

TITLE No. **13515** **LR. Mwanza**  
 REGISTERED ON  
**14-9-2001**  
 at **1.00 p.**  
*[Signature]*  
 Registrar of Titles



TANGANYIKA  
 STAMP DUTY PAID ON  
 ORIGINAL Shs. **15940/=**  
 Receipt No. **1220575**, **7.6.2001**  
*[Signature]*  
 Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The **Eleventh** day of **September** Two thousand and one.

TITLE NO. **13515** **LR. Mwanza**

THIS IS TO CERTIFY that DIMITRIS ANDREW SIOUTIS OF P.O. BOX 549, MWANZA (hereinafter called "the Occupier") is entitled to a 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 sixty six years from the first day of April two thousand and one according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any substitution therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2001 shall thereafter pay rent of shillings three hundred eighteen thousand three hundred fifty (Shs. 318,350/=) 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 2011, 2021, 2031, 2041, 2051 and 2061 or within three years thereafter in each case.

2. The Occupier shall:-

- (i) Maintain on the land buildings (hereinafter called "the buildings") 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 Mwanza City Council (hereinafter called "the Authority");
- (ii) At all times during the term of the Right 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");

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 Receipt No. **1220575**  
 of **7.6.2001**  
*[Signature]*

- (iii) Not erect or commence to erect on the land and 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 Director of 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 of 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.
- (ii) Occupation or use of the whole or any part of the land or building on it by any person other than the occupier or its employees, agents or contractors shall be deemed a dealing with the land or buildings.

4. The Commissioner shall have an absolute discretion to give or withhold consent under condition 3. Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

5. 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 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;

GIVEN under my hand and seal and by order of the Minister  
the day and year first above written.

Ag

COMMISSIONER FOR LANDS

I, within-named DIMITRIS ANDREW SIOUTIS hereby accept the  
terms and conditions contained in the foregoing Certificate of  
Occupancy.

SIGNED and DELIVERED by the said  
DIMITRIS ANDREW SIOUTIS who is  
known to me personally/~~identified~~  
to me by  
the latter being known to me  
personally in my presence this  
19th day of June 2001.

Witness'

Signature: .....  
Postal Address: P.O. Box 1281,  
Mwanza.  
Qualification: Advocate



MWANZA LAND REGISTRY  
**CHANGE OF OWNERSHIP**  
 Filed Document No. 9023  
 Date of Registration: 12/05/01 time 11:05 AM  
 To: **IMPERCH LIMITED**  
 OF P.O. Box 549, MWANZA.

**CANCELLED**  
**12/05/01**

Senior Asst. Registrar of Lands

5. (iv) Fence the land with a 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.

6. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:-

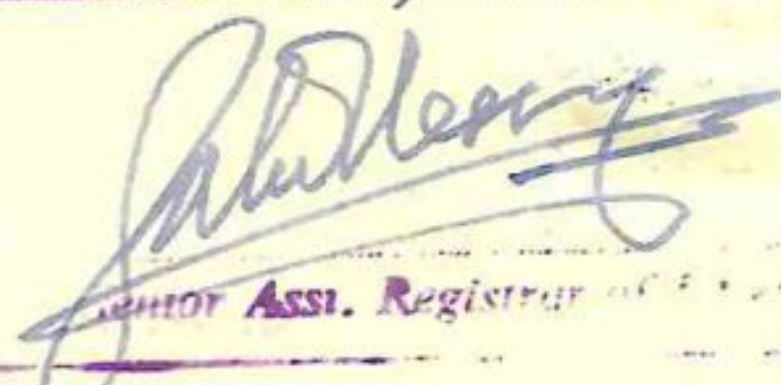
- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
- (iii) such sum as the Commissioner shall 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.

7. The land and the buildings erected thereon shall be used for Fish processing Industrial purposes only; Use Group 'N' use class (d) 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

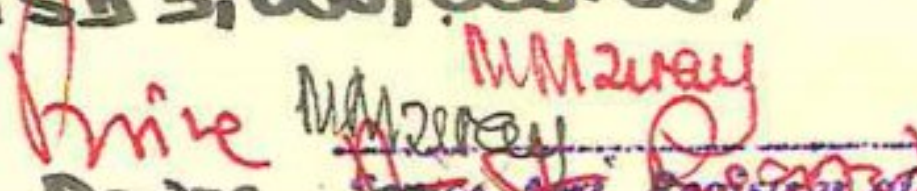
ALL that piece or parcel of land known as Plot Nos. 8 and 9 Block 'C' Ilemela Industrial Area - Mwanza City containing twelve thousand seven hundred thirty four (12734) square metres shown for identification only edged red on the plan attached to this Certificate and defined on registered survey plan numbered 19244 deposited at the Office of the Director for Surveys and Mapping at Dar-es-Salaam.

