

TANZANIA

Land Form 5

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue: 13-04-95

Title Number: 9945

Land Office Number: 115869

Land: PLOT NO. 133 NYAKATO INDUSTRIAL AREA MWANZA MUNICIPALITY

Term: NINETY-NINE YEARS

FILE No. 9945
 REGISTRY
 13-04-95
 8:00 Am
 Registrar of Titles

Stamp Duty Shs. 45/-
 Paid
 Land Revenue No. 118088
 7-10-88
 Assistant Registrar

TANGANYIKA
 STAMP DUTY PAID ON
 190/-
 118088 7/10/88
 Asst. Registrar

THE UNITED REPUBLIC OF TANZANIA
 CERTIFICATE OF OCCUPANCY
 (Section 9 of the Land Ordinance)

The 21st day of
 One thousand nine hundred and eighty eight

TITLE NO. 9945

THIS IS TO CERTIFY that THOMAS KESANGA CHACHA and SOPHIA KIBORO CHACHA trading in the name and style of ISOMA TIMBER SUPPLY (P) of P.O. Box 2808, HWANZA (hereinafter called the occupiers) 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 tenants in Common in equal shares for a term of ninety nine years from the first day of October One thousand nine hundred and eighty eight 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 thereof or amendment thereof and to the following special conditions.

1. The Occupier having paid rent up to the thirtieth day of June 1989 shall thereafter pay rent of three thousand six hundred and twenty shillings (shs. 3,620/-) 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 1998, 2008, 2018, 2028, 2038, 2048, 2058, 2068 and 2078 or within three years thereafter in each case.
2. (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 conforms to the building line (if any) decided by the Municipal Council (hereinafter called "the Authority");
- (ii) By the thirtyfirst day of March 1989 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 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 of the Authority of approval of the plan 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 thirtieth day of September, 1991;

(v) At all times during the term after the thirtieth day of September, 1991 have 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;

(vi) 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 any time at the occupiers expenses as assessed by the Director of Surveys and Mapping. Approval Plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupiers Obligation under the conditions of the Right and shall not imply any modification of any condition in the Right;

3. (i) The Occupier shall not sub divide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or any building on it without the previous written consent of the Commissioner;

(ii) Occupation or use of the whole or any part of the land or building on it by any person other than the Occupiers, their employees, agent, contractors or members of the household shall be deemed a dealing with the land or building.

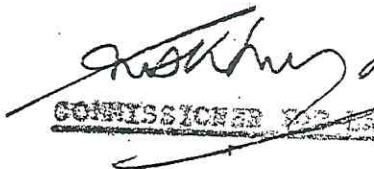
4. The Commissioner shall have an absolute discretion to give or withhold consent under section 3 (i) Any dealing or agreement (other than a mortgage or charge) entered into before Compliance with condition 2(iv) will not

7. The land and building to be erected thereon shall for special Industry; Use Group 'N' use classes (a) and (c) as defined in the Town and Country Planning (Classes) Regulations, 1960.
8. The President may revoke the Right for good cause Public interest.

SCHEDULE

ALL that land known as Plot No.133 Nyakato Industrial A Hwang's Municipality containing fifteen thousand and two eight (15,028) square metres shown for identification and edged red on the plan attached to this Certificate and on the registered survey plan numbered 27317 deposited Office of the Commissioner for Survey and Mapping at Dar

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


COMMISSIONER

We, the within named THOMAS KESANGA CHACHA and SOPHIA NI hereby accept the terms and conditions contained in the certificate of Occupancy.

