

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T/3065

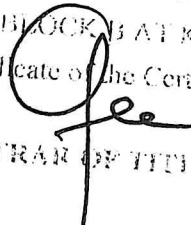


LAND REGISTRY,
P.O. Box 1191,
Dar es Salaam.
Date: 17 Dec. 2021

MANIKA PACKAGING INDUSTRIAL LIMITED
P.O. Box P.O. BOX 157957
ARUSHA
Sub-Governor/Mudam.

REF. TITLE NO. 3065 LAND OFFICE NO. 1198224
PLOT NO. 1 BLOCK 'B' AT KIKATITI

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above
please.


REGISTRAR OF TITLES

Copy for Commissioner for Land.
Your LD File No. AR/MER/KIKA/PB/1 refers

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 3065

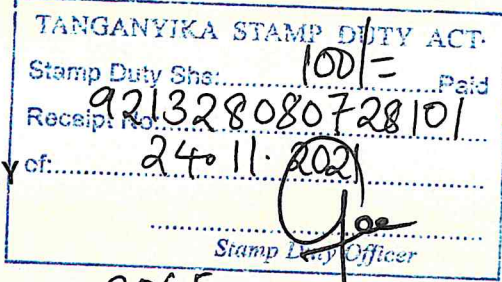
Land Office Number: 1198224.

Land: PLOT NO: 1 BLOCK 'B' KIKATITI AREA, ARUMERU DISTRICT.



THE UNITED REPUBLIC OF TANZANIA

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



CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. 3065
L.O. No. 1198224
Ref. No. AR/MER/KIKAT/B/1

94th

day of December 2021.....

THIS IS TO CERTIFY that Sianga Packaging Industries Limited a Liability Company established Under The Companies Act, 2002 of P.O Box 157957 Arusha hereinafter called "the Occupiers") are entitled to a Right of Occupancy hereinafter called "the Right") in and over the land described in the Schedule here to (hereinafter called "the land") for a term of **Ninety Nine (99)** years from the **First** day of **October, Two Thousand Twenty One** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefore or amendment thereof and to the following special conditions:

1. The Occupiers having paid rent up to the thirtieth day of June **2022** shall thereafter pay rent of **Shillings One Hundred Ninety Seven Thousand Five Hundred Sixty Seven (Tshs 197,567/=) 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 Occupiers 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) Erect on the land 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 **MERU DISTRICT COUNCIL** (hereinafter called '**the Authority**')

(iv) Submit to the Authority buildings plans within six months from the date of commencement of the Right.

(v) Begin building construction within six months after the approval of the building plans by the Authority.

(vi) Complete the building construction within thirty six months from the date of commencement of the Right.

3. **USER:** The land shall be used for **Industrial** Purposes. Use Group '**M**' Use Class **(b)** as defined in the Urban Planning (Use Groups And Use Classes) Regulations, 2018

4. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.

5. The Occupiers 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 and in public interest.

SCHEDULE

All that land known as Plot No. 1 Block 'B' situated at Kikatiti, in Arumeru District containing **Three Thousand One Hundred Thirty Six (3,136) Square Meters** shown for identification only edged red on the plan attached to this Certificate and defined on the Registered Survey Plan Number **141798** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

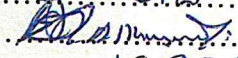
Given under my hand and official **Seal** the day and years first above written.

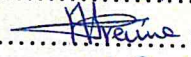

ASST: COMMISSIONER FOR LANDS

We, the within named, **Sianga Packaging Industries Limited** HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of
the said **Sianga Packaging Industries
Limited** in the presence of us
this 24 day of... 11 ... 2021



Name: EDWARDS PETER MASSAWE
Signature: 
Postal Address: 16957
Qualification: MANAGING DIRECTOR

Name: PIALA HONESI MKAMBA
Signature: 
Postal Address: 16957
Qualification: DIRECTOR

LAND REGISTRY ARUSHA
MORTGAGE

Filed Document No. 6773
Date of Registration 26/3/2024 Time 8:50AM
To: TANZANIA AGRICULTURAL
DEVELOPMENT BANK LTD. LTD
(Securo Unspecified Amount)

✓
Asst. Registrar of Titles