dar.