

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

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 6747

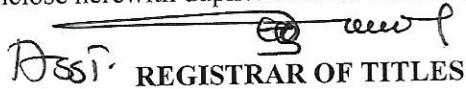


LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 23 Dec, 2022

GBRI BUSINESS SOLUTION COMPANY LIMITED
P.O Box 2083
IRINGA
Sir/Gentlemen/Madam,

RE: TITLE NO: 6747 LAND OFFICE NO: 1249581
PLOT NO. 1 BLOCK A AT TAGAMENDA

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


D. S. S. REGISTRAR OF TITLES

Copy to: Commisioner for Lands
Your LD File No: IRD/3251 refers

Date of Issue:

Title Number: 6747-1RLR

Land Office Number: 1249581

Land: PLOT NO. 1 BLOCK A TAGAMENDA IRINGA DISTRICT

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)


Date of Issue:

Title Number: 6747-1RLR .

Land Office Number: 1249581

Land: PLOT NO.1 BLOCK 'A' TAGAMENDA, IRINGA DISTRICT

TITLE No: 6747-1RLR
 REGISTERED ON: 23-12-2022
 AT: 10:00 AM



[Signature]
 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Land Form No. 22
 Stamp Duty Shs: 100/- Paid
 Receipt No: 92233142489424
 of: 29-11-2022

[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
 THE LAND ACT, 1999
 (NO. 4 OF 1999)

TANGANYIKA STAMP DUTY ACT
 TANZANIA
 Stamp Duty Shs: 30348/- Paid
 On Original Receipt No: 92233142489424
 of: 29-11-2022

[Signature]
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No: 6747-1RLR
 L.O. No. 1249581
 IRD/3251

The 21st day of December Two Thousand and **Twenty Two**

THIS IS TO CERTIFY that **GBRI BUSINESS SOLUTION COMPANY LIMITED** of **P. O. Box 2083, IRINGA** with **MOB: 0765-669672/ 0756999118** is a Limited Liability Company incorporated under the Companies Act, 2002 (hereinafter called "the Occupiers") are 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 **October, Two Thousand and Twenty Two** according to the true intent and meaning of the Land Act and subject to the provisions there of 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, **2023** shall thereafter pay rent of shillings **Six Hundred and Seven Thousand One Hundred Forty Six (607,146/=)** 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) Building to be in permanent materials.
- (iv) Submit building plans to the **Iringa District Council** within six months from the date of the commencement of the Right.
- (v) Building construction to begin within six months after approval of plans.
- (vi) Building to be completed within thirty six (36) months from the date of the commencement of the Right.
- (vii) Not erect or commence to erect on the Land any building unless the Environmental Impact Assessment Report from responsible Ministry has been submitted to the Planning Authority.

3. The Occupiers 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.
- (iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority;
- (v) Loading and unloading facilities shall be provided within the boundaries of the land.

4. **USER:** The land shall be used for **Industrial Service Trade Purposes Only. Use Group 'M' Use Class (a)** as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.

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

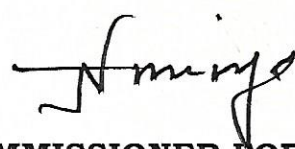
6. The Occupiers shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with all premia, taxes and dues prescribed in connection with the disposition.

7. The President may revoke the right for good cause or in public interest.

SCHEDULE

ALL that land known as **Plot No. 1** Block **"A"** situated at **Tagamenda, Iringa District** containing **Twelve Thousand Nine Hundred Eighteen (12,918) square meters** as shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **.....169381.....** deposited at the Office of the Director for Surveys and Mapping at Dodoma.

