

TITLE No. 24453
 REGISTERED 000
 11.9.09
 11.00 A.
 M. M. Mway
 Asst. Registrar of Titles



Land Form No. 22
 Stamp Duty Shs. 500/- Paid
 and Revenue Receipt No. 33236869
 13.8.09 issued.
 M. M. Mway
 Assistant Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA
 STAMP DUTY PAID ON
 ORIGINAL Shs. 34420/-
 Receipt No. 33236869
 13.8.09
 M. M. Mway
 Asst. Registrar of Titles

Title No: 24453
 L.O. No 297090
 L.D. No. KGR/KRG/AR/4549. L.R. Mwanzo

The 11th day of September, Two Thousand and Nine.

THIS IS TO CERTIFY that **VICFISH LIMITED** of P.O. Box 1654 Mwanza, a Limited Liability Company Incorporated in Tanzania under the Companies Ordinance, (Cap. 212) and having its registered office in Mwanza (hereinafter called "the Occupiers") 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 nine** 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the **thirtieth** day of **June, 2010** shall thereafter pay rent of shillings **six hundred ninety eight thousand four hundred (Tshs. 698,400/=) 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) 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 **Bukoba Municipal Council** (hereinafter called "the authority");
 - (iv) At all times during 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 (hereafter called "the Commissioner for Lands").
 - (v) 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;
 - (vi) 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.
 - (vii) Make and maintain on the Land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and affluent to the satisfaction of the Authority.
 - (viii) 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.
 - (ix) 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.
 - (x) Fence the Land with 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.
3. **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for **Wholesale and Storage Warehouses only** use group "L" as defined in the Town and Country Planning (Use Classes) Regulations, 1960 **as amended in 1993.**



4. The Occupier shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.
5. 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 the payment of all premia, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause or in public interest.

SCHEDULE

ALL that Land known as Plot No. 392 situated at Nyamukazi Area in Bukoba Municipality containing two point nine one (2.91) hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 58332 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 year first above written.

A
Asst COMMISSIONER FOR LANDS

The within named **VICFISH LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of)
the said VICFISH LIMITED and)
DELIVERED in the presence of us this)
18th day of August 2009)

Signature: *Harkuman Bhagat*)
Name: HARKUMAN BHAGAT)
Postal Address: 3978 DAR-ES-SALAAM)
Qualification: DIRECTOR)

Signature: *Muraza Alloo*)
Name: MURAZA ALLOO)
Postal Address: 1654 KIWANZA)
Qualification: DIRECTOR)



MWANZA LAND REGISTRY

MORTGAGE

Filed Document No. 48821

Date of Registration 21.07.17 time 09:00 AM

To EXIM BANK TANZANIA

LIMITED OF P.O. BOX
1431, DISALAM. LTD SECURE
ON UNSPECIFIED AMOUNT
Mwanza

~~Senior~~ Ass. Registrar of Titles



[Faint handwritten signature or text]

