

TANGANYIKA

The Land Registration Ordinance (Cap. 334 of the Laws)



LEASEHOLD TITLE  
CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY

Lease AGREEMENT DATED  
This is to certify that the annexed Certificate of Occupancy dated

the 8th day of May 2017

is registered in the Land Registry under Title No. 160371 MG

Copies of the subsisting entries in the register are within

Dated the 12th day of June 2017

*Muhammad Mohamed*  
ASST. Registrar of Title

TARAGWA MICHAEL NYANGANYI, (ADVOCATE)  
Certified true copy of the Original  
Signature: *Michael Nyanganyi*  
Date: 13th of June

Title No. 160371/1 MG	Description of registered land
	All that land known as Plot No. 30 Industrial Area in Kibaha Township containing One decimal Point Zero Five Seven (1.057) Hectares shown for identification only, edged red on the plan attached to this Lease Agreement registered under the filed document number 906 annexed hereto and defined on the registered survey plan numbered 22397 deposited at the Office of Director for Survey and Mapping at Dar es Salaam.

THE UNITED REPUBLIC OF TANZANIA  
THE LAND REGISTRATION ACT (CAP 334)  
APPLICATION FOR LEASEHOLD TITLE  
(Land Registry- Morogoro)

C.T. No: 160371 MG  
L.O. No: 694395  
KTC/LD/PT/MP/A/53446

We, TANZANIA INVESTMENT CENTRE of P.O. Box 938 DAR ES SALAAM (Landlords) on the one part, and HANS LOGISTICS LIMITED of P.O Box 14689 DAR ES SALAAM (Tenants) on the other part, have entered into Lease Agreement in respect of Plot No. 30 situated at Industrial Area in Kibaha District. Pursuant to that, we hereby SUBMIT the Lease Agreement for registration and APPLY for a LEASEHOLD TITLE to the said Company, in respect of the said Land which is registered under the above Certificate of Title.

SEALED with the COMMON SEAL of the said TANZANIA )  
INVESTMENT CENTRE and DELIVERED in the presence of )  
us this.....8th day of .....MAY.....2017)

TARAGWA MICHAEL NYANGANYI, (ADVOCATE)  
Certified true copy of the Original  
Signature: [Signature]  
Date: 13/05/2017



Name: CLIFFORD IC. TANDARI  
Signature: [Signature]  
Postal Address: P.O. Box 938 DSM  
Qualification: AGTINA EXECUTIVE DIRECTOR

Name: ALEXANDER MNTANI  
Signature: [Signature]  
Postal Address: P.O. Box 938 DSM  
Qualification: SENIOR LEGAL OFFICER

SEALED with the COMMON SEAL of the Said HANS )

LOGISTICS LIMITED and DELIVERED in the presence of )

us this 5<sup>th</sup> day of MAY .....2017)

Name: HONGYIN HAN .....

Signature: [Handwritten Signature] .....

Postal Address: P. O. BOX 14868 DSM .....

Qualification: MD .....

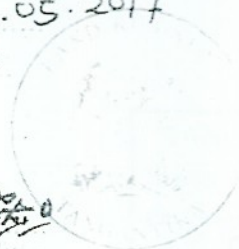
Name: ZHU LAI WEN .....

Signature: [Handwritten Signature] .....

Postal Address: P. O. BOX 14868 DSM .....

Qualification: DIRECTOR .....

TARAGWA MICHAEL NYANGANYI, (ADVOCATE)  
Certified true copy of the Original  
Signature: [Handwritten Signature]  
Date: 13/05/2017

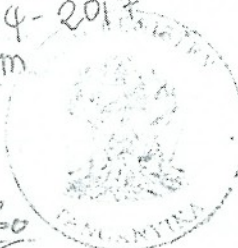
REGISTERED DOCUMENT No. 907  
REGISTERED ON 17.05.2017  
1:00 pm  
  
*[Signature]*  
Registrar of Documents

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. 1500/= Paid  
On Original Receipt No. 15199363  
of 17-05-2017  
*[Signature]*  
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. 500/= Paid  
Receipt No. 15199363  
of 17-05-2017  
*[Signature]*  
Stamp Duty Officer

TARAGWA MICHAEL NYANGANYI, (ADVOCATE)  
Certified true copy of the Original  
Signature: *[Signature]*  
Date: 13/05/2017

TITLE: 160371 MG  
 REGISTRATION: 20-04-2017  
 AT: 9:50 AM



Registrar of Titles

Land Form No. 22  
 TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 63259/2  
 On Original Receipt Shs. 14263612  
 of 09-01-2017

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TARAGWA MICHAEL NYANGANYI, (ADVOCATE)  
 Certified true copy of the Original  
 Signature: [Signature]  
 Date: [Date]

Title No.: 160371 MG  
 L.O.No.694395  
 KTC/LD/PT/MP/A/53446

The 19<sup>th</sup> day of April Two thousand and Seventeen.

