

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 50864



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 27 Nov, 2019

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

RE: TITLE NO: 50864 LAND OFFICE NO: 791254
PLOT NO. 3 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: Commisioner for Lands
Your LD File No: L/D/SMC/L.626 refers

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 50864-MB4LR

Land Office Number: 791254.

Land: PLOT NO. 3, BLOCK "MM" (INDUSTRIAL- AREA
SUMBAWANGA MUNICIPALITY.

Term: 66 Years.

TITLE NO. **50864-MBYLR**
 REGIS. DATE **27-11-2019**
 AT **12:00 Am.**

[Signature]
 Asst. Registrar of Titles

MBEYA LAND REGISTRY
TANGANYIKA

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **100/-** Paid
99027661338
 an original Receipt No.
10-10-2019 Form No. 22
 Issued

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **16,1650/-** Paid
99027661338
 an original Receipt No.
10-10-2019
 Issued

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: **50864-MBYLR**
 L.O.No. **79126254** Jku/10
 L.D.NO. **SMC/626**

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; 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 **Three hundred thirty twenty thousand seven hundred fifty (Tshs. 330,750/=)** 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.

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.

SUMBAWANGA MUNICIPALITY



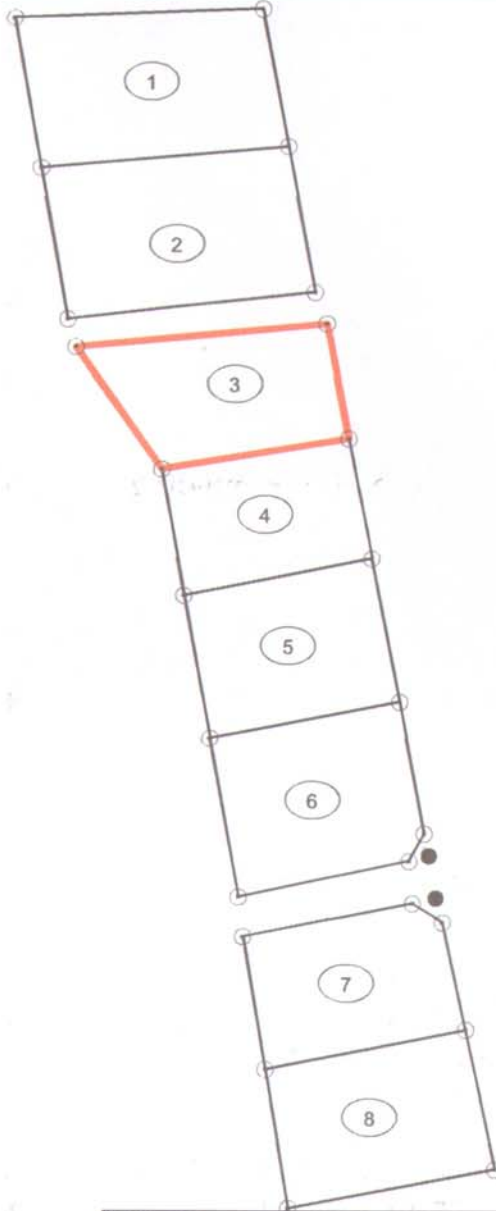
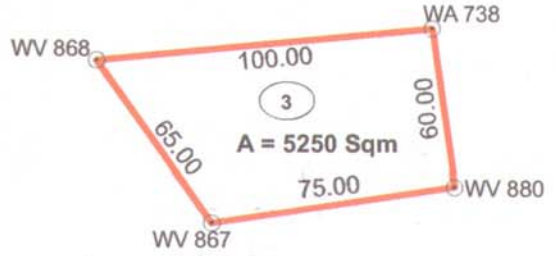
LOCATION:..... MALANGALI AREA

BLOCK: "MM"

PLOT No: 3

L.O. No:..... 791254

AREA:5250 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.56265 is approved for the purposes of the Land Registration Ordinance
Director of Surveys and Mapping..... *[Signature]* Date 29/10/2019
Ministry of Lands, Housing and Human Settlements Development D'Salaam

SCHEDULE

ALL that land known as Plot No **3** Block "**MM**" **INDUSTRIAL** situated at **MALANGALI Area** in Sumbawanga municipality containing **Five Thousand Two Hundred Fifty (5250) Square metres** shown for identification only edged on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **56265** 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.....*[Handwritten Signature]*.....

