

TANZANIA

CERTIFICATE OF OCCUPANCY

*(Issued under Section 9 of the Land Ordinance)*

Date of Issue:

Title Number: 1356 LAND REGISTRY - MOSHI

Land Office Number: 45174:

Land: PLOT NO.6 GOFU CHINI INDUSTRIAL AREA TANGA MUNICIPALITY:

Term: NINETY NINE YEARS:

TITLE No. 1356  
REGISTERED 23.7.85

Land Form 32  
at 8.00 a.m

*[Signature]*  
Assistant Registrar of Titles



L.O No 45174:

TRT.NO.8289:

THE UNITED REPUBLIC OF TANZANIA

# CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 29th day of May One thousand  
nine hundred and eighty five.

TITLE No. 1356 LAND REGISTRY - MOSHI

THIS IS TO CERTIFY that THE NORTHERN PROVINCE PRESS LIMITED a Limited liability Company Incorporated in Tanzania under the Companies Ordinance (CAP.212) and having its registered Office at P.O BOX 5017, Tanga-----

(hereinafter called "the Occupier") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the Land described in the Schedule hereto (hereinafter called "the Land") ~~as joint tenants/tenants in common in equal shares~~ for a term of ninety nine years from the first----- day of

July----- One thousand nine hundred and seventy nine----- 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, 19 80, shall thereafter pay rent of Six thousand five hundred and thirty (6,530/-) Shillings 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 1989, 1999, 2009, 2019, 2029, 2039, 2049, 2059, 2069-- 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 Tanga Municipal Council (hereinafter called "the Authority");
  - (ii) By the thirty first day of December-----19 79, 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 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 thirtieth----- day of June-----19 82;
  - (v) At all times during the term after the thirtieth----- day of June-----19 82 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 expenses as assessed by the Commissioner 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—

to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

to a sub-letting of the whole of the land or of the whole or any 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 its employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner 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 Commissioner shall be the sole judge.

5. 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.

6. 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.

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

8. USER: The land and the buildings to be erected thereon shall be used for Industrial purposes only Use Group 'M' use classes (a) as defined in the Town and Country Planning (Use classes) Regulations, 1960.

SCHEDULE

ALL that land known as Plot No.6 Gofu Chini Industrial  
Tanga Municipality containing one decimal point nine one (1.91)  
hecters

shown for identification only edged on the plan attached to this Certificate and defined  
on the registered survey plan numbered 20731 deposited at the Office of the Commissioner  
for Surveys and Mapping at Dar es Salaam.

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



*[Handwritten Signature]*  
Director of Land Development  
COMMISSIONER FOR LAND DEVELOPMENT

GP Dem 15641/1-88/26m/1up

The within named the NORTHERN PROVINCE PRESS LIMITED  
accept the terms and conditions contained in the foregoing  
of Occupancy.

SEALED with the COMMON SEAL of the  
said THE NORTHERN PROVINCE PRESS  
LIMITED and DELIVERED in the  
Presence of us this

23rd day of May,  
1985

Signature:.....  
Postal Address:.....  
P.O. Box 5014, TANGA  
Qualification: MANAGING DIRECTOR  
Signature:.....  
Postal Address:.....  
P.O. Box 5014, TANGA  
Qualification: DIRECTOR



In this document every reference to  
Commissioner for Land and "Commissioner  
for Survey and Mapping" should be read  
and construed as a reference to  
"Director of Land Development" and  
and "Director of Survey and Mapping"  
respectively.

TANGANYIKA: STAMP DUTY ACT, 1972

IMPOUNDED

Under section 49, I required payment of

Shs. 100/- duty

Shs. 100/- penalty

23.7. 19 85 *W. M. M. M.*  
Stamp Duty Officer

TANGANYIKA: STAMP DUTY ACT, 1972

Under Section 51, I certify that the proper duty of Shs. 100/- and penalty Shs. 100/-

have been Paid by

G.R.R. No. 989728 of 19.7.79  
385881 of 16.7.85

16.7. 19 85 *W. M. M. M.*  
Duty Officer

Stamp Duty Shs 340/- + 100/- PENALTY Paid

on Original Revenue Receipt No.

