

TANZANIA

Land Form 51

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Certified True Copy of the Original
Sign: *[Signature]* Date: *22/09/2022*
AISHA YAKUB OTHMAN
Advocate, Notary
Public & Commissioner for Oath

Date of Issue:

Title Number: *1790-MBYLR*


Land Office Number: 96840.

Land: Plot No.28 Block 'EE' Service Industries, Mazwi, Area,
Sumbawanga Township.

Term: Sixty-six Years.

TITLE NO. 1790-MBYLR
 REGISTERED 29-7-1991
 Land Form 32B.
 AT 8.30 a.m

MJ Kowab
 Senior Asst. Registrar of Land
 THE UNITED REPUBLIC OF TANZANIA



TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 40/= Paid
 and Revenue Receipt No. 109878
 L.O. No. 96840.
 of 20-11-85 Issued
MJ Kowab
 ASST. / S / 12183
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 80/= Paid
 on original Receipt No. 109878
 of 20-11-85
MJ Kowab
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY of 20-11-85
 (Section 9 of the Land Ordinance)

The 9th day of December One thousand nine hundred and eighty-eight, one

TITLE No. 1790-MBYLR

THIS IS TO CERTIFY that NIZAR ALISHAI HASSAM OF P.O. BOX 81, SUMBAWANGA (hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "the Right") in and ever the land described in the Schedule hereto (hereinafter called the Land") for a term of Sixty-six years from the First day of January, One thousand nine hundred and eighty-five according to the true intent and meaning of the Land Ordinance 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, 1986, shall thereafter pay rent of One thousand and eight hundred Shillings (Shs.1,800/=) 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 1995, 2005, 2015, 2025, 2035 and 2045 or within three years thereafter in each case.

2. The Occupier shall:-

- (i) Erect 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 Sumbawanga Town Council (hereinafter called "the Authority);

Certified True Copy of the Original
 Sign: [Signature] Date: 22/09/2022
 AISHA YAKUB OTHMAN
 Advocate, Notary
 Public & Commissioner of

- (ii) By the Thirtieth day of June, 1985, submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building conditions in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;
- (iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (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 December, 1987;
- (v) At all times during the term after the Thirty-first day of December, 1987, have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Director of Land Development Services (hereinafter called "the Director");
- (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 of Surveys and Mapping.

Approval of plans of any building by the Authority shall not imply that the construction of such 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 sub-divide 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 Director PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Director shall

Certified True Copy of the Original
 Signed: AISHA YAKUB OTHMAN
 Advocate, Notary for Ombudsman
 Public & Commissioner
 Date: 22/09/2022

- (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 his employees, agents, contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Director shall have an absolute discretion to give or withhold consent under condition 3(i). 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 Director 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;
- (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 Director 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 Director shall assess as a proper share payable for the land of the cost of making up the road or improvement of the 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. Only one main building together with the usual and necessary out-buildings shall be built on the land and the same shall be used solely for Service Industrial purposes. Use Group M.2, Use class (c) 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 land known as Plot No.28 Block 'EE' Service Industries, Mazwi Area, Sumbawanga Township, containing Two thousand (2,000) square metres shown for identification only edged red on the plan attached to this Certificate of Occupancy and defined on the registered Survey Plan numbered 184.14 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.

Certified True Copy of the Original
Sign: *[Signature]* Date: *22/11/88*
AISHA YAKUB OTHMAN
Advocate, Notary
Public & Commissioner for Oaths

[Handwritten Signature]

DIRECTOR OF LAND DEVELOPMENT SERVICES

I, the within-named NIZAR ALIBHAI HASSAM, hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

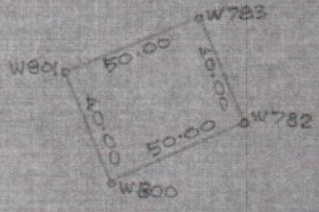
SIGNED and DELIVERED by the said)
NIZAR ALIBHAI HASSAM who is known)
to me personally/identified to me)
~~by~~ ~~the latter~~)
~~being known to me personally in my~~)
presence this *3rd* day of)
June, 1988.)

