

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 50861



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 26 Nov, 2019

MBASILA FOOD INDUSTRIES LTDR
P.O Box 77 SUMBAWANGA
Sir/Gentlemen/Madam,

RE: TITLE NO: 50861 LAND OFFICE NO: 791255
PLOT NO. 214 BLOCK MM AT MALANGALI

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

Asst Registrar
REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: LD/SMC/L.620 refers

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 50861-MB4LR

Land Office Number: 791255,

Land: PLOT NO. 214 BLOCK "MM" (INDUSTRIAL,) MALANGALI - AREA
SUMBAWANGA MUNICIPALITY.

Term: 66 Years.

TITLE NO: 26-11-2019
 REGISTERED 26-11-2019
 AT 12:30pm

[Signature]
 Asst. Registrar of Titles

LAND REGISTRY

THE UNITED REPUBLIC OF TANZANIA

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

Land Form No. 22
 TANGANYIKA STAMP DUTY
 Stamp Duty Shs. 100/=
 and Revenue Receipt No. 99027661797
10-2019
[Signature]
 Officer

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY
 Duty Shs. 27,800/-
 on original Receipt No. 99027661797
11-10-2019
[Signature]

Title No:.....
 L.O.No. 791255
 L.D.NO. SMC/620

The 26th day of November Two thousand and **Nineteen**

THIS IS TO CERTIFY that **MBASIRA FOOD INDUSTRIES LIMITED a limited Liability Company Incorporated in Tanzania Under the Companies Act (Cap 212 R.E 2002) of P. O Box 77 Mob: 0754-282 638, SUMBAWANGA** (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** years from the **first** day of **July, Two Thousand and nineteen** 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:-

6. The Occupier having paid rent up to the thirtieth day of **June, 2020**, shall thereafter pay rent of shillings **Five hundred fifty three thousand seven hundred fifty (Tshs. 553,750/=) 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:-
 - (iv) 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
 - (v) 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.
 - (vi) Not erect or commence to erect on the land buildings, or structure of any kind whatsoever except in accordance with building plans and specifications which shall have been first approved by the Authority.

SUMBAWANGA MUNICIPALITY



LOCATION:..... MALANGALI AREA

BLOCK: "MM"

PLOT No: 214

L.O. No:..... 791255

AREA:11,536 SQM



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

This plan prepared in accordance with the Registered Plan No.86967 is approved for the purposes of the Land Registration Ordinance
Director of Surveys and Mapping..... *[Signature]* Date 24/10/2019
Ministry of Lands, Housing and Human Settlements Development D'Salaam

7. The Occupier 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 the 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.
8. **USER:** The land and the buildings erected thereon shall be maintained and the same shall be used for **Industrial purpose** only. Use Group '**M**' **use class (a), (b) and (c)** as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.
9. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
10. 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 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. **214** Block "**MM**" **INDUSTRIAL** situated at **MALANGALI Area** in Sumbawanga municipality containing **Eleven Thousand Five Hundred Thirty Six (11536) Square metres** shown for identification only edged on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **86967** 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.



ASSISTANT COMMISSIONER FOR LANDS

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

SEALED with the **COMMON SEAL** of the said **MBASIRA FOOD INDUSTRIES LIMITED** and Delivered in the presence of us this.....day of.....**2019**.

Signature.....

Postal Address: **P.O BOX 77**
SUMBAWANGA

Qualification:.....**DIRECTOR**

Signature.....

Postal Address: **P.O. Box 77**
SUMBAWANGA

Qualification:.....**DIRECTOR**

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 50860



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 26 Nov, 2019

MBASIRA FOOD INDUSTRIES LTD
P.O Box 77
SUMBAWANGA
Sir/Gentlemen/Madam,

RE: TITLE NO: 50860 LAND OFFICE NO: 791262
PLOT NO. 215 BLOCK MM AT MALANGALI

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


REGISTRAR OF TITLES

Copy to: Commisioner for Lands
Your LD File No: LD/SMC/L.626 refers

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number:

Land Office Number: 791262,

Land: PLOT NO.215, BLOCK "MM" (MD) MALANGALI - AREA
SUMBAWANGA MUNICIPALITY.

Term: 66 Years.

TITLE NO: 50360 1012 1012
REGISTERED 26-11-2019
AT 12:30pm
Asst. Registrar of Titles

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

Land Form No. 22
Duty 100/-
99027661894
11-10-2019
Officer

STAMP DUTY
Duty 27,800/-
99027661894
11-10-2019
Title No:.....
L.O.No. 791262
L.D.NO. SMC/626

CERTIFICATE OF OCCUPANCY

(Under Section 29)

The 25th day of November Two thousand and **Nineteen**

THIS IS TO CERTIFY that **MBASIRA FOOD INDUSTRIES LIMITED** a limited Liability Company Incorporated in Tanzania Under the Companies Act (Cap 212 R.E 2002) of P. O Box 77; 0754-282 638, **SUMBAWANGA** (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** years from the **first day of July, Two Thousand and nineteen** 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, 2020**, shall thereafter pay rent of shillings **Five hundred fifty three thousand seven hundred fifty (Tshs. 553,750/=)** 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) Not erect or commence to erect on the land buildings, or structure of any kind whatsoever except in accordance with building plans and specifications which shall have been first approved by the Authority.