989728 of 19.7.79  
385881 of 16.7.85

*W. M. M. M.*  
Asst. Registrar of Titles

LAND REGISTRY, MOSHI

TRANSFER

Filed Document No. 48115

Date of registration 15.12.2017 time 01:00 PM

To MAMUJEE BEAUTY & BODY CARE LIMITED of P.O. BOX 394, TANGA. (Cons. TSH. 1/-)

*[Signature]*

Asst. Registrar of Titles

LAND REGISTRY TANGA

TRANSFER

Filed Document No. 576 TNG

Date of Registration 29/6/2021 Time 1:00 P.M

To: MAMUJEE PRODUCTS LTD OF P.O. BOX 394, TANGA.

(INCONS OF TSHS. 150,000,000/=)

*[Signature]*

Senior Asst. Registrar of Titles

LAND REGISTRY, MOSHI

TRANSFER

Filed Document No. 28373

Date of registration 15-7-2010 time 10:30 AM

To AKIL FAZLEHUSEIN MAMUJEE of P.O. BOX 394, TANGA. (CONS. TSHS. 2,700,000/=)

*[Signature]*

Asst Registrar of Titles

LAND REGISTRY, MOSHI

CHANGE OF OWNERSHIP S 67

Filed Document No. 45548

Date of registration 7-12-2016 11:00 AM

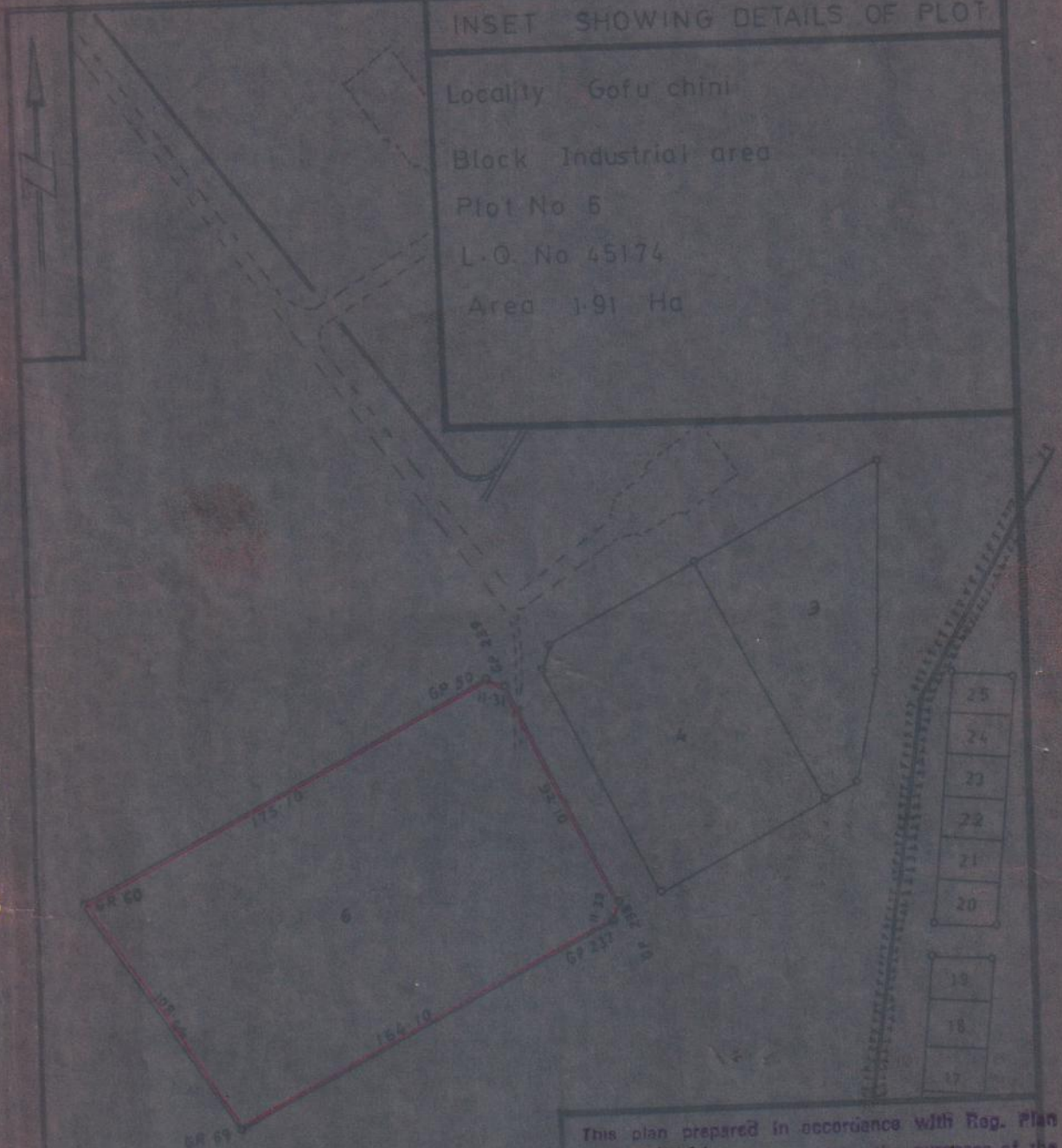
To FATEMA AKIL MAMUJEE of P.O. Box 394 TANGA (AS legal Personal Representative of AKIL FAZLEHUSEIN MAMUJEE deceased)