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

Qualification: *DIRECTOR*

Signature.....*[Handwritten 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 50862



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 27 Nov, 2019

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

RE: TITLE NO: 50862 LAND OFFICE NO: 791251
PLOT NO. 4 BLOCK MM AT MALANGALI

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

Asa
Wherry
REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 635 refers

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 50862-MB-ILR


Land Office Number: 791251.

Land: PLOT NO. 4, BLOCK "MM" (INDUSTRIAL,) MALANGALI - AREA
SUMBAWANGA MUNICIPALITY.


Term: 66 Years.

TITLE NO: 50862-MBYLR
 REGISTERED 27-11-2019
 AT 11:00 Am

 Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100F Paid
99027661455
 Land Form No. 22
10-10-2019
 Issued


TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 1900F Paid
99027661455
 on original Receipt No.
10-10-2019


THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: 50862-MBYLR
 L.O.No. 791251
 L.D.NO. SMC/635

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; 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 **Two hundred eighty three thousand five hundred (Tshs. 283,500/=) 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.

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.

SUMBAWANGA MUNICIPALITY

N



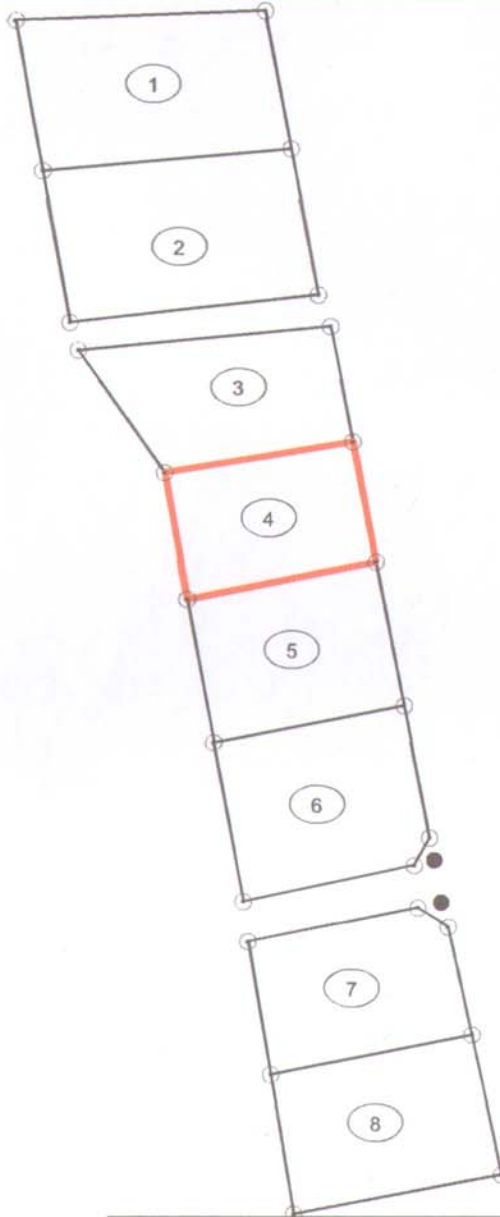
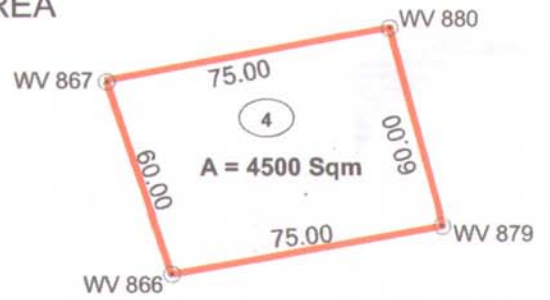
LOCATION:..... MALANGALI AREA

BLOCK: "MM"

PLOT No: 4

L.O. No:..... 791251

AREA:4500 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.56265 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

SCHEDULE

ALL that land known as Plot No 4 Block "MM" INDUSTRIAL situated at **MALANGALI Area** in Sumbawanga municipality containing **Four Thousand Five Hundred (4500) Square metres** shown for identification only edged on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **56265** 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 50863

LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 27 Nov, 2019

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

RE: TITLE NO: 50863 LAND OFFICE NO: 791252
PLOT NO. 5 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: Commissioner for Lands
Your LD File No: LD/SMC/L.627 refers

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:


Title Number: 50863-MBYLR

Land Office Number: 791252,

Land: PLOT NO. 5, BLOCK "MM" (INDUSTRIAL,) MALANGALI -AREA
SUMBAWANGA MUNICIPALITY.