[Handwritten Signature: Nizar Hassam]

Witness'
Signature: *[Handwritten Signature]*
Postal Address: *P.O. Box 355*
SUMBAWANGA
Qualification: *LAND OFFICER*

SUMBAWANGA TRANSFER

MAZWI AREA
EE SERVICE INDUSTRIES
28
96840
2000 SQ. M.



Certified True Copy of the Original
Sign: *[Signature]* Date: 2.6.88
AISHA YAKUB OTTIMAN
Public & Commissioner for Oaths

18/14

[Signature] 2.6.88

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telephone No. +255252800520

OFFICE OF REGISTRAR OF TITLES,
RUKWA LAND REGISTRY,
P.O. BOX 76,
SUMBAWANGWA.

Ref. No. LR/RUK/T./1790-MBYLR

10th FEB 2020 2021

REGISTERED POST:

RE: THE LAND REGISTRATION ACT (CAP. 334)
TRANSFER OF R/O

CT No 1790-MBYLR

I have the honour to refer to your letter No. dated
10-02-2021 with enclosures herein.

I forward herewith Title No. 1790-MBYLR to above mentioned
DEED having been registered on
10-02-2021 under FD No. 61-RUKLR

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

I have the honour to be Sir,
Your Obedient Servant,

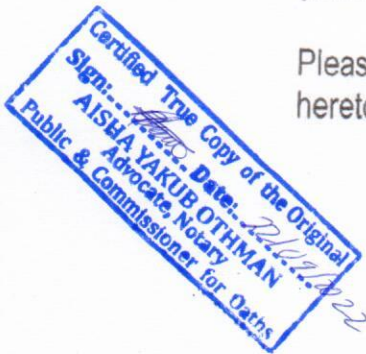
[Signature]

ASSISTANT REGISTRAR OF TITLES.

Enclosures: 1. COPIES OF TRANSFER DEED
2. CT No 1790-MBYLR
3. LF 29, LF 30

To: ALPHA TANZANYIKA FLAVOUR LIMITED
P. O. BOX -
KIBIRIZI, UJJI, KIGOMA

C.C: GREGORY MABILIMU
10/2/2021 TR. 2755-144515



LAND REGISTRY, MBEYA
MORTGAGE

Filed Document No. 2378-MBYLR
DISCHARGED FD NO. 7269-MBYLR
Date of Registration 1-5-2004 time 10:00 am
ON 26-3-2004 AT 11:45 am
To THE NATIONAL BANK OF
Comoros: (To secure
an unspecified amount.)
[Signature]
PRINCIPAL ASST. REGISTRAR OF TITLES

LAND REGISTRY, MBEYA
MORTGAGE

Filed Document No. 14631-MBYLR
DISCHARGED FD NO. 18223
Date of Registration 19-12-2013 time 9:00 am
ON 16-12-2013
To NATIONAL BANK OF
COMOROS LIMITED
To secure unspecified amount
[Signature]
PRINCIPAL ASST. REGISTRAR OF TITLES

LAND REGISTRY, MBEYA
CHANGE OF NAME

Filed Document No. 7268-MBYLR
DISCHARGED FD NO. 7269-MBYLR
Date of Registration 26-3-2004 time 11:45 am
ON 26-3-2004 AT 11:45 am
To THE CONSOLIDATED HOLDING
CORPORATION. (To secure an
unspecified amount.)
[Signature]
PRINCIPAL ASST. REGISTRAR OF TITLES

LAND REGISTRY, MBEYA
MORTGAGE

Filed Document No. 18274-MBYLR
DISCHARGED UNDER FD NO. 4 RUKLR
Date of Registration 7-10-2013 time 9:00 am
ON 25-6-2020 AT 10:30 AM
To JIB DEVELOPMENT
BANK LIMITED
To secure 1545,130,950,000
[Signature]
PRINCIPAL ASST. REGISTRAR OF TITLES

LAND REGISTRY, MBEYA
CHANGE OF OWNERSHIP

Filed Document No. 14358-MBYLR
Date of Registration 7-10-2011 time 1:00 p.m
To YASMIN NIZAR HASSAM of
P.O. Box 439 Sumbawanga
as Legal Personal Representa
tive of NIZAR ALBHAI HASSAM
deceased
[Signature]
Principal Asst. Registrar of Titles