SIGNED and DELIVERED by the said
THOMAS ROSARIA CHACHA who is kn-
own to me personally / ~~identified~~
~~as to me by~~
the letter being known to me per-
sonally in my presence this 30th
day of November 1994

x *[Handwritten signature]*

Witness:

Signature: *[Handwritten signature]*

Postal Address: P.O. Box 793

M W A N Z A

Qualification: GAME OFFICER

SIGNED and DELIVERED by the said
ROBERTA ROSARIA CHACHA who is kn-
own to me personally / identified
to me by THOMAS K. CHACHA
the letter being known to me per-
sonally in my presence this 30th
day of November 1994

t *[Handwritten signature]*

Witness:

Signature: *[Handwritten signature]*

Postal Address: P.O. Box 793

M W A N Z A

Qualification: GAME OFFICER

MWANZA LAND REGISTRY
TRANSFER 19766
Filed Document No. 15-9-2010 10:35a
Date of Registration
To LEE BURTON KWERA
of P.O. Box 6482, MWANZA
CONS SUG 141,000,000/=

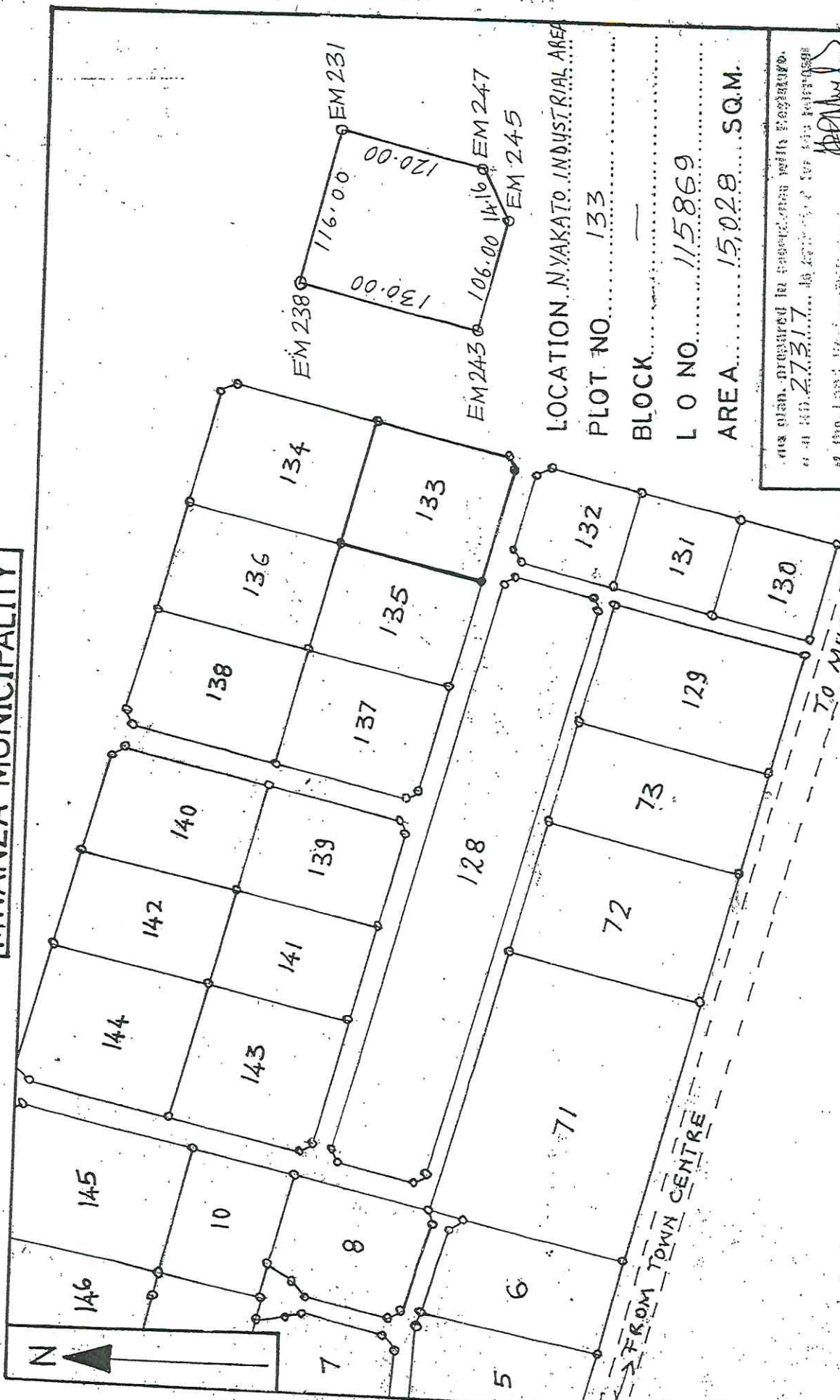
M. M. Mway
Assoc. Registrar

Phinc

MWANZA LAND REGISTRY
TRANSFER 39072
Filed Document No.
Date of Registration 5-09-13 time 12:10 Am
To L & B INDUSTRIES Co. LIMITED
P.O. BOX 6482 MWANZA
CONS SUG 1/=

