

TITLE NO. 22703
REGISTERED

8th January 1979
1:00 P.



L.O. NO. 43352

L.D. NO. 82668

Stamp Duty Shs. 20/-	1-28
and Revenue Receipt No. 139666	
2-5-77	Issued.
Asst. Registrar of Lands	

CERTIFICATE OF OCCUPANCY

The 29th day of December

One thousand nine hundred and seventy-eight.

Title No. 22703

THIS IS TO CERTIFY that NYANZA FISHING AND PROCESSING COMPANY LIMITED a limited liability company incorporated in Tanzania and having its registered office at Mwanza OF P.O. BOX 1079, 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 ninety nine years from the first day of April One thousand nine hundred and seventy 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 sub-stitution therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 1978, shall thereafter pay rent of Seven thousand nine hundred ninety shillings (Shs. 7,990/-) 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 1985, 1995, 2005, 2015, 2025, 2035, 2045, 2055 and 2065 or within five 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 Mwanza Town Council (hereinafter called "the Authority");

(ii) By the thirtieth day of September, 1975, 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 condition in sub-paragraph(i) above which said plan and specifications shall be submitted in triplicate;

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REGISTRY OF LANDS
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2-5-77
Asst. Registrar of Lands

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- (iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph 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 1978;
- (v) At all times during the term after the thirty first day of March 1978 have on the land existing buildings approved by the Authority and maintain them in good order and repair to the satisfaction of the Director for Lands (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 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 Director.

(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 its employees agents or contractors shall be deemed a dealing with the land or buildings.

4. The Director shall have an absolute discretion to give or withhold consent under condition 3. Any dealing or agreement (other than a mortgage of 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 purposes;
- (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.

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 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 road.

7. The land and the building to be erected thereon shall be used for special industrial purposes Use Group 'H' Use Classes (a) and (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 the public interest.

NOTE

SCHEDULE

FD 56607

ALL that land known as Nyanza Fishing and Processing Plot at Illemela Nyanza Township containing three sections point two nine four (3.294) hectares shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbered 17235 deposited at the office of the Director for Surveys at Dar es Salaam.

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



J. M. M. M.
DIRECTOR OF LAND DEVELOPMENT SERVICES

The within - named NYANZA FISHING AND PROCESSING COMPANY LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said NYANZA FISHING AND PROCESSING COMPANY LIMITED and Delivered in the presence of us this twenty-eighth day of November

1978.

Signature:.....
Postal Address: JAC. CHOGGHO MAGOTTI
C. MAGOTTI
DIRECTOR
Qualification: NYANZA FISHING & PROCESSING CO.



Signature:.....
Postal Address: P.O. Box 9502,
DARES SALAAM
Qualification: CHAIRMAN

IN THE MATTER OF THE LAND REGISTRATION ACT R.E 2002
(CAP.334)

AND

IN THE MATTER OF THE POWERS OF REGISTERS TO RECTIFY THE
LAND REGISTER UNDER SECTION 99(1) (f) & (2)

CT 22703
Nyanza Fishing and Processing Co. Plot
Ilemela Municipality

I, **Makwasa Musase Biswalo**, Assistant Commissioner for Land Mwanza region, of P.O. Box 668, Mwanza. Do hereby take oath and declare as follows: -

That, a Right of Occupancy registered under the above reference was granted thereafter was transferred to **Y & P Investment Company Limited** of P.O. Box 30, **Dar es Salaam**. (hereinafter referred as "the occupier") and registered under the above reference.

That, later on the survey of Nyanza Fishing and Processing Co. Plot was amended through re-survey of the said plot for the purpose of resolving land dispute arose after some of the building which were supposed to be in this plot was mistakenly surveyed in the nearby plot, *which is Plot No 128/1 Block "C" Ilemela.*

That, the mentioned re-survey affects the record of previous survey by issuing a new number which is plot No. 129/1 Block "C" Ilemela and the size of the land has been increased.

ACCORDINGLY, THEREFORE, I, Makwasa Musase Biswalo Assistant Commissioner for Lands Mwanza region, hereby apply for the Land Register to be rectified as follows: -

- 1) Deed plan with **LO No. 43352** dated **15th March, 1978** for Nyanza Fishing and Processing Co. Plot be removed and replace therein deed plan with **LO. 675559** dated **17th September, 2020** for plot attached herewith.

- 2) Records of the plot appear in the cover of the title deed to be amended and to read as per new records shown in accordance of the new survey. That is to say *to be read plot no 129/1 Block C Items and L.O no 675559*
- 3) Words and figure of Area three decimal point two nine four (3.294) hectares appearing in schedule, be deleted and replaced by the words and figure three decimal point three nine (3.39) hectares.
- 4) Registered Plan No. 17235 appearing in the schedule, be deleted and replaced registered Plan No. 68797.
- 5) Words and figure on Land rent seven thousand nine hundred ninety shillings (7,990/=) appearing in first page, be deleted and replaced the words and figure four million two hundred thousand seventy-one four hundred (4,271,400/=).

AND I, **Makwasa Musase Biswalo**, Assistant Commissioner for Lands Mwanza region, of P.O. Box 668, Mwanza, hereby make this solemn declaration in accordance with the provision of the Oaths (Judicial Proceedings and Statutory Declaration) Act, 1996.

This Declaration is made and signed by the said)
Makwasa Musase Biswalo who is known to me)
 personally/identified to me by)
the latter being known to me)
 personally in my presence this *22nd* day)
 of *September*, 2020.)

Before me;)
 Witness' name: *ELIA KAMUHANDA*)
 Signature: *[Signature]*)
 Postal Address: *Box 668*)
MWANZA)
 Qualification: *LAND OFFICER*)

[Signature]

FILED DOCUMENT No. *56601*
 REGISTERED ON *22-9-2020*
 AT *1:00* M

[Signature]

Section 3 (c), Registrar of Titles



MWANZA LAND REGISTRY
MORTGAGE 1679
 DISCHARGED PD 9354
 17-7-89 12.48p
 ON 22-8-2002 AT 1:00 PM
 TO EAST AFRICAN
 DEVELOPMENT BANK
[Signature]
 SEN. ASST. REGISTRAR OF TITLES

MWANZA LAND REGISTRY
TRANSFER 9355
 Filed Document No. 9355
 Date of Registration 23-8-2002 at 1:30 PM
 To TANNOL HOLDINGS LIMITED
 OF P.O. BOX 30, D'ALFA SALAAM.
 CONS TELS. 263,209,000
[Signature]
 Senior Asst. Registrar of Titles

MWANZA LAND REGISTRY
 APPLICATION FOR REGISTRATION
 (SECT. 103)
 Filed Document No. 9356
 Date of Registration 23-8-2002 at 1:30 PM
 Y & P INVESTMENT COMPANY
 LIMITED OF P.O. BOX 30, D'ALFA SALAAM.
[Signature]
 Senior Asst. Registrar of Titles

LAND REGISTRY MWANZA
RECTIFICATION 56601
 Filed Document No. 56601
 Date of Reg. 22-9-2020 Time 1:00 PM
 THE LAND REGISTER RECTIFIED
 BY SUBSTITUTING THE PLAN
 MARKED A FOR PLAN
 MARKED B
[Signature]
 Senior Asst. Registrar