

TANGANYIKA

The Land Registration Ordinance (Cap. 334 of the Laws)



CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY

SEPARATE TITLE ISSUED

This is to certify that the annexed ^{Certified true copy of} Certificate of Occupancy dated

the 18th day of September, 2015..

is registered in the Land Registry under Title No. 54435/1 LRMwanza

Copies of the subsisting entries in the register are within

Dated the 11th day of November, 2015


M.J. MIRAY
Princ. Asst. Registrar of Title

Title No. 54435/1 LRMwanza

Description of registered land.

ALL THAT land known as Plot No: 1237 Block 'A' situate d
at m Luchelele in Mwanza City containing Twenty seven point
eight three (27.83) hectares shown for identification only
edged in red on the plan attached to this Certificate and
defined on the registered Survey Plan numbered 44418 deposited
at the office of the Director for Surveys and Mapping at
Dar es Salaam.

ENTRIES IN THE REGISTER

TITLE NO. 54435/1 LRMwanaa

No. 44776 Registered 11.11.2015 at 11.40a. m
 To VICTORIA TREASURES LIMITED of
P.O. Box 80437, MWANZA.

No. Registered at m
 To

M. J. Miray
M. J. MIRAY

Princ. *Asst. Registrar of Titles*

Asst. Registrar of Titles

No. Registered at m
 To

No. Registered at m
 To

Asst. Registrar of Titles

Asst. Registrar of Titles

No. Registered at m
 To

No. Registered at m
 To

Asst. Registrar of Titles

Asst. Registrar of Titles

No. Registered at m
 To

No. Registered at m
 To

Asst. Registrar of Titles

Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA
THE LAND REGISTRATION ACT (CAP 334)
APPLICATION FOR LEASEHOLD TITLE
(Land Registry- Mwanza) 8


C.T. No:54435

L.O. No: 422326

LD No: MCC/L/43867

We, **TANZANIA INVESTMENT CENTRE** of P.O. Box 938 DAR ES SALAAM (LESSORS) on the one part, and **VICTORIA TREASURES LIMITED** of P.O Box 80437 MWANZA (LESSEES) on the other part, have entered into Lease Agreement in respect of Plot No. 1237 Block 'A' situated at Luchelele Area in Mwanza City. Pursuant to that, we hereby **SUBMIT** the Lease Agreement for registration and **APPLY** for a **LEASEHOLD TITLE** to the said Company, in respect of the said Land which is registered under the above Certificate of Title.

SEALED with the COMMON SEAL of the said)
TANZANIA INVESTMENT CENTRE and DELIVERED)
in the presence of us this.....^{26th} day of ~~JULY~~.....2015)

Name: JULIET CARUMI
Signature: X 
Postal Address: P.O Box 738 DSH
Qualification : EXECUTIVE DIRECTOR



Name: ALEXANDER MWANZI
Signature: 
Postal Address: P.O. Box 738 DSH
Qualification : LEASE OFFICER

SEALED with the COMMON SEAL of the Said)
VICTORIA TREASURES LIMITED and DELIVERED in the)
presence of us this... 23rd.....day of..... October.....2015)



Name: AMIN MADHANI
Signature: *A. Madhani*
Postal Address: P.O. Box No: 3000, DSM
Qualification : Director

Name: SHAMSHUDDIN HIRANI
Signature: *S. Hiranani*
Postal Address: P.O. Box No: 3000, DSM
Qualification : Secretary

[Handwritten mark]



TANZANIA INVESTMENT CENTRE

LEASEHOLD AGREEMENT

(Issued under Section 20 of the Land Act, Cap. 113 R.E.2002)

Date of Issue:

Land Office Number:

Land Description:

A small, handwritten signature or mark in the bottom right corner of the page.

TANZANIA INVESTMENT CENTRE

THE LAND ACT
(No. 4 of 1999)

DERIVATIVE RIGHT
(Under Section 20)

C.T. No: 54435
L.O. No: 422326
LD. No: MCC/L/43867

Made and entered into this... 23rd day of Oct......2015

BETWEEN

TANZANIA INVESTMENT CENTRE

A body corporate established under The Tanzania Investment Act, 1997 (Act No. 26 of 1997) by order published in the Official Gazette as Government Notice no. 291 of 1997, (thereinafter referred to as "the Lessor") on the one part

AND

VICTORIA TREASURES LIMITED

of P.O Box 80437 **MWANZA** and having certificate of incentives No. **010578** (hereinafter referred to as "the Lessee") on the other part.

THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in the Land Registry at Mwanza under Title No. **54435** in respect of land within **Plot No. 1237, Block 'A'** measuring **twenty seven point eighty three (27.81)** Hectares, situated at **Luchelele Area in Mwanza City** and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of **sixty five** years commencing on the **first day of October, two thousand and fifteen** and expiring on the of **thirtieth** day of **June, two thousand and eighty** subject to the provisions of the Land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

The Land shall be used for **Farming and Livestock Keeping** purposes only; Use Group **'R'** use class **(f)** as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

PART A: THE LESSEE SHALL:

1. **PAY** in advance to the Lessor an annual Land Rent amounting to Tanzania Shillings **11,132,000.00** plus ten per cent thereto as facilitation fees, making a total of Tanzania Shillings **12,245,200.00 (twelve million two hundred forty five thousand and two hundred only)** payable 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. **BE** required to pay any and all costs arising herefrom and in particular;
 - (i) Any fees or stamp duties which may be discovered to be payable in connection with the Lease;
 - (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
 - (iii) An amount or amounts equal to any rates or like levy paid by the Lessor in respect of the Land or improvements thereon;
3. **DEVELOP** the land by establishing fully integrated fish farm including processing facilities.
4. **BE RESPONSIBLE** for:
 - i. Demarcating boundaries of the land to the satisfaction of Mwanza City Council and thereafter to maintain such demarcation so that the boundaries are always easily identifiable.
 - ii. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expenses as assessed by the Director responsible for Surveys and Mapping.
 - iii. Preserving the environment and protecting the soil against soil erosion: and do all things which may be required by the authorities responsible for environment, to achieve such objective.
 - iv. Planting suitable varieties of trees and/or allow natural generation of trees within and around the boundary of the farm to conserve the soil from erosion
 - v. Retaining at least ten scattered trees per acre, should there be a need to clear the farm; or as directed by the authorities responsible for environment.
5. **NOT** make any disposition to the leased land without prior consent of the lessor; subject to payment of all dues prescribed in connection with that disposition.
In case of seeking the Lessor's consent regarding mortgaging of the respective land, the Lessee should present to the Lessor a project evaluation report showing that the level of developed of the land, is at least 60% of the total investment cost.
6. Allow the lessor or any other authorized government officer to get access to the leased land for official and reasonable cause.

7. **SUBJECT** to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
8. **YIELD** up the Lessor the Land and improvement in good order and condition upon determination of the Lease by effluxion of time or otherwise.

PART B. THE LESSOR SHALL:

1. **ENSURE** that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. **UPON** breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements thereon and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

PART C: ARBITRATION

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 23 of the Tanzania Investment Act, 1997 or under the provision of the Arbitration Ordinance, Cap 15 of the Laws of Tanzania.

We, the within-named **VICTORIA TREASURES LIMITED** hereby accept the terms and conditions contained in the foregoing Lease agreement.

SCHEDULE

ALL that Land known as **Plot No. 1237** situated at **Luchelele Area** in **Mwanza City** measuring **twenty seven point eighty three (27.81) Hectares**, shown for identification only edged **red** on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered **44418** deposited at the Office responsible for Surveys and Mapping at Dar es Salaam.




SEALED with the COMMON SEAL of the said)
VICTORIA TREASURES LIMITED and)
DELIVERED in the presence of us this..... 23rd)
day of October 2015)

Signature..... 

Postal Address..... P.O. Box No: 3000, DSM

Qualification..... Director

Signature..... 

Postal Address..... P.O. Box No: 3000, DSM

Qualification..... Secretary



SEALED with the COMMON SEAL of the said)
TANZANIA INVESTMENT CENTRE and)
DELIVERED in the presence of us this..... 26th)
day of OCTOBER 2015)

Signature..... 

Postal Address..... P.O. Box 988 DSM

Qualification..... EXECUTIVE DIRECTOR

Signature..... 

