

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

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LRT/4445

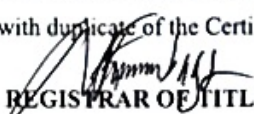


LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 09 Nov, 2023

MATI SUPER BRANDS LIMITED
P.O Box 207 BABATI
BABATI
Sir/Gentlemen/Madam,

RE: TITLE NO: 4445 LAND OFFICE NO: 1276690
PLOT NO. 618-621 BLOCK AA AT BAGARA ZIWANI

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


REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: BTC/LD/106944 refers

Date of Issue:


Title Number: 4445MNY

Land Office Number: 1276690

Land: PLOT NO. 618 - 621 BLOCK 'AA' BAGARA ZIWANI BABATI TOWN

Term: SIXTY SIX (66) YEARS

TITLE No: 4445MNY
 REGISTERED ON: 9.11.2023
 AT: 01:00 P.M



Senior Asst. Registrar of Titles

Land Form No. 22
 TANGANYIKA STAMP DUTY ACT-
 Stamp Duty Shs: 39,888/= Paid
 On Original Receipt No: 923191188917573
 of: 11.7.2023
 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: 100/- Paid
 Receipt No: 923191188917573
 of: 11.7.2023
 Stamp Duty Officer

Title No: 4445MNY
 L.O No.1276690
 L.D. No.BTC/106940

The 02nd day of November Two Thousand and Twenty Three

THIS IS TO CERTIFY that MATI SUPER BRANDS LIMITED of P.OBOX 207, BABATI is a limited liability Company Incorporate in Tanzania Under the Companies Ordinance (Cap.212) (hereinafter called "the Occupier") 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 sixty six (66) years from the first day of July, Two Thousand and Twenty Three 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 Occupier having paid rent up to the thirtieth day of June, 2024 shall thereafter pay rent of shillings three hundred ninety eight thousand eighty (398,080/=) 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. 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 BABATI TOWN COUNCIL** (hereinafter called "**the Authority**").
- iv. Submit building plans to The Authority within six months from the date of commencement of **The Right**.
- v. Begin building construction, within the first six months after the approval of building plans by **The Authority**;
- vi. Complete the buildings construction within **thirtysix months** from the date of commencement of **The Right**;
3. **USER:** -The land shall be used for **Special Industrial Purposes only**, Use Group 'N' Use Class (b) as defined in the Urban Planning (Use Group and Use Classes) Regulation, 2018.
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**

BABATI TOWN

INSERT SHOWING DETAILS OF PLOT

N



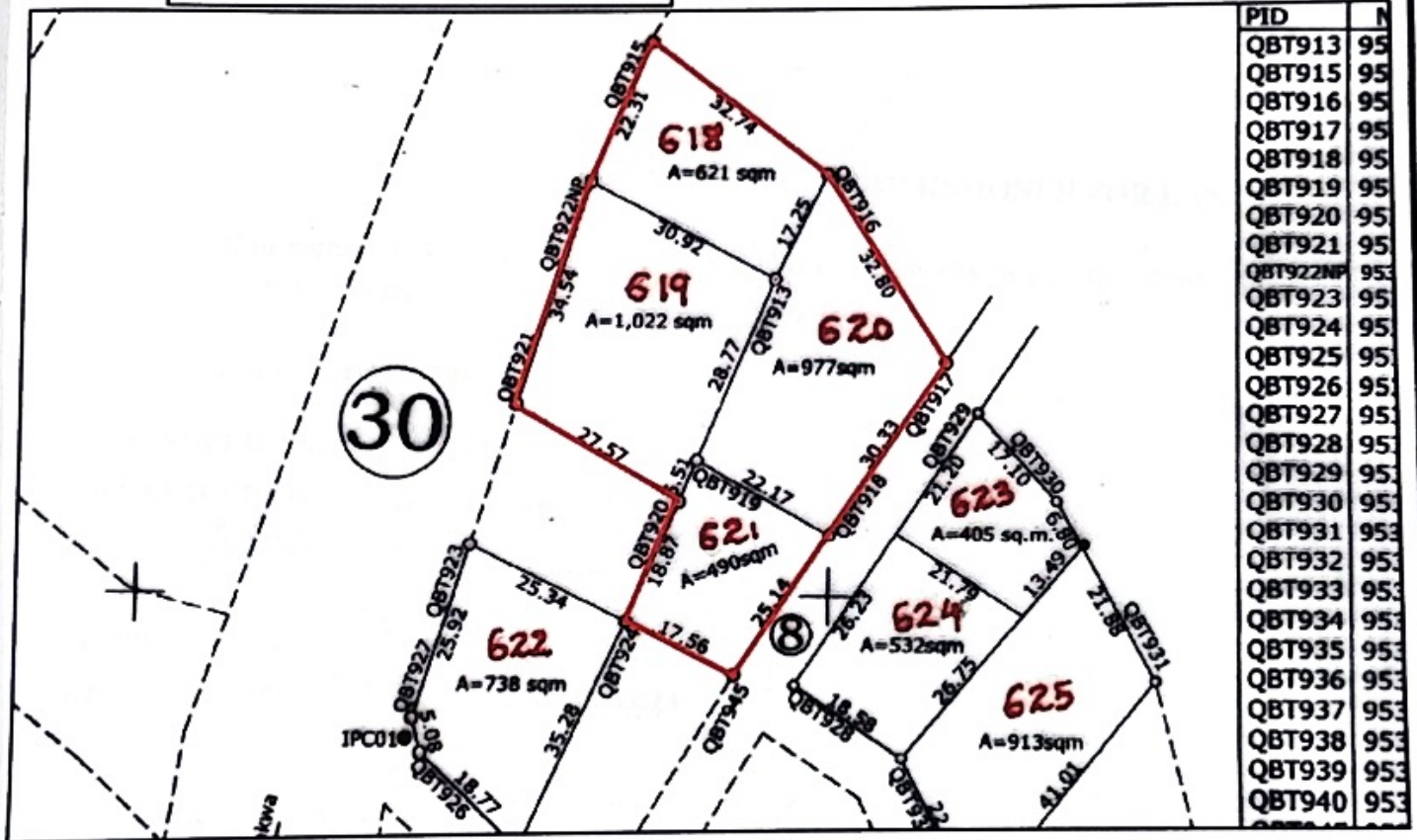
LOCALITY BAGARA ZIWANI

BLOCK AA

PLOT NO. 618-621

L.O. No. 1276690

AREA 3110 sqm



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

This plan prepared in accordance with Registered PlanNo. 127977 is approved for the purpose of the Land Registration ordinance.

Director for Survey & Mapping.....*12*.....

Date. *13.10.2022*. Ministry of Lands, Housing and Human Settlements Development Dodoma.

SCHEDULE

ALL that Land known as Plot No. 618, 619, 620 & 621 Block 'AA' situated at **Bagara Ziwani Area in Babati Town** containing **Three Thousand One Hundred and Ten (3,110) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered survey plan numbered **127977** 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 **MATI SUPER BRANDS LIMITED**, hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said

MATI SUPER BRANDS LIMITED,
and **DELIVERED** in presence of us this ^{2nd}.....
day of..... November..... **2023**.

Signature..... .....
Name:..... DAVID DAMIAN MULOKOZI

Postal Address:..... P.O. Box 207
..... BABATI - MANYARA

Qualification:..... DIRECTOR

Signature..... J. David

Name:..... JOYCE DAVID DANIELY

Postal Address:..... P.O. Box 207
..... BABATI - MANYARA

Qualification:..... DIRECTOR