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTRE established under 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 Schedule hereto (hereinafter called "the Land") for a term of **Ninety nine** years from the first day of **January, Two thousand and seventeen** 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 therefor or amendment thereof and to the following special conditions:-

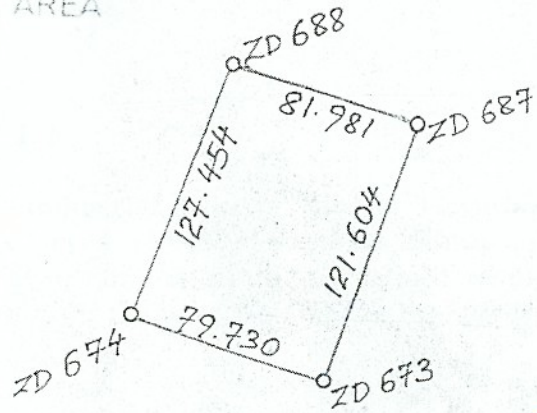
1. The Occupier having paid rent up to the thirtieth day of June, 2017, shall thereafter pay rent of shillings **Six hundred thirty three thousand five hundred ninety one (633,591/=)** only a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent 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.

TARAGWA MICHAEL NYANGANYI, (ADVOCATE)  
Certified true copy of the Original  
Signature: *Taragwa Michael Nyanganyi*  
Date: *13/07/2019*

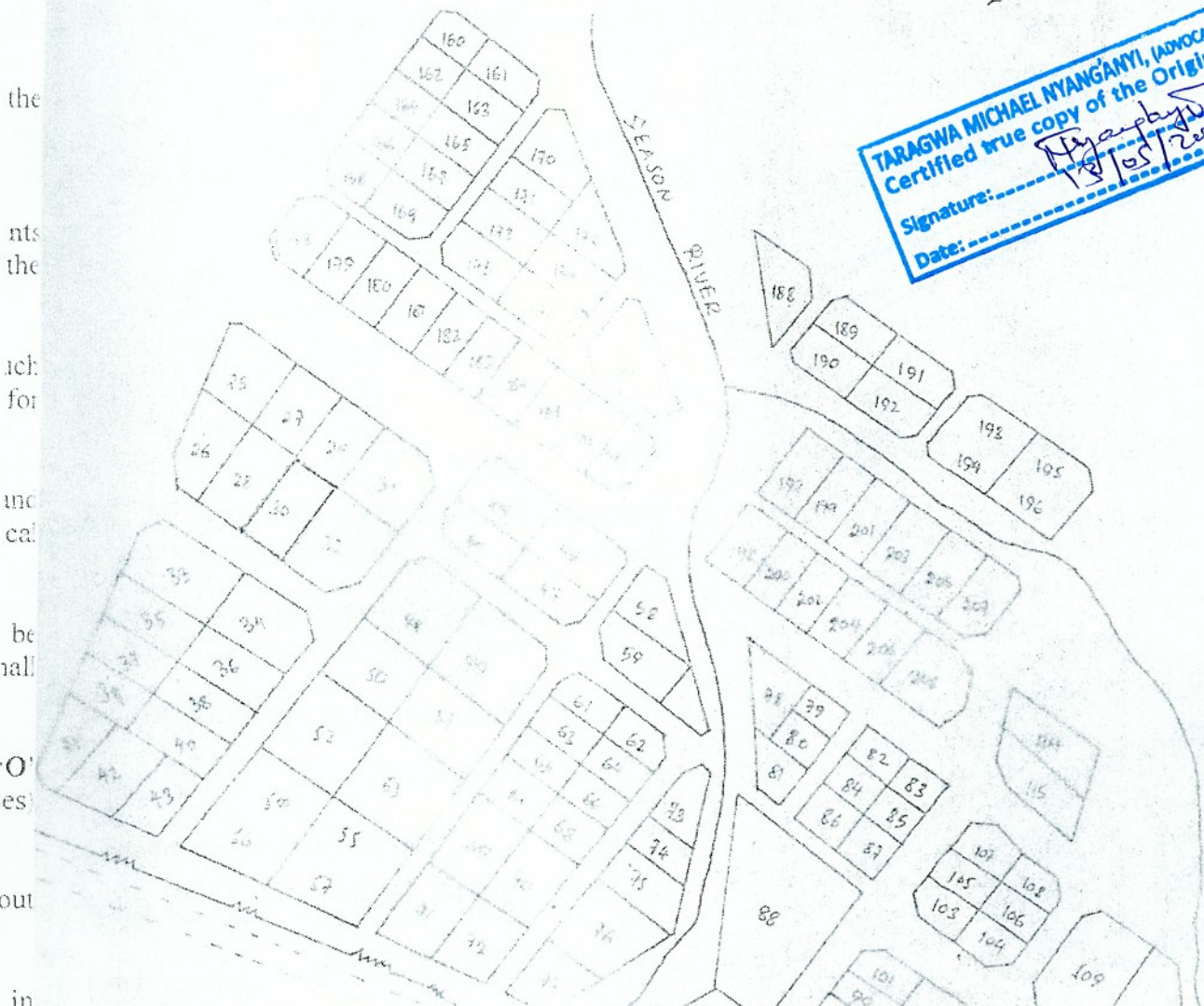
- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
  - (iii) Building to be in permanent materials.
  - (iv) Submit building plans to the **Kibaha Town Council** within six months from the date of the commencement of the Right.
  - (v) Building construction to begin within six months after approval of plans.
  - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.
3. The Occupier shall further
- (i) Make and maintain of 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 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 within the boundaries of the land.
4. **USER:** The land shall be used for **General Industrial** purposes only, Use Group 'O' Use class (a) as defined in the Town and Country Planning (Use Classes Regulations, 1960 as amended in 1993.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
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 all premia, taxes and dues prescribed in connection with the disposition.
7. The President may revoke the right for good cause or in public interest.