M. M. Mway
Assoc. Registrar

MWANZA MUNICIPALITY



LOCATION NYAKATO INDUSTRIAL AREA
 PLOT NO..... 133
 BLOCK..... —
 L O NO..... 115869
 AREA..... 15,028 SQ.M.

THIS PLAN, PREPARED IN CONNECTION WITH THE ABOVE-mentioned application, is hereby approved for the purposes of the Land Registration Act, 1926, and the Land Registration Regulations, 1927, and the Land Registration Act, 1962, and the Land Registration Regulations, 1963, and the Land Registration Act, 1982, and the Land Registration Regulations, 1983, and the Land Registration Act, 1988, and the Land Registration Regulations, 1989, and the Land Registration Act, 1990, and the Land Registration Regulations, 1991, and the Land Registration Act, 1992, and the Land Registration Regulations, 1993, and the Land Registration Act, 1994, and the Land Registration Regulations, 1995, and the Land Registration Act, 1996, and the Land Registration Regulations, 1997, and the Land Registration Act, 1998, and the Land Registration Regulations, 1999, and the Land Registration Act, 2000, and the Land Registration Regulations, 2001, and the Land Registration Act, 2002, and the Land Registration Regulations, 2003, and the Land Registration Act, 2004, and the Land Registration Regulations, 2005, and the Land Registration Act, 2006, and the Land Registration Regulations, 2007, and the Land Registration Act, 2008, and the Land Registration Regulations, 2009, and the Land Registration Act, 2010, and the Land Registration Regulations, 2011, and the Land Registration Act, 2012, and the Land Registration Regulations, 2013, and the Land Registration Act, 2014, and the Land Registration Regulations, 2015, and the Land Registration Act, 2016, and the Land Registration Regulations, 2017, and the Land Registration Act, 2018, and the Land Registration Regulations, 2019, and the Land Registration Act, 2020, and the Land Registration Regulations, 2021, and the Land Registration Act, 2022, and the Land Registration Regulations, 2023, and the Land Registration Act, 2024, and the Land Registration Regulations, 2025.

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

THE UNITED REPUBLIC OF TANZANIA
The land act, 1999
(NO. 4 OF 1999)

NOTIFICATION FOR APPROVAL
OF DISPOSITION 9SO
(Under Section 39)

CT No. 9945
Plot No. 133 Nyakato
Industrial, Mwanza Municipality

To: Authorised Land Officer.

I, **Lee Burton Kweka** of P.O. Box 6482, Mwanza., (Hereinafter referred to as "the Applicant") **DO HEREBY APPLY** for **APPROVAL** of disposition(s) of the Right of Occupancy registered under the above reference.

I, **Hereby present the following particulars:-**

1. Nature of disposition **TRANSFER**
(state nature of the disposition)
2. Particulars of purchaser (if not a prescribed lender)
L & B Industries Co. Limited of
P.o.Box 6482, Mwanza.
3. I, the applicant, supply the following documents:-
 - (i) **Certificate of Title no. 9945**
 - (ii) **Original Land Rent receipt (in duplicate)**
 - (iii) **Original Deed of Transfer (in duplicate)**
 - (iv) **Approved Valuation Reports**
 - (v) **Consent fee receipt**

Date:.....

Fees: **Shs. 80000/- ERV, No 1**

51422497 of 4/9/13

.....
Authorized Officer

[Signature]
.....
Applicant (S)

Date **04/09/2013**

Copy: The Registrar of Titles

AUTHORIZED OFFICER Place **ILEMELA MUNICIPAL COUNCIL**
ILEMELA MUNICIPAL COUNCIL **L COUNCIL**