BUKOB A MUNICIPALITY

INSET SHOWING DETAILS OF THE PLOT

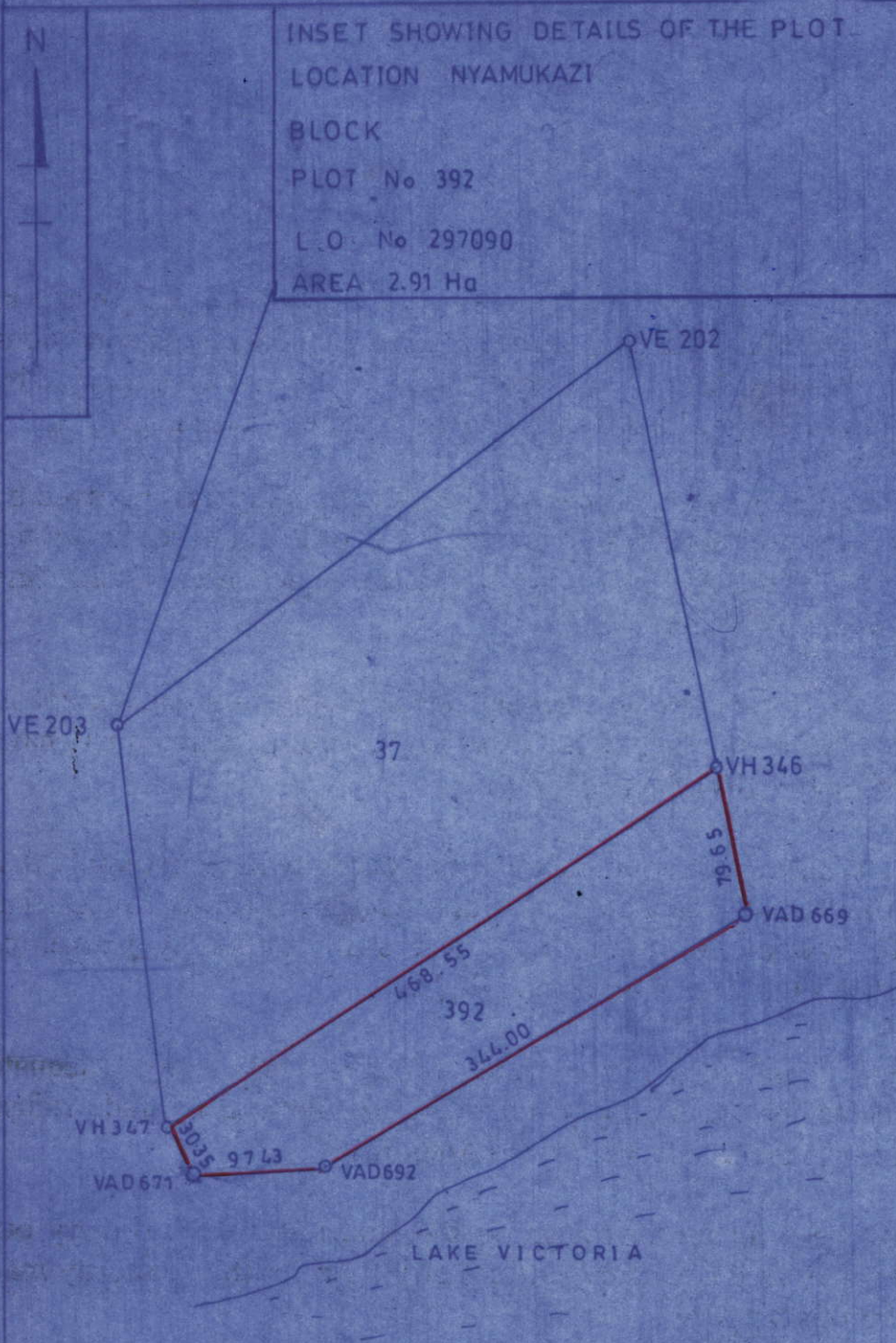
LOCATION NYAMUKAZI

BLOCK

PLOT No 392

L.O. No 297090

AREA 2.91 Ha



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

58332
This plan prepared in accordance with Registered Plan No. _____
approved for the purposes of the Land Registration Ordinance
Director of Surveys and Mapping *Katalwebe*
Date 18-8-2009 Survey and Mapping Division
Ministry of Lands, Water, Housing & Urban Development, Dar es Salaam

2009
1/1
2108

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS
DEVELOPMENT

Telegram: "ARDHI"
Tel: 022 2121241- 9
(Head Office)
Tel: 028 2502012 (Mwanza)
In reply please quote:



Land Registry Office Lake
Zone
P.O. Box 1101
Mwanza

Ref: No: LR/MZ/T/24453/11

Date: 23th January, 2017

To: Exim Bank Tanzania Limited,
P. O. Box 1431,
Dar Es Salaam.

Re: THE LAND REGISTRATION ACT. (CAP.334) R.E 2002
MORTGAGE ON CT. NO. 24453, L.O. NO. 297090,
PLOT NO. 392 NYAMUKAZI AREA - BUKOBA MUNICIPALITY

The Principal Assistant Registrar of Titles has the honour to return the documents which have not been registered for the following reasons:

1. Wrong citation of title number.
2. Current land rent receipt not produced.
3. Registration fee Tshs.200,000/= not paid.
4. Stamp duty Tshs.11,500/= not paid.


Edna F. Anthony

For: **PRINC. ASSISTANT REGISTRAR**
OF TITLES - MWANZA

Enc: CT. No. 24453
Mortgage deed in duplicate

cc: Vickfish Limited,
P. O. Box 1654,
Mwanza.