# KIBANA TOWNSHIP

LOCATION INDUSTRIAL AREA  
 BLOCK  
 PLOT No 30  
 L.O. No 694395  
 AREA 1.0057 Ha



**TARAGWA MICHAEL NYANGANYI, (ADVOCATE)**  
 Certified true copy of the Original  
 Signature: *[Signature]*  
 Date: 15/02/2017



This plan, prepared in accordance with Registered Plan No  
**22397**  
 is approved for purposes of the Land Registration Ordinance  
 by the Director of Surveys and Mapping, Ministry of Lands, Housing and Human Settlements  
 Date: 15/02/2017

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

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SCHEDULE

ALL that land known as Plot No.30 situated at Industrial Area in Kibaha Township containing One decimal point zero zero five seven (1.0057) Hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered 22397 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

TARAGWA MICHAEL NYANGANYI, (ADVOCATE)  
Certified true copy of the Original  
Signature: *[Signature]*  
Date: 13/02/2017

*[Handwritten initials]*

ASSISTANT 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 20<sup>th</sup> day of FEBRUARY 2017 )

Signature: *[Signature]* )

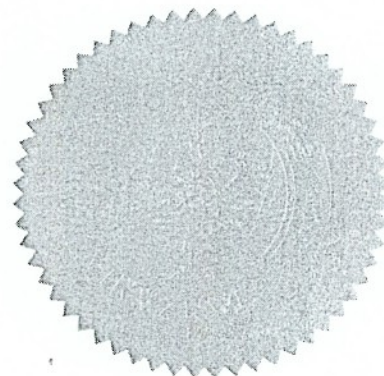
Postal Address: P.O. Box 988 DSH )

Qualification: ACTING EXECUTIVE DIRECTOR )

Signature: *[Signature]* )

Postal Address: P.O. Box 988 DSH )

Qualification: SENIOR LEGAL OFFICER )



LAND REGISTRY MOROGORO  
LEASE

Filed Document No. 906  
Date of Registration 17.05.2017 time: 1:00 PM  
To: HANS LOGISTICS LIMITED of  
P.O. Box 14689 DAR ES SALAAM. for  
a term of 98 years from 1st April  
2017  
Senior Asst. Registrar of Titles  
Issued

TARAGWA MICHAEL NYANGANYI, (ADVOCATE)  
Certified true copy of the Original  
Signature: *Michael Nyanganyi*  
Date: *17/05/2017*