Postal Address..... P.O. Box 988 DSM

Qualification..... LEGAL OFFICER



MWANZA CITY



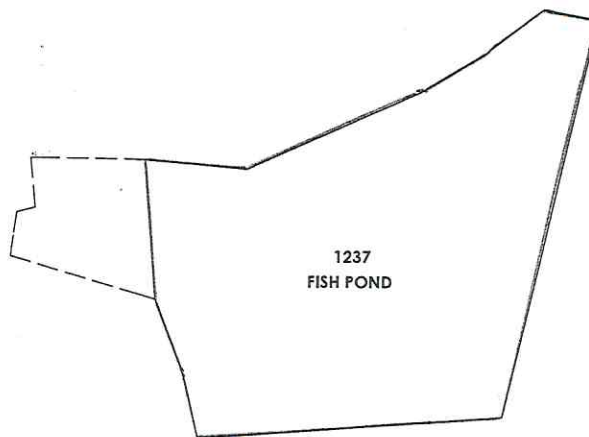
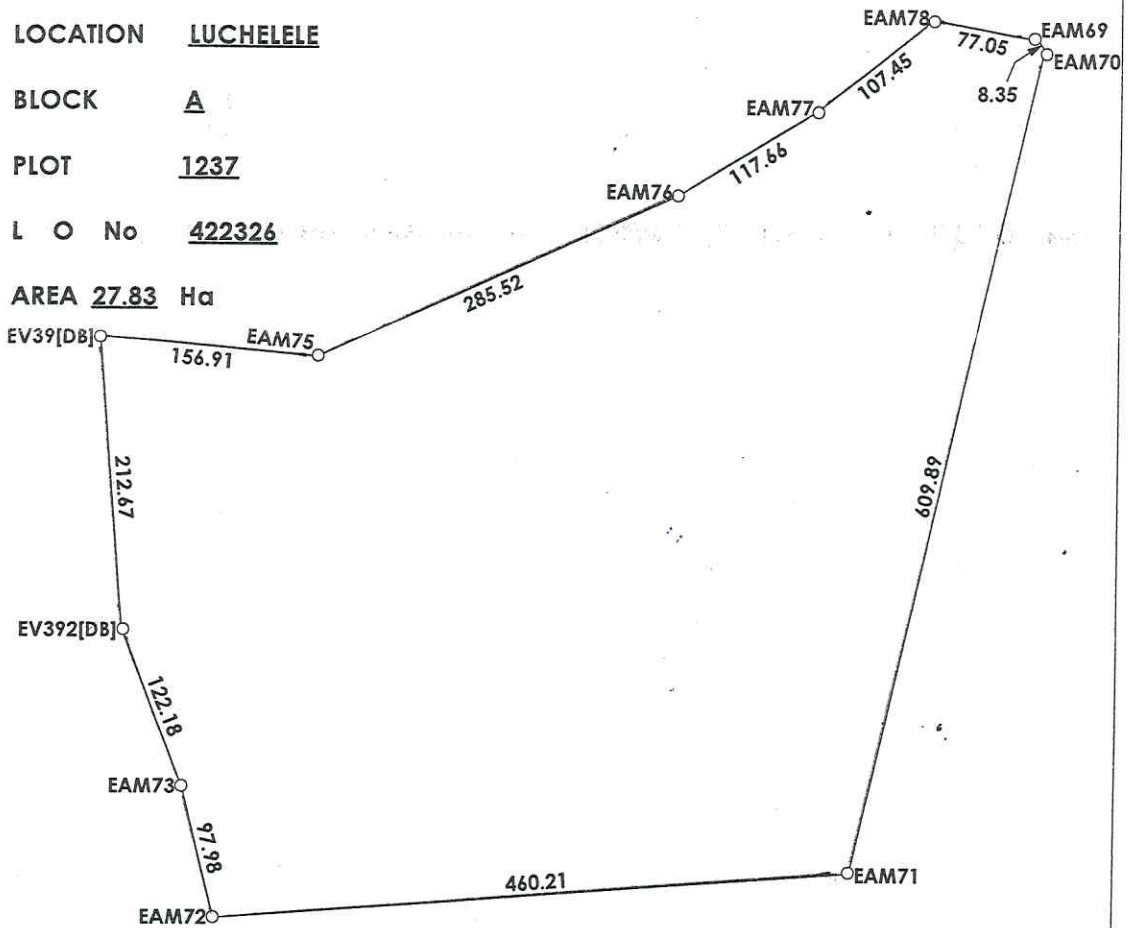
LOCATION LUCHELELE

BLOCK A

PLOT 1237

L O No 422326

AREA 27.83 Ha



This plan, prepared in accordance with Registered plan No 44418 is approved for the purpose of Land Registration ordinance.

Raherulah
.....
For Director of Surveys and Mapping.

Date 04/09/2015

Ministry of Lands and Human Settlement Development
Dar Es salaam.

