

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



Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 128582

LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 07 Feb, 2014

SHAFIK BADRUDIN MERALI
P.O Box 800
MWANZA
Sir Gentlemen Madam,

RE: TITLE NO: 128582 LAND OFFICE NO: 438200
PLOT NO. 1 BLOCK J AT MISUGUSUGU MIOMBONI

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

[Signature]
Asst. REGISTRAR OF LANDS

Copy to Commissioner for Lands
Your L.D. No. 113120 refers

Certified True Copy of the Original
ASHIRU HUSSEIN LUGWISA, Advocate
Notary Public & Commissioner for Oaths
Sign: *[Signature]* Date: 17.06.2021

Date of Issue:
Title Number: 128582
Land Office Number: 438200
Land: PLOT NO. 1 BLOCK 'J' AT MISUGUSUGU, MIOMBONI IN KIBAHA TOWNSHIP
Term: SIXTY SIX (66) YEARS

TITLE NO. 128582
REGISTERED 20-01-2014
AT 01:00 PM



Land Form No. 22

[Signature]
Asst. Registrar

TANZANIA STAMP DUTY ACT
Stamp Duty 100/= Paid
Receipt No. 50098028
of 29-06-2013
[Signature]
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

TANZANIA LAND ACT
Stamp 21200/=
of 29-06-2013
Receipt No. 50098028
[Signature]

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: 128582
L.O.No. 438200.
KTC/LD/PT/5952/2.

The _____ day of _____ Two thousand and thirteen.

THIS IS TO CERTIFY that **SHAFIK BADRUDIN MERALI** of P.O. Box 800, MWANZA (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 **sixty six** years from the first day of **April, Two thousand and thirteen** 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, 2014³ shall thereafter *EAK/LO* pay rent of shillings **two hundred thirteen thousand (213,000/=)** 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.

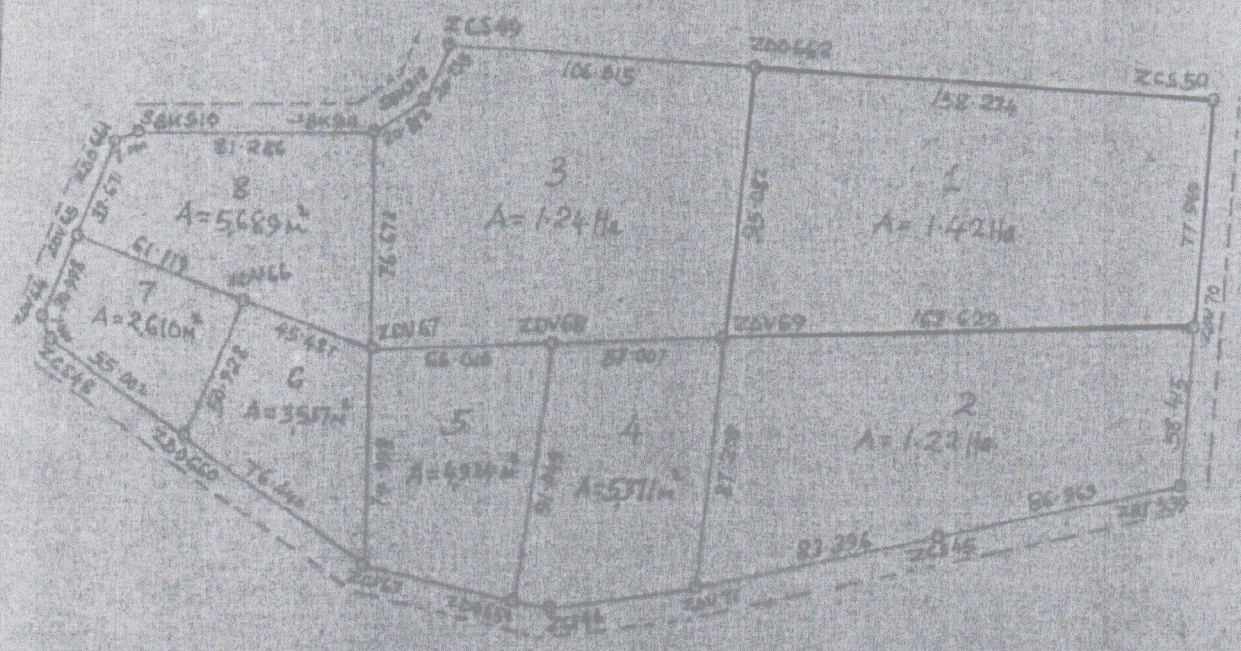
- (i) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
- (ii) Building to be in permanent materials.
- (iv) Submit building 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. **USER:** The land shall be used **Residential/Urban Farming** purposes only. Use Group **'R'** Use class **(c)** 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 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.
- 6. The President may revoke the right for good cause or in public interest.