Term: 66 Years.

TITLE NO: 50863-MBYLR
REGISTERED 27-11-2019
AT 11:45 Am.
Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 100F
Revenue Receipt No. 99027661536
11-10-2019
Land Form No. 22
Stamp Duty Col.

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 14,200F
Revenue Receipt No. 99027661536
11-10-2019
Stamp Duty Col.

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: 50863-MBYLR
L.O.No. 791252
L.D.NO. SMC/637

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; 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 **Two hundred eighty three thousand five hundred (Tshs. 283,500/=) 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

SUMBAWANGA MUNICIPALITY

N



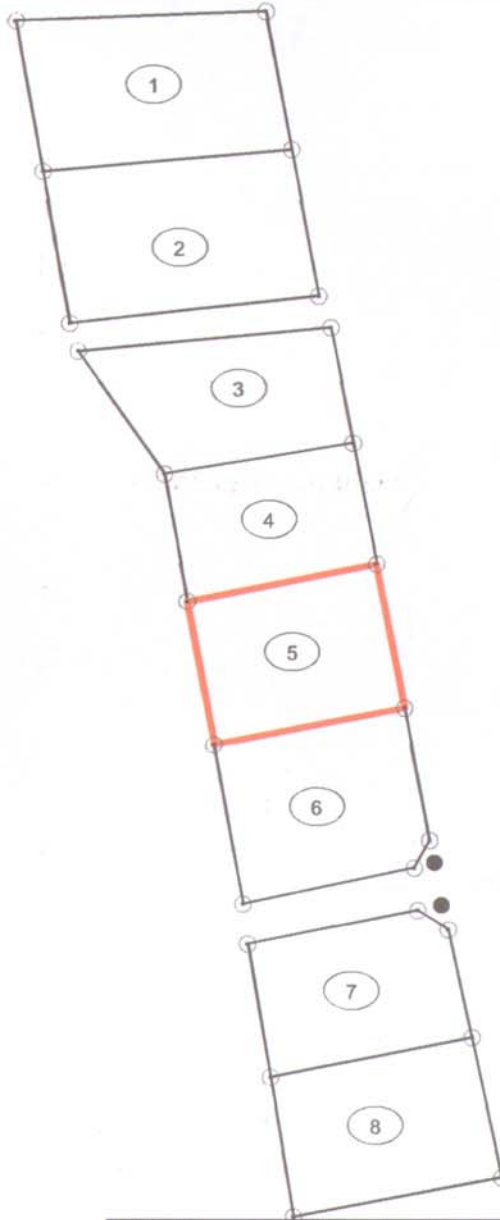
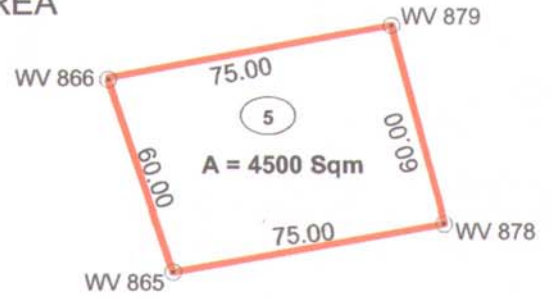
LOCATION:..... MALANGALI AREA

BLOCK: "MM"

PLOT No: 5

L.O. No:..... 791252

AREA:4500 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.56265 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

- (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.

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 **5** Block "**MM**" **INDUSTRIAL** situated at **MALANGALI Area** in Sumbawanga municipality containing **Four Thousand Five Hundred (4500) Square metres** shown for identification only edged on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **56265** 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.....*KA*.....

Postal Address: *P.O BOX 77*
SUMBAWANGA

Qualification: *DIRECTOR*

Signature.....*N. Mwalimu*.....

