

## TANGANYIKA

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



MBEYA

**CERTIFICATE OF TITLE TO ~~LEASEHOLD~~ LAND**

ISSUED UNDER SECTION 38)

Certified

This is to certify that the annexed Certificate of Occupancy dated  
the Sixth day of August 1984  
is registered in the Land Registry under Title No. 1001-MBYLR

Copies of the subsisting entries in the register are within.

Dated the Eighth day of August 2001

*M. J. Mziray*  
M.J. MZIRAY

Senior Assistant Registrar of Titles

Title No. 1001-MBYLR Description of registered land.

ALL THAT piece or parcel of land situate in Mbeya Municipality containing four point zero five (4.051) hectares or thereabouts being known Plot NO.25, Iyunga Industrial as delineated and edged in red on registered survey plan number 18075 annexed to the enclosed copy of Certificate of Occupancy hereto.

ENTRIES IN THE REGISTER

TITLE No. 1001-MBYLR

Ref. No. of filed document	Date of Registration	Nature of entry	Init. Reg.
51 MBYLR	18-2-1991	SOUTHERN HIGHLANDS BOTTLERS LIMITED of	
		P.O. BOX 9001, Dar-es -salaam.	MM
		Registered as Owner.	
		(SEC. 71)	
		6151- MBYLR	
		17-9-2001 at 8.00 a.m.	
		SBC TANZANIA LIMITED	
		of P.O. Box 4162 Dar-es-Salaam.	
		MMZway	
		8172- MBYLR	
		25-11-2005 at 10.30 a.m.	
		THE NATIONAL BANK OF	
		COMMERCE LIMITED. (to secure	
		an unspecified amount)	
		<i>[Signature]</i>	

1007-MB/LR  
 29-10-1970  
 11.20 am  
 Director East Province of Malaya



YANGANVITA STAMP DUTY ACT.  
 Stamp Duty Sht. 27 0/2  
 and Revenue Receipt No. 676086  
 at 19-4-78 Issued  
 Stamp Duty Officer

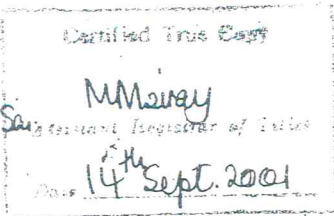
4th day of September  
 One thousand nine hundred eighty-four  
 ATTN NO. 1001-MB/LR

THIS IS TO CERTIFY THAT MBEYA CANNING INDUSTRIES LIMITED a high lity company incorporated in Tanzania and having its registered office in Dar es Salaam of P.O. Box 798 DAR ES SALAAM (hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land identified in the Schedule hereto (hereinafter called "the Land") for a term of thirty nine years from the first day of April, One thousand nine hundred and seventy eight according to the true intent and meaning of the Deed of Concession and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution thereof or amendments thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 1970 shall thereafter pay rent of shillings Eight thousand two hundred and fifty (8,250/-) a year in advance on the first day of July in every year of the term of the Right PROVIDED that the rent may be reduced by the Government at the time being reasonable for Lands (hereinafter called "the Land") on the first day of July in each of the years 1979, 1984, 1989, 1994, 1999, 2004, 2009 and 2014 or within three years thereafter of any of the above years.

2. The Occupier shall:-

- (i) erect on the land buildings (hereinafter called "the 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 Mbeya Municipal Council (hereinafter called "the Authority");
- (ii) by the thirtieth day of September, 1978 submit to the Authority such plans for the buildings (including block plans showing the location of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;
- (iii) within six months from the date of notification by the Authority of approval of the plans and specifications and within the period of six months thereafter shall have been building on the land in accordance with such plans and specifications;
- (iv) complete the buildings according to the plans and specifications so that they are ready for use and occupation by the twenty first day of March, 1981;



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- (v) At all times during the term after the thirty first day of March, 1991 have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Director of Land Development Services (hereinafter called "the Director");
- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provided;
- (vii) Be responsible for the protection of all beacons on the land throughout the term of the Right. Warning beacons will have to be re-established at any time at the Occupier's expense as assessed by the Director of Surveys and Mapping.

Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition of the Right.

3. (i) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Director PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Director shall not be necessary;

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or its employees agents contractors or members of household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Director shall have an absolute discretion to give or withhold consent under condition 3(i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Director shall be the sole judge.

5. The Occupier shall further:-

- (i) make and maintain on the land rate-proof throughout the term adequate arrangements for water supply, drainage and disposal of the Authority;
- (ii) make and keep all the buildings on the land rate-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 sanitation facilities and other and maintain such hygienic measures as may be required by the said Medical Officer of Health.