MWANZA LAND REGISTRY  
**CHANGE OF OWNERSHIP**  
 Filed Document No. 9082  
 Date of Registration 2-4-02 time 11:25 AM  
 To TANPERCH LIMITED  
OF P.O. BOX 549, MWANZA.  
  
 Senior Asst. Registrar of Titles

MWANZA LAND REGISTRY  
 Filed Document No. \_\_\_\_\_  
 Date of Registration \_\_\_\_\_ time \_\_\_\_\_  
 To \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Senior Asst. Registrar of Titles

MWANZA LAND REGISTRY  
**MORTGAGE**  
 Filed Document No. 9286  
~~DISCHARGED FORM 11504~~  
 Date of Registration 15-7-2002 time 1:00 PM  
~~ON 1-9-2005 AT 12:36 PM~~  
 To TANZANIA INVESTMENT BANK  
LIMITED OF P.O. BOX 9373, D'SALAAM.  
(To secure Tshs. 1000,000,000/3) Only  
  
 Senior Asst. Registrar of Titles

MWANZA LAND REGISTRY  
**NOTICE OF DEPOSIT**  
 Filed Document No. 11505  
~~WITHDRAWN F.D. NO. 11758~~  
 Date of Registration 01-9-05 time 12:56 PM  
~~O.N. 19-02-2005 AT 9:00 A.M.~~  
 To SAVINGS AND FINANCE COMMERCIAL  
BANK LIMITED OF P.O. BOX 11672  
MWANZA.  
  
 Senior Asst. Registrar of Titles

MWANZA LAND REGISTRY  
**MORTGAGE**  
 Filed Document No. 12788  
~~DISCHARGED F.D.~~  
 Date of Registration 2-11-06 time 10:00 AM  
15699 27-11-06  
 To CITIBANK TANZANIA  
LIMITED OF P.O. BOX 71625  
Dar es Salaam (To secure  
USD 3,000,000.00)  
  
 Senior Asst. Registrar of Titles

MWANZA LAND REGISTRY  
**MORTGAGE**  
 Filed Document No. **9286**  
 Date of Registration **15-7-2002** Time **1:00 PM**  
 To **TANZANIA INVESTMENT BANK LIMITED OF P.O. BOX 9373, SALAAM. (To secure Tsh. 1000,000,000/- only.**  
 Senior Asst. Registrar of Titles

MWANZA LAND REGISTRY  
**DEED OF VARIATION** **43551**  
 Filed Document No. **43551**  
**DISCHARGED FOM 59996**  
 Date of Registration **19-6-2005** Time **01:00 PM**  
**ON 28.1.2022 AT 1:00 PM**  
 NATIONAL BANK OF  
**1863**  
**COMMERCE LTD P.O. BOX 1863**  
**DSM**  
**TO SECURE UNSPECIFIED AMOUNT**  
 Senior Asst. Registrar of Titles