LAND REGISTRY RUKWA
TRANSFER

Filed Document No. 61-RUKLR
Date of Registration 10-02-2001 Time 10:00 A.M
To ALPHA TANGANYIKA FLAVOUR
LIMITED
P.O Box - KIBIRIZI, WISI KILOMA
[Signature]
Senior Asst. Registrar of Titles

LAND REGISTRY, MBEYA
ASSENT

Filed Document No. 14359-MBYLR
Date of Registration 7-10-2011 time 1:00 P.m
To YASMIN NIZAR HASSAM
P.O. Box 439 Sumbawanga
[Signature]
Principal Asst. Registrar of Titles

Certified True Copy of the Original
Sign: *[Signature]* Date: 22/09/2002
AISHA YAKUB OTHMAN
Advocate, Notary
Public & Commissioner for Oaths

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Certified True Copy of the Original
Sign: *[Signature]* Date: *27/11/2022*
AISHA YAKUB OTHMAN
Advocate, Notary
Public & Commissioner for Oaths

Date of Issue:


Title Number: *17868-MBYR*

Land Office Number: 273159

Land: Plot No. 2 at Muzi village Sumbawanga District

Term: Ninety Nine Years

TITLE NO: 17868-MBYU
 REGISTERED 22-3-2011
 AT 9:00am
 Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT
 Land Form No. 1022 Paid
 and Revenue Receipt No. 18684058
 of 9-9-2008 issued
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 6240/- Paid
 and Revenue Receipt No. 18684058
 of 9-9-2008 issued
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TITLE NO: 17868-MBYU
 L.O.NO. 273159
 L.D.NO. LD/SD/40

Certified True Copy of the Original
 Sign: AISEA YAKUB OTHMAN
 Advocate, Notary
 Public & Commissioner for Oaths
 Date: 22.3.2011

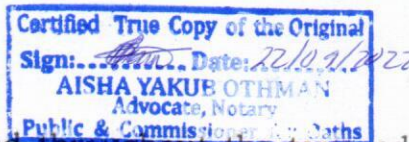
The 22nd day of March Two thousand and Eleven

THIS IS TO CERTIFY that **THE MIKEBUKA FISHERIES LIMITED** a limited liability company incorporated under the ordinance (cap.212) of P.O. Box 429, **SUMBAWANGA** (hereinafter called "the Occupier") is entitled to the 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 **ninety nine** years from the first day of **July, Two Thousand and eight** 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 therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2009, shall thereafter pay rent of shillings **Sixty Five Thousands (Tshs.65,000/=) 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 **Sumbawanga District 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 completed within thirty six (36) months from the date of the commencement of the Right.
- (vii) Not erect or commence to erect on the Land any building except in accordance with building plan which shall have been first approved by the Authority

3 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.
- (iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority;
- (v) Loading and unloading facilities shall be provided within the boundaries of the land.

4 **USER:** The land and buildings to be erected thereon shall be maintained and the same 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.

SUMBAWANGA DISTRICT



LOCATION: MUZI VILLAGE.....

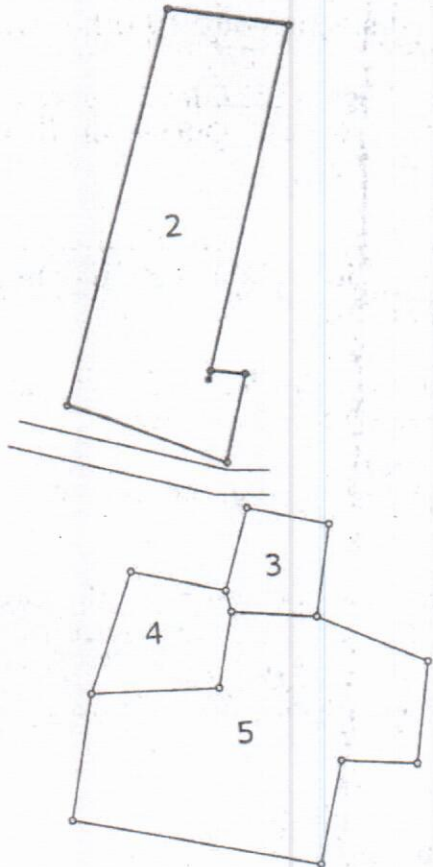
PLOT No: ..2.....