Given under my hand and my official seal the day and year first above written



ASSISTANT COMMISSIONER FOR LANDS

We, the within named **GBRI BUSINESS SOLUTION COMPANY LIMITED** a Limited Liability Company incorporated under the Companies Act, 2002 hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the common Seal of the said **GBRI BUSINESS SOLUTION COMPANY LIMITED** and DELIVERED in the presence of us this ...^{30th}... day of~~N O V E M B E R~~.....2022

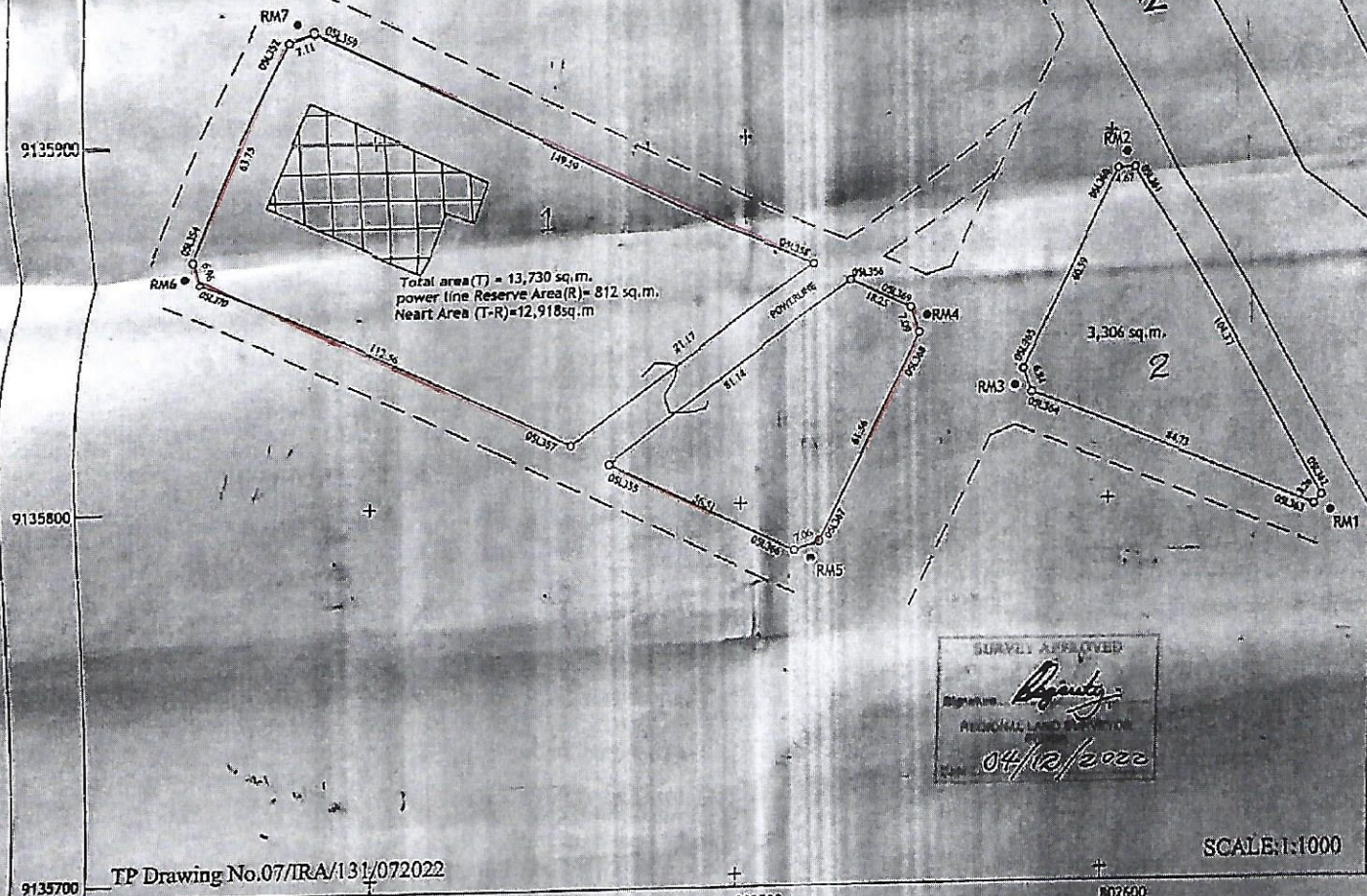
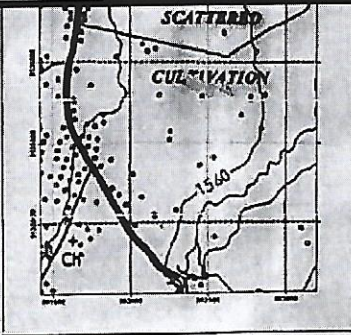
Name:.....*ELTA CITA MUMITA MARIQUE*.....
Signature:.....*[Signature]*.....
Postal Address*Box 2083, IRINGA*.....
Qualification:.....*DIRECTOR*.....