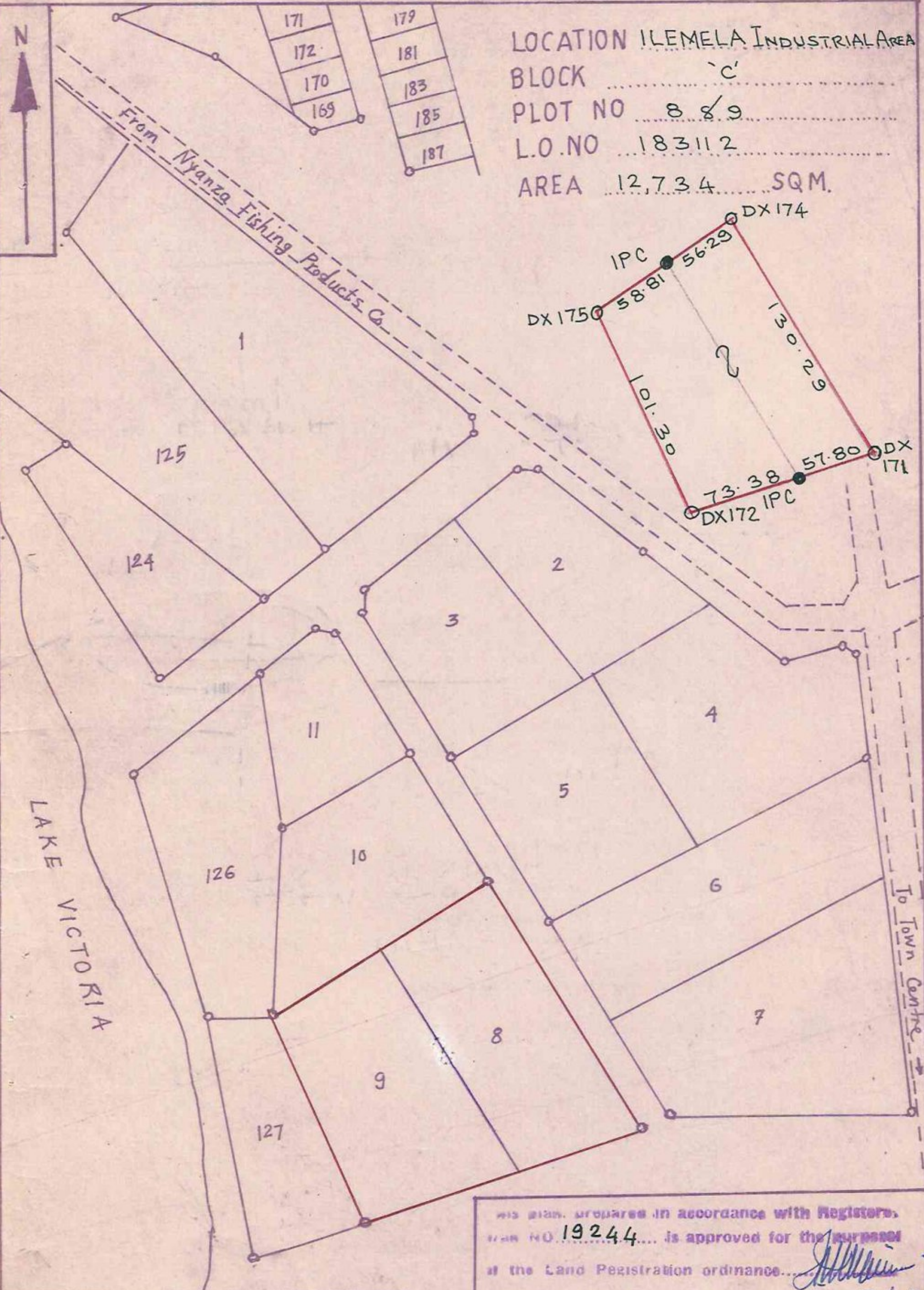
MWANZA LAND REGISTRY  
**MORTGAGE** **16289**  
 Filed Document No. **16289**  
**DISCHARGED FOM 59996**  
**ON 28.1.2022 AT 1:00 PM**  
 NATIONAL BANK OF  
**COMMERCE LIMITED**  
**P.O. BOX 1863 DAR-ES-SALAAM**  
**TO SECURE AN UNSPECIFIED AMOUNT**  
 Senior Asst. Registrar of Titles

LAND REGISTRY MWANZA  
**TRANSFER UNDER POWER OF SALE**  
 Filed Document No. **59996**  
 Date of Registration **28-1-2022** Time **1:00 PM**  
 To **LAKE STAR LIMITED OF P.O. BOX 2589, MWANZA, TANZANIA**  
 (Cons Tsh 3,000,000,000/2) **HAGUJIAS. TITHE**  
**NO 10104**  
**IAHARS**  
 Senior Asst. Registrar of Titles

MWANZA LAND REGISTRY  
**DEED OF VARIATION** **1649**  
 Filed Document No. **1649**  
**DISCHARGED FOM 59996**  
**ON 28.1.2022 AT 1:00 PM**  
 NATIONAL BANK OF  
**COMMERCE LIMITED**  
**P.O. BOX 1863 DSM**  
**TO SECURE AN UNSPECIFIED AMOUNT**  
 Senior Asst. Registrar of Titles

# MWANZA CITY

LOCATION ILEMELA INDUSTRIAL AREA  
 BLOCK ..... 'C'  
 PLOT NO ..... 889  
 L.O. NO ..... 183112  
 AREA ..... 12,734 ..... SQM.



The issue of this plan implies the acceptance of the admission of title by the Government.

This plan, prepared in accordance with Register No. 19244... is approved for the purposes of the Land Registration Ordinance...  
 Director of Surveys and Mapping, Date 15.6.2001  
 Ministry of Lands, Housing and Urban Development, Dar es Salaam