Asst Registrar of Titles

TANGA MUNICIPALITY

INSET SHOWING DETAILS OF PLOT

Locality Gofu chini  
Block Industrial area  
Plot No 5  
L.O. No 45174  
Area 1.91 Ha



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

This plan prepared in accordance with Reg. Plan No. 20731, is approved for the purposes of the Land Registration Ordinance.  
For Director for Surveys and Mapping  
Date 21/5/1985  
Surveys and Mapping Division, Ministry of Lands, and Urban Development Dar-es-Salaam.

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
[NO. 4 OF 1999]  
TRANSFER OF RIGHT OF OCCUPANCY  
[Under Section 62]

C.T No. 1356  
L.O.No.45174  
PLOT No.6  
GOFU CHINI INDUSTRIAL AREA, TANGA.

IN CONSIDERATION OF THE SUM OF TShs. 150,000,000 /= [Tanzania Shillings one hundred and fifty million] we Mamujee Beauty & Body Care Ltd, of P.O. Box 394 , Tanga DO HEREBY transfer to Mamujee Products Ltd of P.O. Box 394 Tanga the Right of Occupancy registered under the above reference.

FOR THE TRANSFEROR

Sealed with the common seal of the said Mamujee Beauty & Body Care Limited and Delivered in Tanga in the presence of us this This 2<sup>nd</sup> day of January 2021.

Signature: J. A. Mamujee FATEMA AKIL MAMUJEE  
Qualification:  
Address: P.O.BOX 394

Seal



Signature: Alihussein Akil Mamujee ALIHUSSEIN AKIL MAMUJEE  
Qualification:  
Address: P.O.BOX 394

FOR THE TRANSFEREE

Sealed with common seal of the said MAMUJEE PRODUCTS LTD and Delivered in Tanga in the presence of us this This 2<sup>nd</sup> day of January 2021.

Signature: J. A. Mamujee FATEMA AKIL MAMUJEE,  
Qualification:  
Address: P.O.BOX 394

Seal



Signature: Alihussein Akil Mamujee ALIHUSSEIN AKIL MAMUJEE  
Qualification:  
Address: P.O.BOX 394

WITNESS TO THE ABOVE SIGNATURES:

Name: ERIC AKARO

Signature: [Signature]  
Qualification: Commissioner for Oaths



FILED DOCUMENT No: 576 TMS

REGISTERED ON: 29/6/2021

AT: 1:00 P.M

Jesse



Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT

Stamp Duty Shs: 5,489,500# Paid

On Original Receipt Shs: 921140047943055

of: 20/5/2021

Jesse

Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT

Stamp Duty Shs: 500# Paid

Receipt No: 921140047943055

of: 20/5/2021

Jesse

Stamp Duty Officer



THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF APPROVAL OF A DISPOSITION

(Under Section 39)

Plot No. 6  
Area: Gofu Chini Industrial  
Title No: 1356  
L.O. No: 45174  
L.D.No. TCC/40237

I, ~~JANE BALTAZAR MBUYA COMMISSIONER FOR LAND~~/AUTHORIZED OFFICER hereby APPROVE the disposition of the right of occupancy under the above reference subject to the following:-

.....  
Consent granted as per minute No. 6 of 05/06/2021  
.....  
.....  
.....  
.....  
.....