KIBAHA TOWNSHIP



Location MISUGUSUGU MIOMBONI
 Block J
 Plot No. 1
 L.O. No. 438200
 Area 1.42 Ha



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

This plan prepared in accordance with Registered Plan No
69775
 Date 31/07/2003
 Department of Lands, Housing and Human Settlements
 Development, Dar es Salaam

SCHEDULE

ALL that land known as Plot No. 1 Block 'J' situated at ^{Miomboni} Misugusugu in Kibaha Township containing **one decimal point four two (1.42)** Hectares shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered **69775** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

EAKI

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

Certified True Copy of the Original
ASHIRU HUSSEIN LUGWISA, Advocate
Notary Public & Commissioner for Oaths
Date: 17/08/2013

[Signature]

BY ASSISTANT COMMISSIONER FOR LANDS

I, the within named **SHAFIK BADRUDIN MERALI** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said)
SHAFIK BADRUDIN MERALI who is)
known to me personally/identified to me)
by.....)

[Signature]

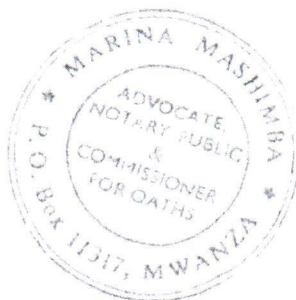
the latter being known to me personally in)
my presence this 05 day of AUGUST)
..... 2013.)

Witness's)
Signature:.....)

Postal Address: Box 11317)

MWANZA)

Qualification: ADVOCATE)



LAND REGISTRY DAR - ES - SALAA'
TRANSFER

Filed Document No. 211550

Date of Registration 6.04.2024 time 1:03 PM

To BLUE LINE INDUSTRIES LIMITED

of P.O. Box 22717 DAR ES SALAAM

(Total Conc. of Fsh. 42,500,000/=)

(Signature)

Senior Asst. Registrar

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

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 128732

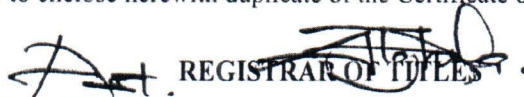


LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 13 Feb, 2014

SHAFIK BADRUDIN MERALI
P.O Box 800
MWANZA
Sir/Gentlemen/Madam,

RE: TITLE NO: 128732 LAND OFFICE NO: 438202
PLOT NO. 3 BLOCK J AT MISUGUSUGU MIOMBONI

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.


REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 315425 refers

True Copy of the Original
in the name of SHAFIK BADRUDIN MERALI
Commissioner for Oaths
17.06.2021


Date of Issue:


Title Number: 128732

Land Office Number: 438202


Land: PLOT NO. 3 BLOCK 'J' AT MISUGUSUGU, MIOMBONI IN KIBAHA TOWNSHIP

EAK/HO


OFFICE NO. 128732
 REGISTERED 20-01-2014
 AT 01:00PM

 Registrar of Titles



Land Form No. 22

TANZANIA STAMP DUTY ACT
 Stamp Duty 100/= Paid
 Receipt No. 50098028
29-06-2013

 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANZANIA STAMP DUTY ACT
 Stamp Duty 18500/= Paid
 Receipt No. 50098028
29-06-2013

 Stamp Duty Officer

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 128732
 L.O.No. 438202
 KTC/LD/PT/5954/2.

Certified True Copy of the Original
 ASHIRU MUISSENYI LUGWISA Advocate
 Notary Public & Commissioner for Oaths
 Date: 17.06.2013
 SN

day of December Two thousand and thirteen.