Name:.....*HADIJA JABIRI PHERI*.....
Signature:.....*[Signature]*.....
Postal Address*Box 2083, IRINGA*.....
Qualification:.....*DIRECTOR*.....



IRINGA DISTRICT COUNCIL

LOCALITY.....TAGAMENDA
 BLOCK.....A
 PLOT NO.....1
 L.O NO.....1249581
 AREA.....12918SQM



SURVEY APPROVED
 Signature: *[Signature]*
 PROVISIONAL LAND SURVEYOR
 04/12/2022

SCALE: 1:1000

TP Drawing No.07/IRA/131/072022

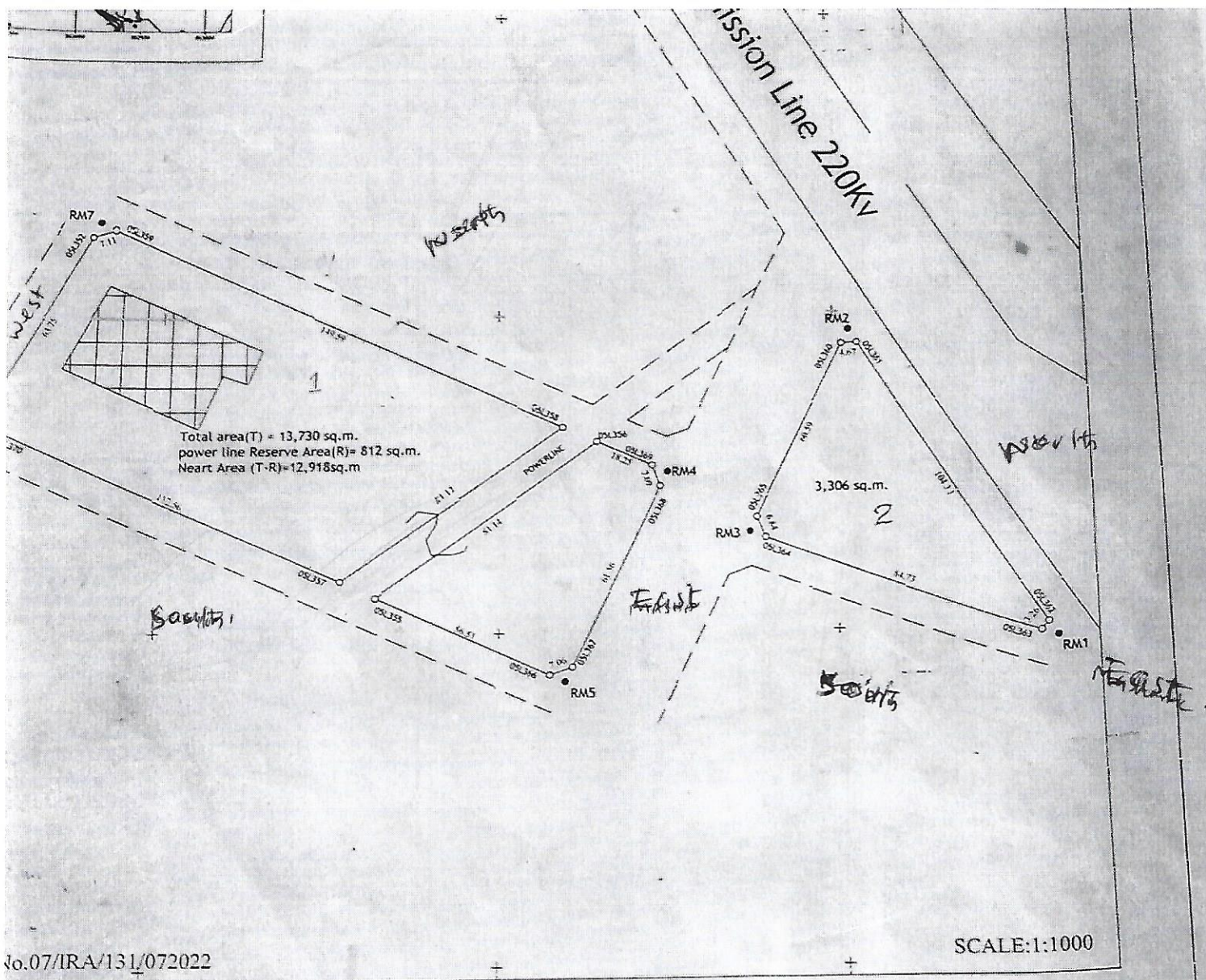
Comps No. E¹⁴ 288G
 MP No. 215/III/13
 Std Sheet No. 215/III
 Action CC.....