*J. Mbuya*  
Commissioner for Lands/Authorized Land Officer

Date: 05/06/2021  
To: Name: MAMUJEE PRODUCTS LTD  
Address: P.O. BOX 394, TANGA

THE UNITED REPUBLIC OF TANZANIA  
THE NOTIFICATION OF A DISPOSITION  
(Under Section 36)

C.T No. 1356  
L.O.No.45174  
PLOT No.6, GOFU CHINI  
INDUSTRIAL AREA, TANGA.

1. I/WE, **Mamujee Beauty And Body Care Ltd** of P. O. Box **394, Tanga**, HEREBY **NOTIFY** the Commissioner/Authorized Officer of the disposition which is being carried out/the proposed in favor of **Mamujee Products Ltd** of P. O. Box **394, Tanga** in respect of a right of occupancy registered under the above reference.

**WE HEREBY** present the following particulars:-

1. Nature of disposition: **TRANSFER.**
2. PARTICULARS OF TRANSFER: **AS PER TRANSFER AGREEMENT dated 21<sup>st</sup> day of January, 2021.**
3. The following information are enclosed:-
  - a. **CERTIFICATE OF TITLE No.**
  - b. **VALUATION REPORT**
  - c. **LAND FORM NO. 30 IN TRIPPLICATE**
4. Other particulars:

Date: 21<sup>st</sup> / 1 / 2021

J. A. Mamujee  
APPLICANT(S)

Alibji  
APPLICANT(S)

Mbuyo  
Commissioner for Lands/Authorized Officer

Date: 05/06/2021  
LAND OFFICER  
TANGA CITY COUNCIL

Date: \_\_\_\_\_ PLACE TANGA CITY COUNCIL Copy:  
The Registrar

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO. 4 OF 1999)  
APPLICATION FOR APPROVAL OF DISPOSITION

C.T No. 1356  
L.O.No.45174  
PLOT No.6, GOFU CHINI  
INDUSTRIAL AREA, TANGA.

I, **Mamujee Products Ltd** of P. O. Box **394, Tanga**, (hereby referred to as the Applicant) **HEREBY APPLY** for **GRANT OF APPROVAL** of a disposition of a right of occupancy registered under the above reference.

1. Nature of disposition (state nature of the disposition) **TRANSFER.**
2. Particulars of purchase/assignees/mortgage (if not a prescribed lender) **AS PER TRANSFER AGREEMENT dated 21<sup>st</sup> day of January, 2021.**
3. I/we the Applicant supply the following information and or documentation:-

- a. **CERTIFICATE OF TITLE No.**
- b. **VALUATION REPORT**

Date: 21<sup>st</sup> / 1 / 2021

J. A. Mamujee  
APPLICANT(S)

Ali  
APPLICANT(S)

For official use only  
(a) Approved/Refused  
(b) Remarks \_\_\_\_\_

Bluyo  
Commissioner for Lands/Authorized Officer

Date: 05/06/2021  
LAND OFFICER  
TANGA CITY COUNCIL

Served upon me/us

\_\_\_\_\_  
Signature of Applicant(s)

**LAND TRANSFER CONTRACT**

**BETWEEN**

**MAMUJEE BEAUTY AND  
BODY CARE LTD  
(TRANSFEROR)**

**AND**

**MAMUJEE PRODUCTS LTD  
(TRANSFeree)**

# LAND TRANSFER CONTRACT

THIS AGREEMENT is made this 21<sup>st</sup> day of January, 2021, between,

**MAMUJEE BEAUTY AND BODY CARE LTD**, a company registered under the laws of Tanzania, located at Tanga, Plot No. 6, Mwanzange, Gofu Chini industrial Area, P.O. Box 394 (the "TRANSFEROR") of the one part;

**AND**

**MAMUJEE PRODUCTS LTD**, a company registered under the laws of Tanzania, located at Tanga, Plot No. 86/87, Mwanzange, Gofu Chini industrial Area, P.O. Box 394 (the "TRANSFeree ") of the other part.

