

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

Telegram: "ARDHI
Tel: 022 2121241- 9
(Head Office)
Tel: 028 2502012 (Mwanza)
Telephone: 2502012



Land Registry Office,
Lake Zone,
P.O. Box 1101,
Mwanza.

In reply please quote:

Ref: No. LR/MZ/T/69282/1/1

Date: 09.01.2019

Sir/Gentlemen/Madam,

Re: **THE LAND REGISTRATION ACT (CAP. 334)**

APPL. FOR LEASE-HOLD TITLE

I acknowledge receipt of your letter (form) No. LR66 dated on 10.12.2018 And enclosures thereto.

I return herewith the above mentioned documents registration having been affected under Filed Document No. 52293 on 10.12.2018

Please acknowledge receipt of the enclosures thereto.

I have the honour to be,
Sir/Gentlemen/Madam,
Your obedient servant,


For: **PRINCIPAL ASSISTANT REGISTRAR OF TITLES**

Enclosures: CT. No. 69282/1

To: AZALEA FISHERIES LIMITED,
BOX 261,
MWANZA.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 16-4-2018

Title Number: 69282

Land Office Number: 627800

Land: PLOT NO. 2 BLOCK "C" ILEMELA SERVICE INDUSTRIAL ESTATE ILEMELA MUNICIPALITY

Term: NINETY NINE (99) YEARS

CERTIFIED TRUE COPY
Mwunzo
Asst. Registrar of Titles
Date: 24th December, 2018

1998
[Handwritten signature]

Land Form No. 22.
TANZANIA
19-12-2015
99,00516321
[Handwritten signature]

CERTIFIED TRUE COPY
[Handwritten signature]
Asst. Registrar
Date: **24th December, 2018**

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. **69282** *[Handwritten]* R Mwanza
L.O. No. 624800
L.D. No. IMC/L/9941

The **11th** day of **April** **Two thousand and eighteen**

THIS IS TO CERTIFY that **TANZANIA INVESTMENT CENTRE**, established under the Act No. 26 of 1997 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** years from the first day of **January, 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 thereunder 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 thirtieth day of June, **2018**; shall hereafter pay rent of shillings **one million fifty three thousand seven hundred eighty (Tshs. 1,053,780/=)** only a year in advance on the first day of July in each 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.

INSE

- (iv) Buildings to be in permanent materials.
- (v) Building plans to be submitted to the **Hemela Municipal Council** within six months from the commencement of the Right.
- (vi) Building construction to begin within six months after approval of the plans.
- (vii) Buildings to be completed within thirty six months from the day of commencement of the Right.

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 measurements as 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 and unloading facilities shall be provided with the boundaries of the land

USER. The land and the building to be erected thereon shall be used for Service industry purposes only. Use Group 'N' use classes (a) and (b), Use Group 'O' use class (a) and Use Group 'G' use class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.

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.

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

CERTIFIED TRUE COPY

[Signature]

Asst. Registrar of Titles

Date 24th December 2001

[Handwritten mark]

ILEMELA MUNICIPALITY



INSET SHOWING DETAIL OF THE PLOT

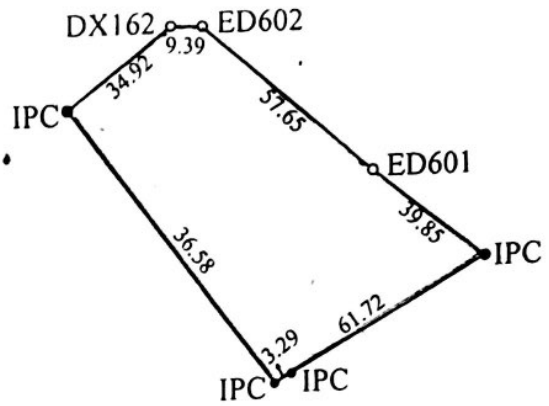
LOCATION.....ILEMELA SERVICE INDUSTRY

BLOCK NO:.....C.....

PLOT NO:.....2.....

L.O.NO:.....624800.....

AREA.....5018.....SQ.M



CERTIFIED TRUE COPY
[Signature]
Asst. Registrar
Date 24th December, 2018



This plan prepared in accordance with Registered Plan No.....19244.....is approved for the purpose of the Land Registration Ordinance.

[Signature]
.....
For Director of Surveys and Mapping.
Date 16/02/2018

SGHEDULE

ALL that Land known as Plot No. 2 Block 'C' situated at Hemela Service Industrial in Hemela Municipality containing five thousand eighteen (5018 Sqm) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 19244 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.

[Handwritten Signature]
ASS. COMMISSIONER FOR LANDS

We, the within named TANZANIA INVESTMENT CENTRE hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said
TANZANIA INVESTMENT CENTRE and DELIVERED
in the presence of us this 23 day of March 2018

Name: Geoffrey Idelphonse Mwarubi
Signature: *[Handwritten Signature]*
Postal Address: 938 DSM
Qualification: Executive Director

Name: ALEXANDER MUNTANI
Signature: *[Handwritten Signature]*
Postal Address: P.O. Box 938 DSM
Qualification: ACTING SEAL OFFICER MANAGER



CERTIFIED TRUE COPY
[Handwritten Signature]
Asst. Registrar of Titles

LEASE

Lease No. 52283

Date of Lease 10.12.18 and 11.23/18

TO AZALEA FISHERIES LIMITED OF P.O. BOX 261, MWANZA. For a term of Ninety (90) years commencing on the 1st day of April, 2018 and expiring on the 31st day of March 2116. Separate Title number 69282/1 issued

[Signature]

CERTIFIED TRUE COPY
Asst. Registrar of Titles
Date 24th December, 2018

[Signature]

Stamp Duty Shs. 500/- Paid
and Revenue Receipt No. 99009635549
of 05.12.2018
Asst. Registrar of Titles

[Signature]

TANGANYIKA
STAMP DUTY PAID
ORIGINAL Shs. 1000/-
99009635549 05.12.18
Asst. Registrar of Titles

[Signature]