E¹⁴ 288/00

Amendments Made by:
 1. Salvage (Plot No) 22/11/2022
 2.....
 3.....
 Photostat Copies Sent to:
 1.....
 2.....

Plan Drawn by A. NKAMBA
 I hereby certify that the survey represented by this plan was carried out in accordance with survey regulations.
 Date: 16.11.2022
[Signature]
 ARNOLD LIMWALUANDA
 GOVERNMENT LAND SURVEYOR
 IRINGA

129381



No.07/IRA/131/072022

SCALE:1:1000

<p>88G</p> <p>3</p> <p>111</p> <p>88/80</p>	<p>Ammendments Made by:</p> <p>1. <i>Survey Plot No 28/11/2022</i></p> <p>2.</p> <p>3.</p> <p>Photostat Copies Sent to:</p> <p>1.</p> <p>2.</p> <p>3.</p>	<p>Plan Drawn by A. NKAMBA</p> <p>I hereby certify that the survey represented by this plan was carried out in accordance with survey regulations.</p> <p>Date: <i>16.11.2022</i></p> <p><i>Arnold</i></p> <p>ARNOLD J. MWALUANDA GOVERNMENT LAND SURVEYOR IRINGA</p> <p>Registered Plan No.....</p>
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THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 6748

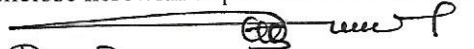


LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 23 Dec, 2022

GBRI BUSINESS SOLUTION COMPANY LIMITED
P.O Box 2083
IRINGA
Sir/Gentlemen/Madam,

RE: TITLE NO: 6748 LAND OFFICE NO: 1249582
PLOT NO. 2 BLOCK A AT TAGAMENDA

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


DSSI REGISTRAR OF TITLES

Copy to: Commisioner for Lands
Your LD File No: IRD/3249 refers

Date of Issue:

Title Number: 6748-1RLR

Land Office Number: 1249582

Land: PLOT NO.2 BLOCK 'A' TAGAMENDA IRINGA DISTRICT

TITLE No. 6748-1RLR
 REGISTERED ON: 23-12-2022
 AT: 10:20 AM



Senior Asst. Registrar of Titles

Land Form No. 22
 TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 105/- Paid
 Receipt No: 922331400492202
 of: 29-11-2022

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
(Under Section 29)

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 7960/- Paid
 On Original Receipt No: 922331400492202
 of: 29-11-2022

Stamp Duty Officer

Title No: 6748-1RLR
 L.O. No. 1249582
 IRD/3249

The 21st day of December Two Thousand and **Twenty Two**

THIS IS TO CERTIFY that **GBRI BUSINESS SOLUTION COMPANY LIMITED of P.O.BOX 2083, IRINGA** with **MOB 0765-669672/0756-999118** is a Limited Liability Company incorporated under the Companies Act, 2002. (hereinafter called "the Occupiers") are 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 **October, Two Thousand and Twenty Two** according to the true intent and meaning of the Land Act and subject to the provisions there of 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, **2023** shall thereafter pay rent of shillings **One Hundred Fifty Five Thousand Three Hundred Eighty Seven (155,387/=)** 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 objectives.

