

- (iii) Within six months from the date of notification by the Authority of approval of the plans and specifications 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 thirty first day of March, 1991;
- (v) At all times during the term after the thirty first day of March 1991, 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 occupier's expenses as assessed by the Director for 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 occupier's 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 PROVIDED that after condition 2(iv) has been complied with by the occupier the consent of the Commissioner shall not be necessary -

- (iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up 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.

7. The land and buildings to be erected thereon shall be used for General Industries purposes only; Use Group 'Q' Use Class (a) Use Group 'C' Use Class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

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

SCHEDULE

ALL that piece or parcel of land known as Plot No. 15 Nyakato Industrial Area Mwanza Municipality containing five thousand one hundred sixty two (5162) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 17699 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.



COMMISSIONER FOR LANDS.

The within-named UNITED BUILDERS LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

DISCHARGED
MORTGAGE 37053
 \$ 518052 ON 11:00 A
 26.09.2018
BANK M (TANZANIA)
 LIMITED P. O. BOX 96 DSM
 (TO SECURE TSH 1,448,000,000F)
 Act. Reg. of Titles

NIWANZA LAND REGISTRY
TRANSFER 51806
 Filed Document No. 51806
 Date of Registration 26.09.18 01:00pm
 To **MCHENGI COMPANY**
LTD OF P.O. BOX 194,
TARIME (LONG. TSH
50,000,000F)
 Act. Reg. of Titles

DISCHARGED
38974
 26.8.2013 8:00 A
 To **BANK M (TANZANIA) LTD** of
P.O. BOX 96, DSALAAH
 secure an unspecified
 amount
 Act. Reg. of Titles

DISCHARGED
APPL. S. 71
51804
 \$ 518052 ON 01:00 PM
 26.09.18
 To **BANK M (TANZANIA)**
PLC OF P.O. BOX 96, DSALAAH
 Act. Reg. of Titles

SEALED with the COMMON SEAL of the said MCHENCHI COMPANY LIMITED and DELIVERED in the presence Of us this 9th Day of MARCH:..... 2018.....

Name: JUMANNE FRANCIS MCHENCHI

Signature: [Signature]

Postal Address: BOX 194 TARIME

Qualification: DIRECTOR

Name: JUDITH FRANCIS MCHENCHI

Signature: [Signature]

Postal Address: BOX 194 TARIME

Qualification: DIRECTOR

COMMISSIONER FOR OATH:

Name: DEWEERY MIBALAMA

Signature: [Signature]

Postal Address: Box 78849 AM

Qualification: ADVOCATE



Drawn by:-
UNITED BUILDERS LTD,
P.O BOX 755,
MWANZA.

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

DISCHARGE OF A MORTGAGE
(Under Section 120)

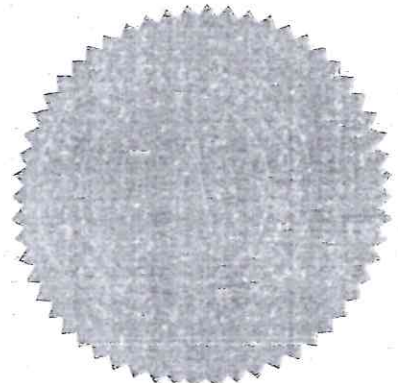
PLOT NO. 15 NYAKATO INDUSTRIAL AREA MWANZA MUNICIPALITY.

CT. NO. 12366

We, **BANK M TANZANIA PLC** of P. O. Box 96, Dar es Salaam (hereinafter referred to as "the Mortgagee") and **UNITED BUILDERS LIMITED** of P.O. Box 755, Mwanza. (hereinafter referred to as "the Mortgagor") and **HEREBY** agree to discharge the mortgage registered under File Document Number 37053 dated 19.12.2012 to secure Tanzania Shillings One Billion Four Hundred Forty Eight Million Only (TZS 1,448,000,000) then was varied under Filed Document No. 38974 dated 26.08.2013 to secure Unspecified Amount.

IN WITNESS WHEREOF the parties herein named have hereunto affixed their common seals and signed in this 9th day of FEB 2018.