The Issue of The plan Implies no guarantee or admission of title of Government.

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue: 18-09-2015

Title Number: 544-35 LR Mwanza

Land Office Number: 422326

Land: PLOT NO. 1237 BLOCK 'A' IUCHELELE - MWANZA CITY

Term: SIXTY SIX YEARS

CERTIFIED TRUE COPY
M. Mway
Asst. Registrar of Titles
Date 11.11.2015

18-09-2015
at 1:00 pm

M Mawray



Land Form No. 23

TANZANIA INVESTMENT CENTRE

Stamp Duty Shs. 1112,700/=

and Revenue Receipt No. 64543,645

of 04-09-2015 Issued.

M Mawray

Stamp Duty 0

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 54435 L R Mwanza
L.O. No. 422326.
L.D. No. MCC/L/43867

The 18th day of September Two thousand fifteen

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTRE of P.O.Box 938, DAR ES SALAAM. (hereinafter called "the Occupier") 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 66 (sixty six) years from the first day of July, Two thousand and fifteen 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, 2016 shall thereafter pay rent of shillings eleven million one hundred thirty two thousand (TShs 11,132,000/=) 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 land shall be used for farm and livestock keeping only, Use Group 'R' Use class (es) (f) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

CERTIFIED TRUE COPY
M Mawray
Asst. Registrar of Titles
Date 11.11.2015

MWANZA CITY



LOCATION LUCHELELE

BLOCK A

PLOT 1237

L O No 422326

AREA 27.83 Ha

EV39[DB] 156.91 EAM75

212.67

EV392[DB]

122.18

EAM73

97.98

EAM72

460.21

EAM71

EAM76

117.66

EAM77

107.45

EAM78

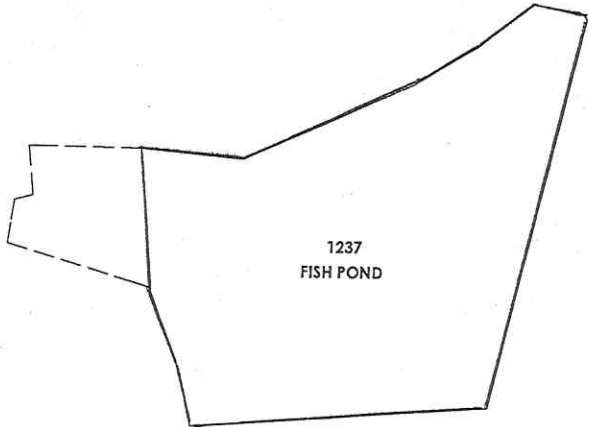
77.05

EAM69

8.35

EAM70

68.509



This plan, prepared in accordance with Registered plan No 44418 is approved for the purpose of Land Registration ordinance.

Shaherulah
.....
For Director of Surveys and Mapping.

Date 04/09/2015

Ministry of Lands and Human Settlement Development
Dar Es salaam.

The Issue of The plan Implies no quarrantee or admission of tittle of Government.

CERTIFIED TRUE COPY
M Mway
Asst. Registrar of Titles
Date 11.11.2015

SCHEDULE

ALL that Land known as Plot No. 1237 Block "A" situated at Luchelele in Mwanza City containing **twenty seven point eight three (27.83) hectares shown** for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 44418 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

We, the within named **TANZANIA INVESTMENT CENTRE** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the)
said **TANZANIA INVESTMENT CENTRE**)
and **DELIVERED** in the presence of us this **14th**)
day of **SEPTEMBER** 2015.)

Signature )
Name **JULIET MWARUKI**)

Qualification **EXECUTIVE DIRECTOR**)

Signature )
Name **ALEXANDER MWANJI**)

Qualification **LEGAL OFFICER**)



CERTIFIED TRUE COPY

Asst. Registrar of Titles
Date **11.11.2015**

MWANZA LAND REGISTRY

LEASE

Filed Document No.

44776

Date of Registration 11.11.15 time 11:40 AM

VICTORIA TREASURES LIMITED

PO OF P.O. BOX 80437, MWANZA

TERM OF 65 YEARS. COMMENCING ON THE 1ST DAY OF OCT, 2015.

EXPIRES ON 30th DAY OF JUNE, 2080.

SEPARATE TITLE ISSUED, C.F. NO.

54435/1

M. M. Mway

Princ. Asst. Registrar of Titles

CERTIFIED TRUE COPY

M. M. Mway

Asst. Registrar of Titles

Date 11.11.2015