- (iii) Building to be in permanent materials.
- (iv) Submit building plans to the **Iringa District Council** within six months from the date of the commencement of the Right.
- (v) Building construction to begin within six months after approval of plans.
- (vi) Building to be completed within thirty six (36) months from the date of the commencement of the Right.
- (vii) Not erect or commence to erect on the Land any building unless the Environmental Impact Assessment Report from responsible Ministry has been submitted to the Planning Authority.

3. The Occupiers 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.
- (iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority;
- (v) Loading and unloading facilities shall be provided within the boundaries of the land.

4. **USER:** The land shall be used for **Industrial Service Trades Purposes Only. Use Group 'M' Use Class (a)** as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.

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

SCHEDULE

ALL that land known as **Plot No. 2** Block **"A"** situated at **Tagamenda, Iringa District** containing **Three Thousand Three Hundred and Six (3,306) square meters** as shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **169381** deposited at the Office of the Director for Surveys and Mapping at Dodoma.


Given under my hand and my official seal the day and year first above written




ASSISTANT COMMISSIONER FOR LANDS

We, the within named **GBRI BUSINESS SOLUTION COMPANY LIMITED** a Limited Liability Company incorporated under the Companies Act, 2002 hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the common Seal of the said **GBRI BUSINESS SOLUTION COMPANY LIMITED** and DELIVERED in the presence of us this **30th** day of **NOVEMBER** 2022

Name: **CHACHA MWITA MFACE**
Signature: 
Postal Address: **Box 2083, IRINGA.**
Qualification: **DIRECTOR**

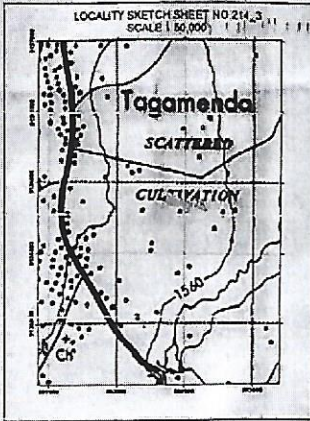
Name: **HADIJA JABIRI PHERI**
Signature: 
Postal Address: **BOX 2083, IRINGA**
Qualification: **DIRECTOR.**



IRINGA DISTRICT COUNCIL

LOCALITY.....TAGAMENDA
 BLOCK.....A
 PLOT NO.....2
 L.O NO.....1249582
 AREA.....3,306 SQM

N



9136000

9135900

9135800

9135700

TP Drawing No.07/IRA/13/072022

802400

802500

802600

Total area(T) = 13,730 sq.m.
 power line Reserve Area(R) = 812 sq.m.
 Neart Area (T-R) = 12,918sq.m

Transmission Line 220KV

SEARCHED & FORWARDED
Signature
 PERSONAL LAND SURVEYOR
 04/12/2022

SCALE:1:1000

Comps No. E¹⁴ 288G
 MP No. 215/11/13
 Std Sheet No. 215/11
 Action CC.....

Ammdments Made by:

1. Salvage (Plot No) 28/11/2022

2.....

3.....

Photostat Copies Sent to:

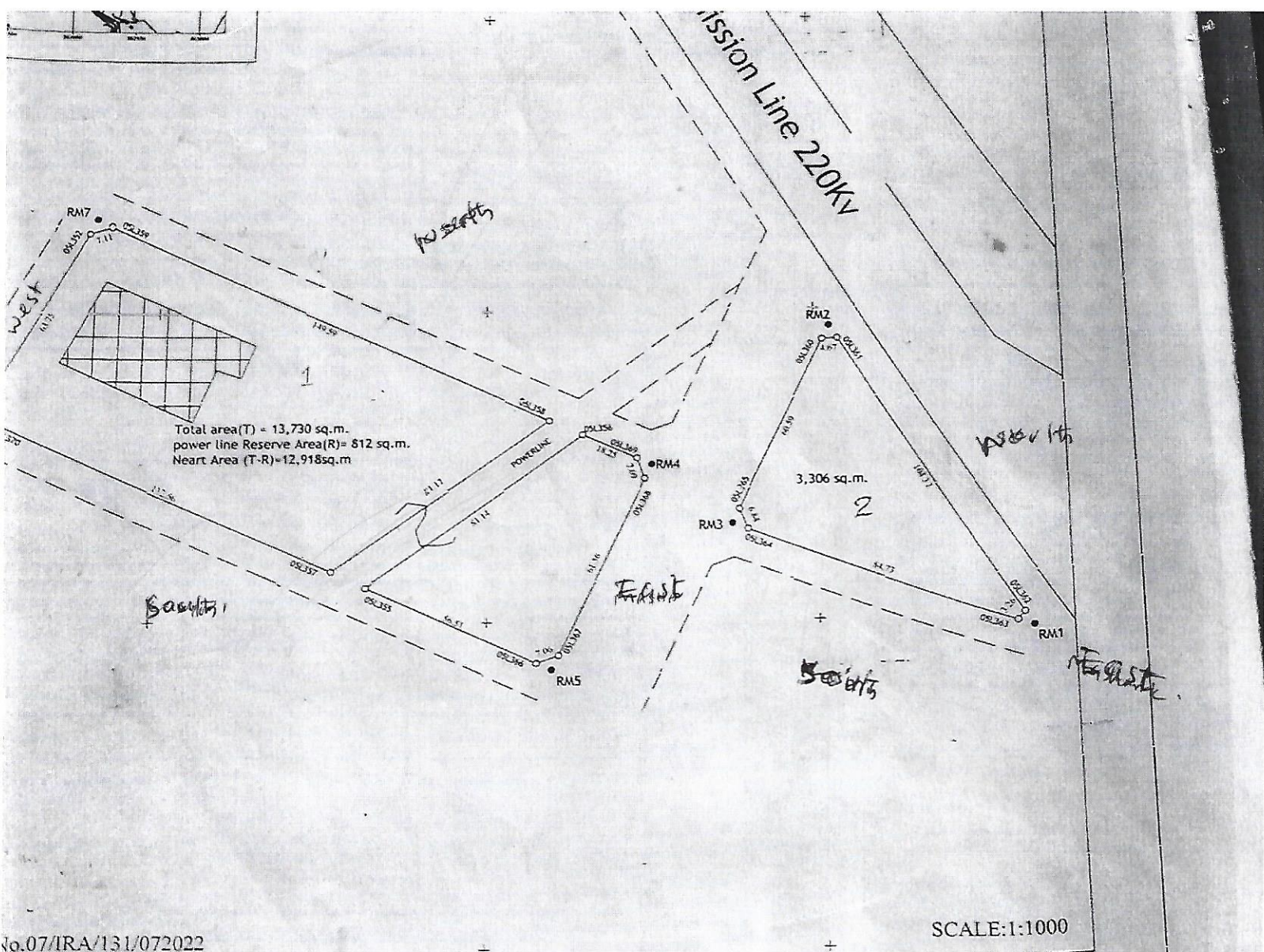
1.....

2.....

Plan Drawn by A. NKAMBA
 I hereby certify that the survey
 represented by this plan was
 carried out in accordance with
 survey regulations.

Date: 16.11.2022

Signature
 ARNOLD J. MWALUANDA
 GOVERNMENT LAND SURVEYOR
 IRINGA



No.07/IRA/131/072022

SCALE:1:1000

802400	802500	802600	
<p>88G</p> <p>3</p> <p>111</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>88/80</p> </div>	<p>Ammendments Made by:</p> <p>1. <i>Same Plot as 28/11/2022</i></p> <p>2.</p> <p>3.</p> <p>Photostat Copies Sent to:</p> <p>1.</p> <p>2.</p> <p>3.</p>	<p>Plan Drawn by A. NKAMBA</p> <p>I hereby certify that the survey represented by this plan was carried out in accordance with survey regulations.</p> <p>Date: <i>16.11.2022</i></p> <p style="text-align: center;"><i>Arnold</i></p> <p style="text-align: center;">ARNOLD J. MWALUANDA GOVERNMENT LAND SURVEYOR IRINGA</p> <p>Registered Plan No.....</p>	