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6. The Occupier shall pay to the Minister on Board of the Director on his behalf:-

- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for land during the term of the Right;
- (iii) such sum as the Director shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

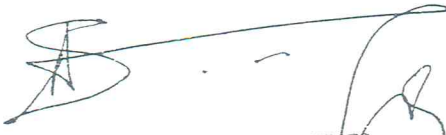
7. Only one main building together with the usual and necessary outbuildings shall be built on the land and the same shall be used for industrial purposes. Use Group 'M' (1), Use Classes (a), (b) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

8. The President may revoke the Right for good cause and in public interest.

SCHEDULE:

ALL that land known as Plot No. 125, Iyunga Industrial Area, Mbeya Municipality containing four point zero five one (4.051) Hectares shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 18076 deposited at the Office of the Director of Surveys and Mapping at Dar es Salaam.

GIVEN under my hand and seal and by Order of the Minister the day and year first above written.

  
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 DIRECTOR OF LAND DEVELOPMENT SERVICES.

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Certified True Copy

M Mway  
Assistant Registrar of Titles

Date 14<sup>th</sup> Sept. 2001

The within-named MBEYA GAMING INDUSTRIES LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said MBEYA GAMING INDUSTRIES LIMITED and delivered in my presence of us this

6<sup>th</sup> day of August 1984.  
Signature: *[Signature]*

Postal Address: P.O. Box 798

DAR ES SALAAM  
Qualification: DIRECTOR

Signature: *[Signature]*  
Postal Address: P.O. Box 798

DAR ES SALAAM  
Qualification: DIRECTOR

**LAND REGISTRY, MBEYA**  
**TRANSFER**

Filed Document No. 637-MBYLR

Date of Registration 18-2-1991 time 9.00 a.m.

To SOUTHERN HIGHLANDS BOTTTLERS LIMITED of P.O. Box 9001 Dar es Salaam  
(Cons. SLS 10,000,000/=)

*[Signature]*  
Senior Assistant Registrar of Titles

**NOTE**

In this document every reference to Commissioner of Land "Director of Survey and Mapping" should be read and Constructed as a reference to "Director of Land Development Services" and "Director of Survey and Mapping" respectively.

**LAND REGISTRY, MBEYA**  
**MORTGAGE**

Filed Document No. 638-MBYLR

Date of Registration 18-2-1991 time 9.00 a.m.

To BOARD OF TRUSTEES OF THE NATIONAL PROVIDENT FUND (To secure 40,000,000/=)

*[Signature]*  
Senior Assistant Registrar of Titles

**LAND REGISTRY, MBEYA**  
**CHANGE OF NAME**

Filed Document No. 636-MBYLR

Date of Registration 18-2-1991 time 9.00 a.m.

HIGHLAND CANNERS LIMITED of P.O. Box 798, Dar es Salaam

*[Signature]*  
Senior Assistant Registrar of Titles

**LAND REGISTRY, MBEYA**  
**CHANGE OF OWNERSHIP**  
(Section 71)

Filed Document No. 7358-MBYLR

Date of Registration 1-3-2004 time 11:55 am

To THE NATIONAL SOCIAL SECURITY FUND (To secure TSHS 40,000,000/=)

*[Signature]*  
Senior Assistant Registrar of Titles



Certified True Copy

M. Misway

Secretary General of EUSA

14 Sept 2001

LAND REGISTRY, MBEYA  
MORTGAGE

Filed Document No. 2174-MBYLR

Date of Registration 14-9-2004 time 11:00

To THE NATIONAL BANK OF COMMERCIAL LTD. To secure a sum of amount

Mykhonah

PROV. ASST. REG. OFFICER

LAND REGISTRY, MBEYA  
CHANGE OF NAME

Filed Document No. 7497-MBYLR

Date of Registration 14-9-2004 time 11:00

To THE NATIONAL BANK OF COMMERCIAL LIMITED. (To secure an unspecified amount)

Mykhonah

PROV. ASST. REG. OFFICER

CAVEAT

4044-MBYLR

25-9-1998 time 8:00 a.m.

BY DIRECTOR OF SOUTHERN HIGHLAND BOTTLED LIMITED OF P.O. BOX 9001 DAR ES SALAAM

Mykhonah

PROV. ASST. REG. OFFICER

CAVEAT

4045-MBYLR

25-9-1998 time 8:00 a.m.

BY DIRECTOR OF FAHARI BEVERAGES LIMITED OF P.O. BOX 4162 DAR ES SALAAM

Mykhonah

PROV. ASST. REG. OFFICER

FANGANTIERA STAMP DUTY ACT.  
Stamp Duty Sec. 507 =                      Paid  
and Revenue Receipt No. 07  
of                      Issued.  
MMZway  
Stamp Duty Officer

FANGANTIERA STAMP DUTY ACT.  
Stamp Duty Sec. 507 =                      Paid  
and Revenue Receipt No. 07  
of                      Issued.  
MMZway  
Stamp Duty Officer

Certified True Copy  
MMZway  
Stamp Duty Registrar of Titles  
Date 14<sup>th</sup> Sept 2001