**WHEREAS**, the directors of the transferor and transferee are the same, they have decided to transfer the property (Land) from the transferor (**Mamujee Beauty and Body Care Ltd**) to transferee (**Mamujee Products Ltd**).

**AND WHEREAS**, the transferor is the rightful owner of the piece of land on Plot 6 situated at Gofu Chini industrial Area, Tanga municipality with Land Title No. 1356 (herein referred to as the "**PROPERTY**") hereby by its own free will, decides to transfer it to the transferee.

**AND WHEREAS**, the transferee also desires to acquire the said property on the terms and conditions set forth in this agreement.

## **THE PARTIES HEREBY AGREE AS FOLLOWS:**

1. That the transferor is the rightful owner of the property, and hereby agrees to transfer it to the transferee and the transferee also agrees to acquire the said property.
2. That, the transfer price of the property is TZS 150,000,000/= (one hundred and fifty million Tanzanian shillings).
3. That, on the date of signing this agreement the agreed transfer price for the property had already been paid fully to the transferor. And the transferee shall bear all the transfer costs.
4. That, the transferor by signing this agreement hereby agrees to transfer the property to the transferee and also acknowledges receipt of the paid transfer price in full from the transferee.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on their behalf by their duly authorized officers and representative on this 21<sup>st</sup> day of January, 2021.

**For and on behalf of the transferor**

**SIGNED** and **DELIVERED** in Tanga by the said **Fatema Akil Mamujee** Director of **DIRECTOR Mamujee Beauty and Body Care Ltd** who is known to me personally/ ~~identified to me~~ by.....  
~~the latter being known to me personally~~ in this 21<sup>st</sup> Day of January, 2021.

*F. A. Mamujee*  
TRANSFEROR



**SIGNED** and **DELIVERED** in Tanga by the said **Alihussein Akil Mamujee** Director of **DIRECTOR Mamujee Beauty and Body Care Ltd** who is known to me personally/ ~~identified to me~~ by.....  
~~the latter being known to me personally~~ in this 21<sup>st</sup> Day of January, 2021.

*Ali*  
TRANSFEROR

**For and on behalf of the transferee**

**SIGNED** and **DELIVERED** in Tanga by the said **Fatema Akil Mamujee** Director of **DIRECTOR Mamujee Products Ltd** who is known to me personally/ ~~identified to me~~ by.....  
~~the latter being known to me personally~~ in this 21<sup>st</sup> Day of January, 2021.

*F. A. Mamujee*  
TRANSFEEEE



**SIGNED** and **DELIVERED** in Tanga by the said **Alihussein Akil Mamujee** Director of **DIRECTOR Mamujee Products Ltd** who is known to me personally/ ~~identified to me~~ by.....  
~~the latter being known to me personally~~ in this 21<sup>st</sup> Day of January, 2021.

*Ali*  
TRANSFEEEE

BEFORE ME

*E. A. Akaro*  
**ADVOCATE**



# TANZANIA LAND REGISTRY

To The Register of Titles.

C.T. No. 1356  
L.O. No. 45174

- The following documents are tendered for registration..... Land form 35  
Land form 29 & 30..... together with C.T. No. 1356.....
- The following fees and stamp duty are tendered:-

Registration fees	Tshs.....	EVR. No.....
Stamp Duty or original and duplicate	Tshs. <u>5490,000</u>	EVR. No. <u>921140047942055</u>
Consent Fee	Tshs. <u>500,000</u>	EVR. No. <u>921140047943055</u>
Application Fee	Tshs. <u>80,000</u>	EVR. No. <u>9211402168</u>
		Date. <u>13/04/2021</u>

From MAMUSEE PRODUCTS LTD  
P.O. Box 394  
TANGA

Date. 08/06/2021 Signature. Mbuya  
LAND OFFICER

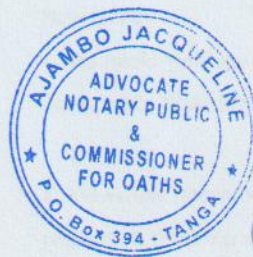
TANGA CITY COUNCIL

RECEIVED the above documents..... in number on day of.....  
At.....am/pm.

