

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telephone No 2502318

OFFICE OF REGISTRAR OF TITLES,
ZONAL LAND REGISTRY,
P.O. BOX 2984
MBEYA

Ref. No. LR/MBYT/7482-MB/CLP June 2015

REGISTERED POST:

RE: THE LAND REGISTRATION ORDINANCE (CAP. 324)
TRANSFER OF TITLE
C-NO 7482-MB/CLP

I have the honour to refer to your letter No. 26/55/169 dated 19-6-2017 with enclosures herein.

I forward herewith Title No. 7482-MB/CLP to above mentioned deed having been registered on 2-6-2017 under FD No. 26378-MB/CLP

Please acknowledge receipt of the enclosures hereto of the enclosures hereto.

I have the honour to be Sir,
Your Obedient Servant

PRINCIPAL ASSISTANT REGISTRAR OF TITLES.

Enclosures: Copy of sales Agreements
C-NO 7482-MB/CLP

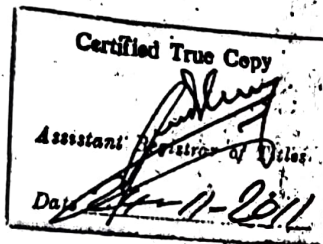
To: MIDGEN Africa Ltd
P. O. Box 345
Sumbawanga.

C.C:

TANZANIA

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)



Date of Issue:

Title Number: 7482-MB4LR

Land Office Number: 97620

Land: Plot. No. 51, Block 'H', High Density, Mazwi Area,
Sumbawanga Township.

Term: Thirty-three years.

TITLE NO. 145-...
REGISTERED 9-8-1994
10:30 A.M.
Form 32B



M. M. M. M.
Asst. Registrar of Titles

L.O. NO. 97620

ARR/S/GRANTYIA STAMP DUTY
Stamp Duty Shs. 990 =
and Revenue Receipt No. 0213518
of 23.1.1995 issued.
M. M. M. M.
Stamp Duty Officer

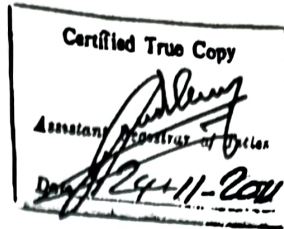
Certified True Copy
of
Assessment of Titles
No. 24-11-2011

One thousand nine hundred ninety four

TITLE NO 7482-MB4LR

THIS IS TO CERTIFY that THE TANZANIA RAILWAYS CO-CORPORATION a Body Corporate established under the provisions of Tanzania Railways Corporation Act. No.11 of 1977 of P.O.BOX 468, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the schedule here-to (hereinafter called "the Land") for a term of thirty three years from the first day of October One thousand nine hundred and ninety four according to the true intent and meaning of the Land Ordinance and subject to the provision thereof and to any regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to any following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June 1995, shall thereafter pay rent of Nineteen thousand three hundred and forty (Shs. 19340/=) 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 2004, 2014 and 2024 or within three years thereafter in each case.
2. The Occupier shall:-
 - (i) Maintain on the land buildings (hereinafter called "the building") 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 Sumbawanga Town Council (hereinafter called "the Authority").
 - (ii) At all times during the term of the Right have 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 except 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 will have to be re-established at any time at the Occupier's expenses as assessed by the Commissioner for Surveys and Mapping.

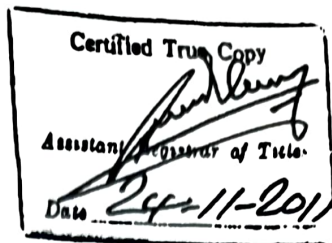
Approval of plans of any building by the Authority shall not be a condition that the construction of such a building will satisfy the Occupier's obligation under the conditions of the Right and shall not be a condition for waiver or modification of any condition in the Right.

- (i) The Occupier shall not subdivide the land 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 sub-letting of the whole of the land or of the whole or 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 her employees or agents or contractors or members of the household shall be deemed a dealing with the land or buildings.

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

The Occupier shall further:-

- (i) 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) Keep all the buildings on the land ratproof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose;
- (iii) 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.



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.

USER:

The land and the building erected thereon shall be used for INDUSTRIAL purposes only. Use Group M:2, Use Class (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