L.O. No: 273159.....

AREA:4271.Sq.M.....



LAKE TANGANYIKA



Certified True Copy of the Original
Sign: *[Signature]* Date: 20/09/08
AISHA YAKUB OTHMAN
Advocate, Notary
Public & Commissioner
Maths

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

This plan prepared in accordance with Registered Plan No 51879 is approved for the purpose of the Land Registration Ordinance.

Director of Survey and Mapping *[Signature]*
Date 29/09/08 Survey and Mapping Division, Ministry of Lands, Housing and Settlements Development, Dar es Salaam.

SCHEDULE

All that land known as *plot No. 2* situated at *Muzi Village* in *Sumbawanga District* containing *four thousand two hundred and seventy one (4271) square metres* shown for identification only edged *red* on the plain attached to this Certificates and defined on the registered **Survey Plan No 51879** 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 the year first above written.

ASST *ASST* COMMISSIONER FOR LANDS

We, the within named **THE MIKEBUKA FISHERIES LIMITED OF SUMBAWANGA** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the common seal of the said)
MIKEBUKA FISHERIES LIMITED and)
DELIVERED in the presence of us this... *02th*)
day of *November* 2010)

Signature..... *Alhaji*)
Postal Address *Box 429*)
SUMBAWANGA)
Qualification..... *DIRECTOR*)

Signature..... *Ahmad*)
Postal Address *P.O. Box 429*)
SUMBAWANGA)
Qualification *DIRECTOR*)

Certified True Copy of the Original
Sign..... *Aisha* Date: *22/09/2022*
AISHA YAKUB OTHMAN
Advocate, Notary
Public & Commissioner for Oaths

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telephone No. +255252800520

OFFICE OF REGISTRAR OF TITLES,
RUKWA LAND REGISTRY,
P.O. BOX 76,
SUMBAWANGWA.

Ref. No. LR/RUK/T/17868-MBYLR

10th FEB 2020 2021

REGISTERED POST:

RE: THE LAND REGISTRATION ACT (CAP.334)

TRANSFER OF R/O

of No. 17868-RUKWA

I have the honour to refer to your letter No. dated
10-02-2021 with enclosures herein.

I forward herewith Title No. 17868-MBYLR to above mentioned
DEED having been registered on
10-02-2021 under FD No. 60-RUKWA

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

I have the honour to be Sir,
Your Obedient Servant,

ASSISTANT REGISTRAR OF TITLES.

- Enclosures:
- 1. COPIES OF TRANSFER DEED
 - 2. LT. No. 17868-MBYLR
 - 3. LT 30, LT 29

To: ALPHA TANGANYIKA FLAVOUR
LIMITED,
P.O. BOX - KIBIRIZI, UJJI KILIMA.

C.C: BRUCE OBI MBILILI
10/2/2021
0755-144815



LAND REGISTRY, MBETA

NEHA PLAZA

Filed Document No.

18272-MBYU

DISCHARGED UNDER FD NO G-RUKLR

Date of Registration 7-10-2013 9:00 AM

ON 25-6-2020 AT 10:36 AM

To LID DEVELOPMENT

BANK LIMITED

TO SECURE BHS 1330950000

Senior Asst. Registrar of Titles

LAND REGISTRY RUKWA
TRANSFER

Filed Document No: 60-RUKLR

Date of Registration 10-02-2021 Time 10:00 AM

To: ALPHA TANKANYIKA FLAVOUR
LIMITED

P.O. Box - KIBIRIZI, MTL, KILGOMA

Senior Asst. Registrar of Titles

Certified True Copy of the Original
Sign: Aisha Yakub Othman
Date: 27/10/2022
AISHA YAKUB OTHMAN
Advocate, Notary
Public & Commissioner for Oaths