THIS IS TO CERTIFY that **SHAFIK BADRUDIN MERALI** of P.O. Box 800, MWANZA (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 **sixty six** years from the first day of **April, Two thousand and thirteen** 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, **2014**, shall thereafter pay rent of shillings **one hundred eighty six thousand (186,000/=)** 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) 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. **USER:** The land shall be used **Urban Farming** purposes only, Use Group '**R**' Use class (c) 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 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.
6. The President may revoke the right for good cause or in public interest.

KIBAHA TOWNSHIP



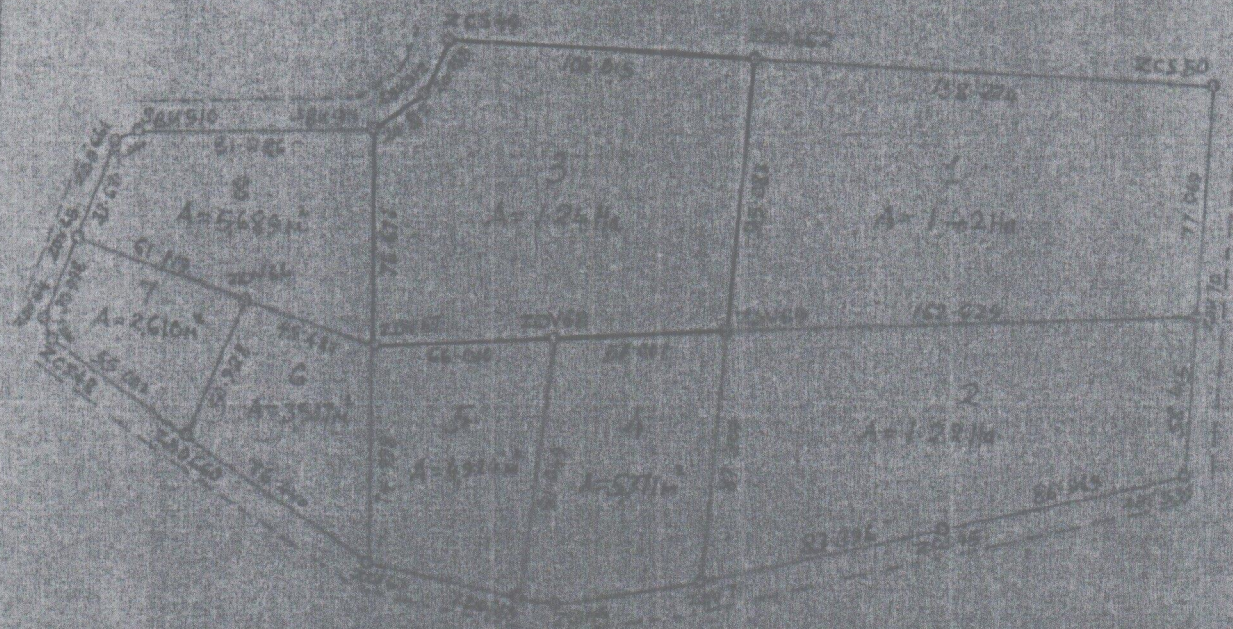
Location MISUGUSUGU MIOMBONI

Block J

Plot No 3

L.O. No 438202

Area 1.24 Ha



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

This plan prepared in accordance with Registered Plan No 69775
in accordance with the National Registration Ordinance
dated 1963 and amended by *Act No. 12* Date 31/07/2013
Ministry of Lands, Housing and Human Settlements
Development Division, Dar-es-Salaam

SCHEDULE

Miombozi

FAK1

ALL that land known as Plot No.3 Block 'J' situated at Misugusugu in Kibaha Township containing one decimal point two four (1.24) Hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered 69775 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

[Signature]

ASSISTANT COMMISSIONER FOR LANDS

I, the within named SHAFIK BADRUDIN MERALI hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said SHAFIK BADRUDIN MERALI who is known to me personally/identified to me by.....

the latter being known to me personally in my presence this 05 day of AUGUST 2013.

Witness's Signature: *[Signature]*

Postal Address: BOX 11317

MWANZA

Qualification: ADVOCATE



LAND REGISTRY DAR-ES-SALAAM
TRANSFER

Filed Document No. 211554

Date of registration 06-4-2021 time 1:04 PM

TO BLUE LINE INDUSTRIES LIMITED OF

P.O. BOX 22717, DAR ES SALAAM.

(in Cons. of Tshs. 42,500,000/=)

Ravi

Senior Asst. Registrar of Titles