For Asst. Registrar of Titles

FOR OFFICIAL USE ONLY:

- G.R
- Registration refused
- Requisition delivered
- Passed for registration
- Memorial entered
- Signed by registrar



*[Handwritten signature]*

14th August, 2021  
CERTIFICATE COPY  
OF THE ORIGINAL



United Republic of Tanzania  
Ministry of Lands, Housing and Human Settlements Development  
Government Bill

Control Number : 991174122888  
Payment Ref : PLOT NO 6 BLOCK A GOFU  
CHINI  
Service Provider Code : SP117  
Payer Name : MAMUJEE PRODUCTS LTD  
Payer Phone : 255700000000  
Bill Description : TRANSFER FEE

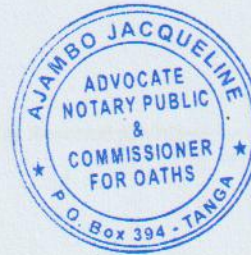
SCAN & PAY by MPESA or TIGO PESA APPs

Billed Item (1) : Miscellaneous Receipts - PLOT NO 6 BLOCK A GOFU : 5,000.00  
CHINI  
Billed Item (2) : Stamp Duty - PLOT NO 6 BLOCK A GOFU CHINI : 5,490,000.00  
Billed Item (3) : Application For Approve For Disposition - PLOT NO 6 : 80,000.00  
BLOCK A GOFU CHINI

Total Billed Amount : 5,575,000.00 (TZS)

Amount in Words : Five million Five Hundred Seventy-Five thousand Tanzanian Shilling

Expires on : 31-May-2021  
Prepared By : Joseph Gaufrid Komba  
Collection Centre : TANGA CITY COUNCIL  
Printed By : Joseph Gaufrid Komba  
Printed on : 01-Apr-2021  
Signature : .....



*Ajambo* 14<sup>th</sup> August 2021  
CERTIFIED TRUE COPY  
OF THE ORIGINAL

Jinsi ya Kulipa

- Kupitia Benki: Fika tawi lolote au wakala wa benki ya TPB, AZANIA, CRDB, NBC, NMB, BOT. Namba ya kumbukumbu: 991174122888.
- Kupitia Mitandao ya Simu:
  - Ingia kwenye menu ya mtandao husika
  - Chagua 4 (Lipa Bili)
  - Chagua 5 (Malipo ya Serikali)
  - Ingiza 991174122888 kama namba ya kumbukumbu

How to Pay

- Via Bank: Visit any branch or bank agent of TPB, AZANIA, CRDB, NBC, NMB, BOT. Reference Number: 991174122888.
- Via Mobile Network Operators (MNO): Enter to the respective USSD Menu of MNO
  - Select 4 (Make Payments)
  - Select 5 (Government Payments)
  - Enter 991174122888 as reference number



Jamhuri ya Muungano wa Tanzania

United Republic of Tanzania

Ministry of Lands, Housing and Human Settlements Development

Exchequer Receipt

Stakabadhi ya Malipo ya Serikali

Receipt No : 921140047943055

Received from : MAMUJEE PRODUCTS LTD

Amount : 5,575,000.00 TZS

Amount in Words : Five Million Five Hundred Seventy  
Five Thousand Tanzanian Shilling  
Only

In respect of : 140368 - *Miscellaneous Receipts,*  
1403296 - *Stamp Duty, 14033 -*  
*Application For Approve For*  
*Disposition*

Bill Reference : PLOT NO 6 BLOCK A GOFU CHINI

Payment Control Number : 991174122888

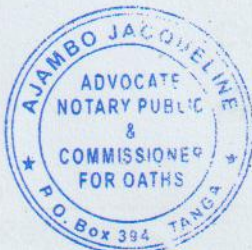
Payment Date : 2021-05-20 00:00:00

Issued by : JOSEPH GAUFERID KOMBA

Date Issued : 21-05-2021 13:17:08

Signature : .....

Government Payment Gateway © 2017 All Rights Reserved (GePG)



*Handwritten signature*  
14<sup>th</sup> August 2021  
**CERTIFIED TRUE COPY  
OF THE ORIGINAL**