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 50866



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 28 Nov, 2019

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

RE: TITLE NO: 50866 LAND OFFICE NO: 791250
PLOT NO. 6 BLOCK MM AT MALANGALI

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

AAA
Chiny
REGISTRAR OF TITLES

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: *50866-MB4LR*

Land Office Number: 791250,

Land: PLOT NO. 6, BLOCK "MM" (INDUSTRIAL,) MALANGALI - AREA
SUMBAWANGA MUNICIPALITY.


Term: 66 Years.

TITLE NO: 50866-MBYLR
REGISTERED 27-11-2019
AT 11:00 Am.

Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 100F
Receipt No. 99027661671
10-10-2019 Land Form No. 22


TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 1900F
Receipt No. 99027661671
10-10-2019


THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: 50866-MBYLR
L.O.No. 791250
L.D.NO. SMC/636

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; 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 **Two hundred eighty two thousand three hundred (Tshs. 282,300/=) 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

SUMBAWANGA MUNICIPALITY

N



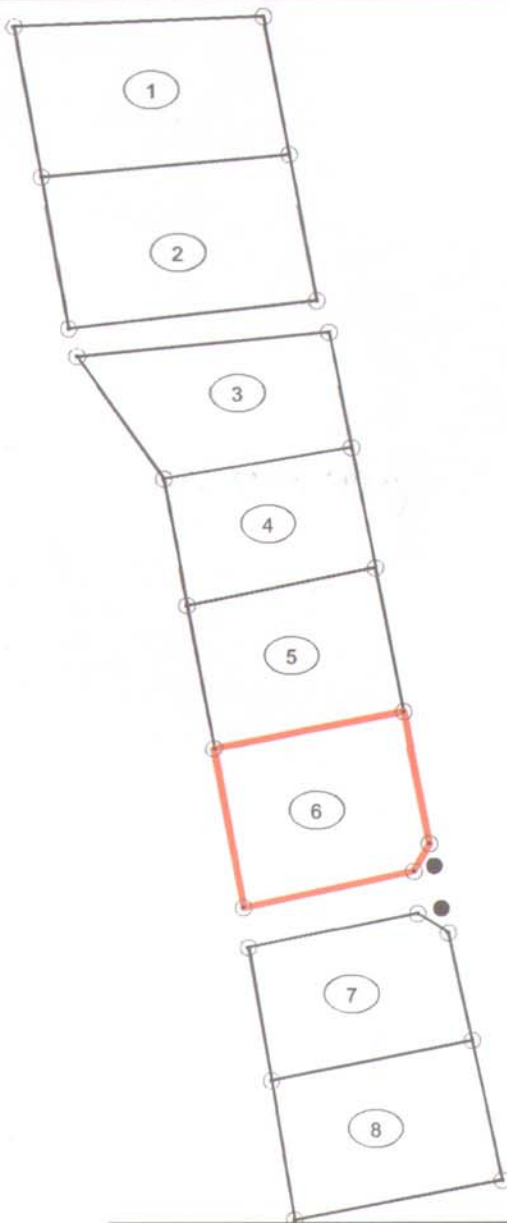
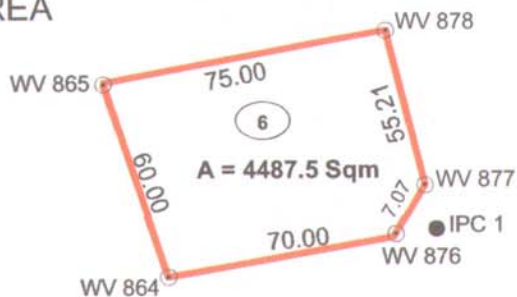
LOCATION:..... MALANGALI AREA

BLOCK: "MM"

PLOT No: 6

L.O. No:..... 791250

AREA:4487.5 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.56265 is approved for the purposes of the Land Registration Ordinance
Director of Surveys and Mapping.....*[Signature]*.....Date. 24/01/2019.....
Ministry of Lands, Housing and Human Settlements Development D'Salaam

- (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.

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 **6** Block "**MM**" **INDUSTRIAL** situated at **MALANGALI Area** in Sumbawanga municipality containing **Four Thousand Four Hundred Eighty Seven Point Five (4487.5) Square metres** shown for identification only edged on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **56265** 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 50867



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 28 Nov, 2019

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

RE: TITLE NO: 50867 LAND OFFICE NO: 791249
PLOT NO. 7 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: SMC/L.13705 refers

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 50867-MB4LR

Land Office Number: 791249.