SEALED the common seal of the said **BANK M TANZANIA PLC** and **DELIVERED** in our presence this 9th day of FEB 2018. } **SEAL**



Signature: Ollatell

Name: _____

Address: P. O. Box 96, Dar es Salaam

Designation: Director

Signature: [Signature]

Name: ANDREW RUTAHWA

Address: P. O. Box 96, Dar es Salaam

Designation: Company Secretary

THE UNITED REPUBLIC OF TANZANIA
 THE LAND ACT, 1999 (NO.4 OF 99),
 [CAP. 113. R.E 2002]
 TRANSFER OF A RIGHT OF OCCUPANCY

TITLE No: 123 66
 L.O No. 106559
 LD. No. MZM/2023
 PLOT No.15
 NYAKATO INDUSTRIAL AREA
 MWANZA CITY.



IN CONSIDERATION of sum of Tshs 50,000,000/= (Fifty millions only) We, UNITED BUILDERS LTD of P.OBOX 755, Mwanza, Do HEREBY TRANSFER TO MCHENCHI COMPANY LTD of P.O BOX 194, Tarime as "Occupier" in respect of a Right of Occupancy registered under the above reference.
 And We MCHENCHI COMPANY LTD of P.O BOX 194, Transferee, do hereby apply to be registered as holder of the above mentioned property.

IN WITNESS WHEREOF, The parties have executed this DEED on the date set out against the respective signatures with common seals and manner hereinafter appearing.

SEALED with the COMMON SEAL of the said UNITED BUILDERS LIMITED and DELIVERED in the presence Of us this 07th Day of MARCH 2015

Name: JADSHAD JAYANTILAL PATEL
 Signature: [Signature]
 Postal Address: P. O. Box 755 MWANZA
 Qualification: M. DIRECTOR

Name: ANJOL KILU
 Signature: [Signature]
 Postal Address: P. O. Box 1035, DARUS-SALAM
 Qualification: DIRECTOR

COMMISSIONER FOR OATH:

Name: DESUGRE NURAGAMA
 Signature: [Signature]
 Postal Address: Box 70849 ASM
 Qualification: ADVOCATE

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT 1999, (NO. 4 OF 1999)
[CAP. 113. R.E 2002]

NOTIFICATION OF DISPOSITION
(Under section 39)
(To be submitted in triplicate)

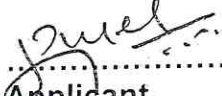
L.O No. 106559
LD. No. MZM/2023
PLOT No.15
NYAKATO INDURSTRIAL AREA
MWANZA CITY.

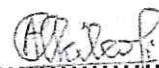
TO COMMISSIONER FOR LANDS/AUTHORISED OFFICER

We, UNITED BUILDERS LTD of P.OBOX 755, Mwanza, (Hereinafter referred to as "the Seller") HEREBY APPLY for APPROVAL of a disposition of a Right of Occupancy registered under the above reference. which is intended to be made in favor of MCHENCHI COMPANY LTD of P.O BOX 194, Tarime as "Occupier" in respect of a Right of Occupancy registered under the above reference.

1. Nature of disposition: Transfer by way of Sale.
2. Particulars of Purchaser: MCHENCHI COMPANY LTD of P.O BOX 194, Tarime.
3. We, the Applicants, supply the following documents information and/or documentation:-
 - (i) Deed of Transfer.
 - (ii) Title Deed No. 12366, for Plot No. 15 NYAKATO INDURSTRIAL AREA MWANZA CITY.
 - (vi) Copies of Notification of Disposition of a Right of Occupancy (Land Form No. 29).
 - (vii) Capital Gain Tax Clearance Certificate.
 - (viii) Valuation Report.

Date.....


.....
Applicant.


.....
Applicant.

For Official Use Only

- (a) Approved/Refused
- (b) Remarks


.....
AUTHORISED OFFICER,

Date: 25/9/18 Place: Mwanza. city

Served upon us/me:

.....
Signature of Applicant (s)

Date: Fee TSh. 150,000/-
ERV No. 99004953534
9/9/2018