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

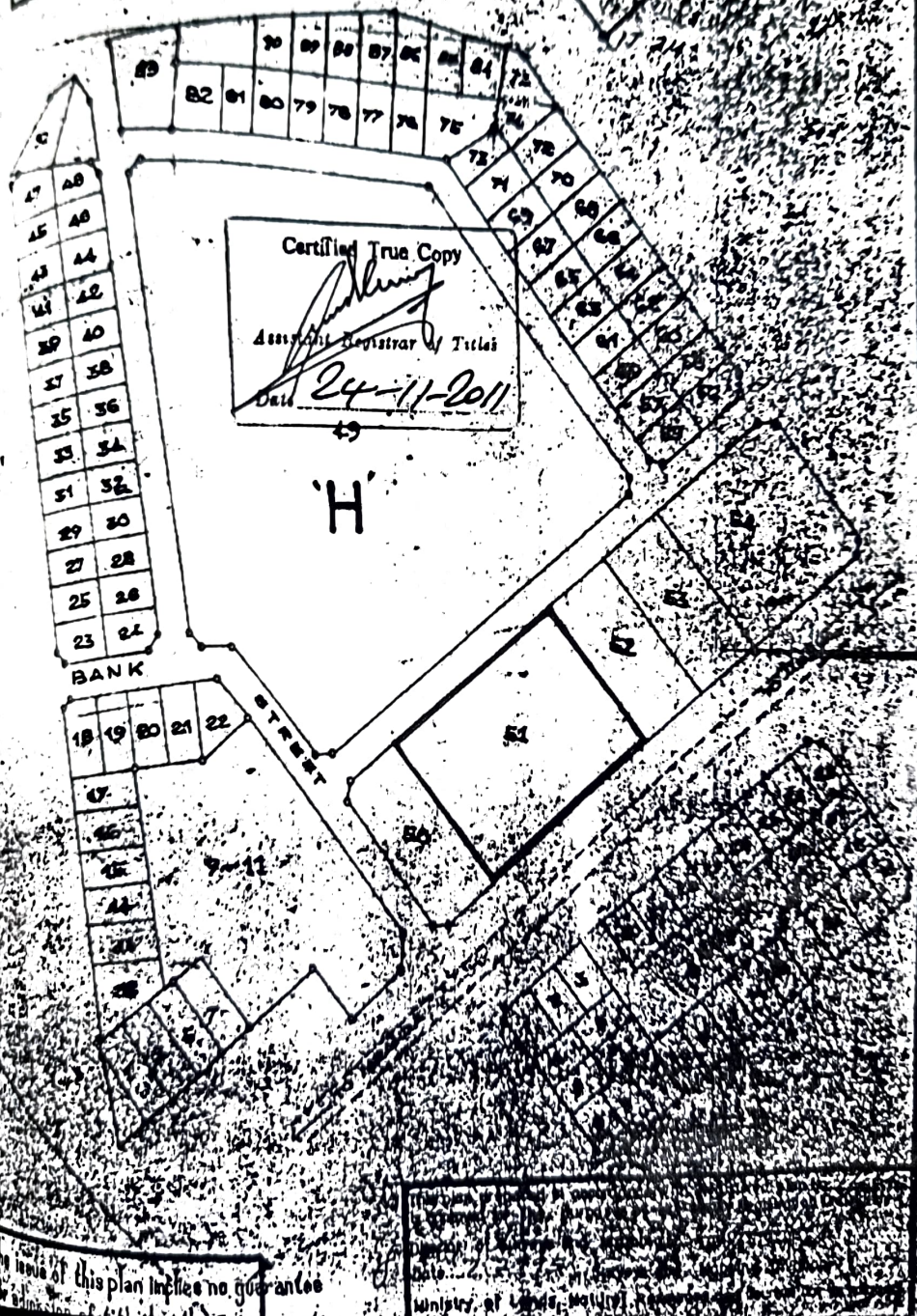
SCHEDULE

All that land known as plot No.51, Block 'H', High Density, Mazwi Area, Sumbawanga Township containing six thousand four hundred forty six square metres (6446) shown for identification only edged in red on the plan attached to this Certificate and defined on the registered survey plan number 17264 deposited at the office of the Director 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.

SUMBAWANGA TOWNSHIP

LOCATION: HAZZHI AREA
 BLOCK: HIGH DENSITY
 PLOT NO: 51
 L.O. NO: 97620
 AREA: 6446 SQ.M.



Certified True Copy
 Assistant Registrar of Titles
 Date: 24-11-2011

No issue of this plan implies no guarantee
 of the accuracy of the information contained therein.

Ministry of Lands, Natural Resources and Survey
 Date: 24-11-2011

The within-named THE TANZANIA RAILWAYS CORPORATION hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said THE TANZANIA RAILWAYS CO-CORPORATION and DELIVERED in the presence of us this 9th day of August, 1995.

Signature: [Signature]

Postal Address: PO Box 468
Dar-es-Salaam

Qualification: [Signature]

Signature: [Signature]

Postal Address: PO Box 468
Dar-es-Salaam

Qualification: DIRECTOR GENERAL
Tanzania Railways Corporation
Dar-es-Salaam

Certified True Copy
[Signature]
Assistant Registrar of Titles
Date 24-11-2011

ZNZANYIKA STAMP DUTY ACT
Stamp Duty Shs: 500/- Paid
and Revenue Receipt No. 4-895765
of 24-11-2011 Issued
[Signature]
Stamp Duty Officer

ZNZANYIKA STAMP DUTY ACT
Issue of Title 1000/- Paid
Stamp Duty Shs: 4-895765
and Revenue Receipt No. 4-895765
of 24-11-2011 Issued
[Signature]
Stamp Duty Officer