Land: PLOT NO. 7, BLOCK "MM" (INDUSTRIAL) MALANGALI - AREA
SUMBAWANGA MUNICIPALITY.

Term: 66 Years.

TITLE NO: 50867-MB4LR
 REGISTERED: 27-11-2019
 AT: 12:00 Am.
 Asst Registrar of Titles



TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100F
 9902766167
 Land Form No. 22
 10-10-2019
 Issued

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 1900F
 9902766167
 as original Receipt No. 10-10-2019
 Stamp Duty

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: 50867-MB4LR
 L.O.No. 791249
 L.D.NO. SMC/17705

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; 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 **Two hundred eighty three thousand (Tshs. 283,000/=) 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

SUMBAWANGA MUNICIPALITY



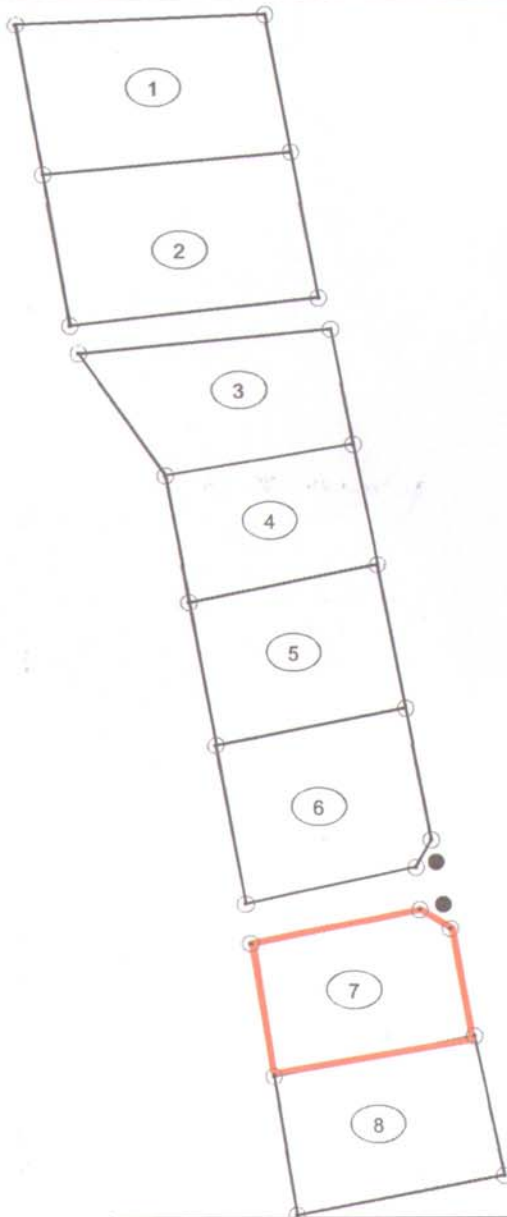
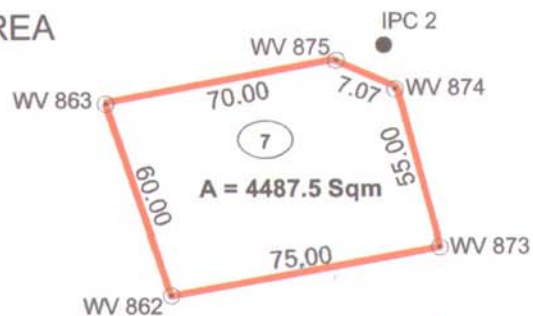
LOCATION:..... MALANGALI AREA

BLOCK: "MM"

PLOT No: 7

L.O. No:..... 791249

AREA:4487.5 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.56265 is approved for the purposes of the Land Registration Ordinance
Director of Surveys and Mapping.....*Signature*.....Date.....*29/10/2019*.....
Ministry of Lands, Housing and Human Settlements Development D'Salaam

- (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.