SUMBAWANGA MUNICIPALITY

N



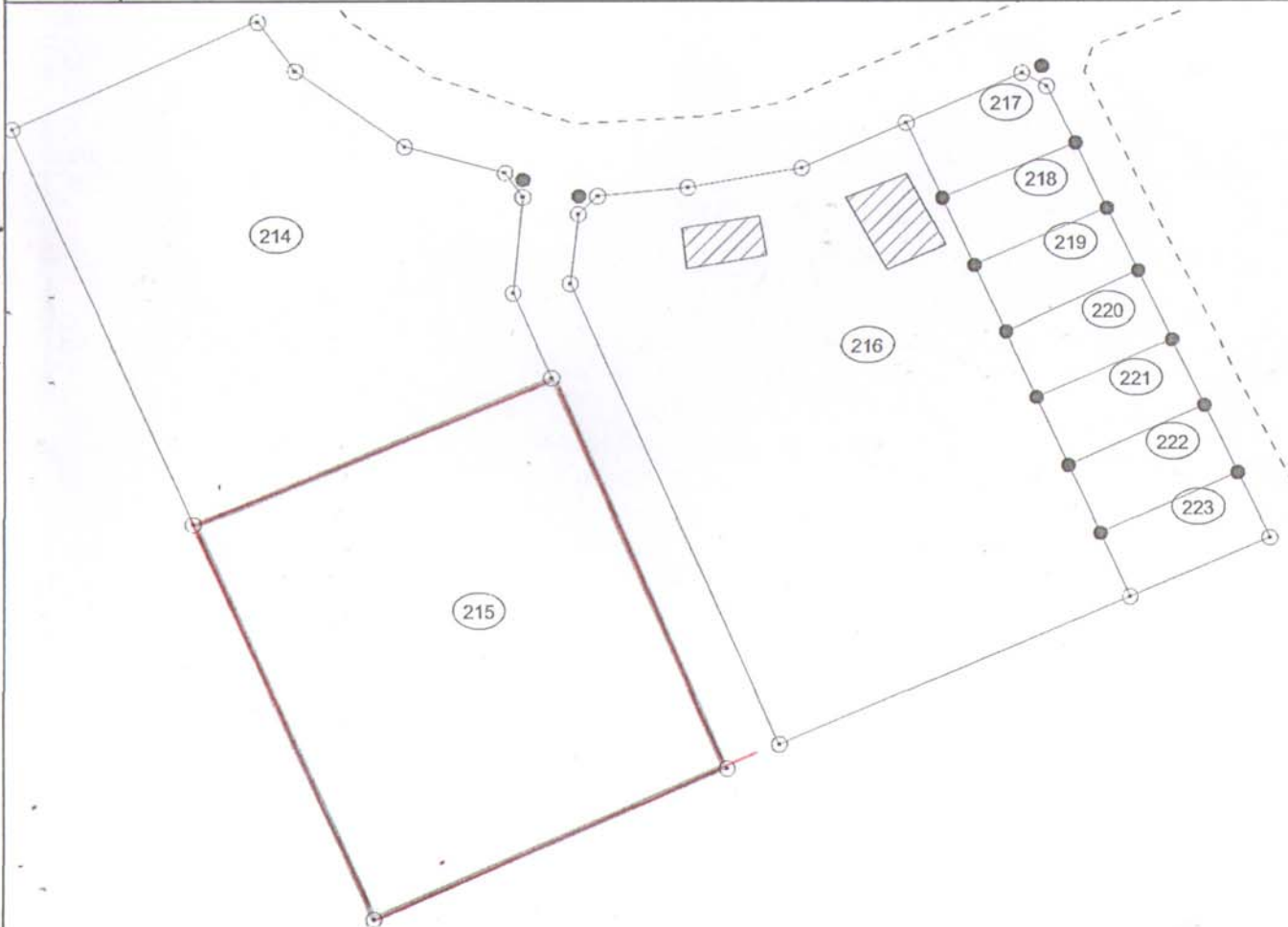
LOCATION:..... MALANGALI AREA

BLOCK: "MM"

PLOT No: 215

L.O. No:..... 791262

AREA:11,556 SQM



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

This plan prepared in accordance with the Registered Plan No.86967 is approved for the purposes of the Land Registration Ordinance
Director of Surveys and Mapping..... *Byanah*Date..... *29/10/2019*
Ministry of Lands, Housing and Human Settlements Development D'Salaam

2. The Occupier 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 the 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.

3. **USER:** The land and the buildings erected thereon shall be maintained and the same shall be used for **Industrial purpose** only. Use Group '**M**' **use class (a), (b) and (c)** as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 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 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. **215** Block "**MM**" **INDUSTRIAL** situated at **MALANGALI Area** in Sumbawanga municipality containing **Eleven Thousand Five Hundred Fifty Six (11556) Square metres** shown for identification only edged on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **86967** 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.



ASSISTANT COMMISSIONER FOR LANDS

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

SEALED with the **COMMON SEAL** of the said **MBASIRA FOOD INDUSTRIES LIMITED** and Delivered in the presence of us this.....day of.....**2019**.

Signature.....

Postal Address: **P.O BOX 77**
SUMBAWANGA

Qualification: **DIRECTOR**

Signature.....

Postal Address: **P.O BOX 77**
SUMBAWANGA

Qualification: **DIRECTOR**