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 **7** Block "**MM**" **INDUSTRIAL** situated at **MALANGALI Area** in Sumbawanga municipality containing **Four Thousand Four Hundred Eighty Seven Point Five (4487.5) Square metres** shown for identification only edged on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **56265** 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 50859



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: 50859 LAND OFFICE NO: 791253
PLOT NO. 8 BLOCK MM AT MALANGALI

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

Asst
M. M. M.
REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: LD/SMC/L.628 refers

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: *50859-MB4LR*

Land Office Number: *791253*,

Land: PLOT NO. 8, BLOCK "MM" (INDUSTRIAL,) MALANGALI - AREA
SUMBAWANGA MUNICIPALITY.

Term: *66* YEARS.

TITLE NO: 26-11-2019
 REGISTERED 26-11-2019
 AT 12:30pm
 Asiatic Registrar of Titles
 TANZANIA

TANZANIA STAMP
 Duty Stamp 1000/-
 99027661742
 11-10-2019
 Land Form No. 22
 Officer

TANZANIA STAMP
 Duty Stamp 14,800/-
 99027661742
 11-10-2019
 Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: 50859-MB4L2
 L.O.No. 791253
 L.D.NO. SMC/628

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; 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 **Two hundred eighty three thousand five hundred (Tshs. 283,500/=)** 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

SUMBAWANGA MUNICIPALITY

N



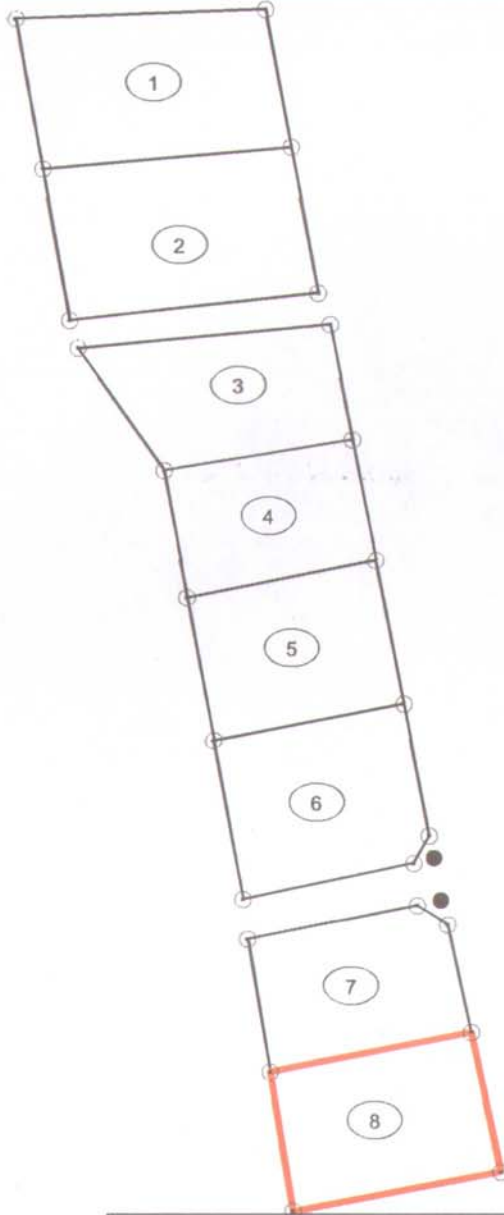
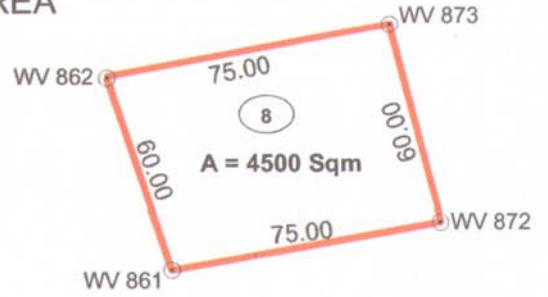
LOCATION:..... MALANGALI AREA

BLOCK: "MM"

PLOT No: 8

L.O. No:..... 791253

AREA:4500 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.56265 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

- (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.

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

SCHEDULE

ALL that land known as Plot No **8** Block "**MM**" **INDUSTRIAL** situated at **MALANGALI Area** in Sumbawanga municipality containing **Four Thousand Five Hundred (4500) Square metres** shown for identification only edged on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **56265** 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

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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

