

TANGANYIKA

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



**CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY**

SUB LEASEHOLD TITLE

This is to certify that the annexed Certificate of Occupancy dated

the 20<sup>th</sup> day of MAY, 20...19

is registered in the Land Registry under Title No. 47901/1, -MBYLR

Copies of the subsisting entries in the register are within

Dated the 23<sup>rd</sup> day of OCTOBER 20...24

  
J.G. MWENDA  
ASST. Registrar of Title

Title No. 47901/1/1-MBYLR

Description of registered land

**ALL that Piece or parcel of Land known as Farm no. 022/1 Isipii Village Area in Rufindi District containing nine (9) Hectares shown for identification only edged on the plan attached to this SUB LEASEHOLD TITLE and Defined on the Registered Survey Plan numbered 33433 at the Office of the Director for Surveys and Mapping at Dodoma.**

ENTRIES IN THE REGISTER

TITLE NO. 47961/1/1-HBYLR

No. .... Registered On: 24.10.2024 ..m  
To: ..... AT: 12:30 PM.

AWENGA HYDRO LIMITED  
P.O. BOX 222,

MAFINGA. FOR A TERM OF  
98 YEARS ~~FROM 1st~~ JULY, 2018.

Asst. Registrar of Titles

No. .... Registered ..... at ..... m  
To: .....

Asst. Registrar of Titles

MORTGAGE

No. 56-1RAH Registered 18-5-2024 at 11:45 AM

To: EASTERN AND SOUTHERN  
AFRICAN TRADE AND DEVELOPMENT  
BANK (To SECURE USD 12,000,000)

Asst. Registrar of Titles

No. .... Registered ..... at ..... m

To: .....

Asst. Registrar of Titles

MORTGAGE

No. 971-1RAH Registered 22-11-2021 at 12:30 PM

To: CRDB BANK PLC  
P.O. BOX 268, DAR ES SALAAM  
& To SECURE Tshs. 1,563,000,000/-

Asst. Registrar of Titles

No. .... Registered ..... at ..... m

To: .....

Asst. Registrar of Titles

No. .... Registered ..... at ..... m

To: .....

Asst. Registrar of Titles

No. .... Registered ..... at ..... m

To: .....

Asst. Registrar of Titles



**CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY**

**LEASE HOLD TITLE**

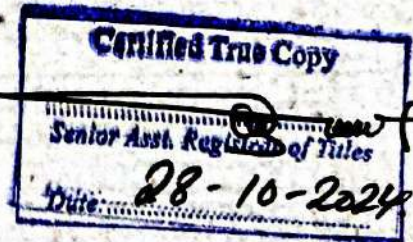
This is to certify that the annexed Certificate of Occupancy dated  
the **SIXTH** day of **May** 20**19**

is registered in the Land Registry under Title No. **47961-MBTLR**

Copies of the subsisting entries in the register are within

Dated the **Twentyfourth** day of **June** 20**19**

*[Signature]*  
**S. I. B. ...**  
Registrar of Title



Title No. **47961, 1-MBTLR** Description of registered land.  
**AL THAT** Land known as **Farm No. 822** situated at **ISIPII VILLAGE** in **KUFINDI**  
**DISTRICT** measuring **Three Hundred Eight Four Decimal Point Three (384.3)**  
**Hectares** shown for identification **only** edged red on the plan attached  
to this Lease Agreement and defined on registered survey plan numbered  
**33453** deposited at the office responsible for survey and Mapping at  
**Dar-es-salaam.**

ENTRIES IN THE REGISTER

TITLE NO. 4.901, 1

Certified True Copy  
Senior Asst. Registrar of Titles  
Date: 28-10-2021

LEASE HOLD TITLE

No. 31398-MBYLR Registered 3-6-2019 at 1:00pm  
To MWENTA HYDRO LIMITED OF P.O. BOX 555  
MAFINKA FOR A TERM OF 98 YEARS FROM JULY 2018

Asst. Registrar of Titles

No. .... Registered ..... at .....  
To.....  
.....  
.....  
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Asst. Registrar of Titles

MORTGAGE

No. 56-1RLR Registered 18-05-2021 at 11:25am  
To EASTERN AND SOUTHERN AFRICAN TRADE AND DEVELOPMENT BANK  
(To secure USD 12,000,000)

Asst. Registrar of Titles

No. .... Registered ..... at .....  
To.....  
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Asst. Registrar of Titles

MORTGAGE

No. 74-1RLR Registered 27-11-2021 at 12:00pm  
To CIB BANK PLC OF P.O. BOX 268 JAR AT JALAM.  
(To secure US\$ 1,563,000,000)

Asst. Registrar of Titles

No. .... Registered ..... at .....  
To.....  
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Asst. Registrar of Titles

SUB-LEASE OF A R/O

No. 40421RLR Registered 28-10-2021 at 10:20am  
To SUB LEASEHOLD TITLES  
C.T. No 42961/1/1-MBYLR and  
C.T. No 42961/1/2-MBYLR ISSUED.

Asst. Registrar of Titles

No. .... Registered ..... at .....  
To.....  
.....  
.....  
.....  
.....  
Asst. Registrar of Titles

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

(Under Section 29)

Certified True Copy  
*[Signature]*  
Assistant Registrar of Titles  
Date: 25/10/2019

Certified True Copy  
*[Signature]*  
Senior Assistant Registrar of Titles  
Date: 28-10-2019

Date of Issue:

Title Number: 47961-MBYLR  
586645 asullo

Land Office Number: 586631

Land: Farm NO. 822, Isipii Village, Mufindi District

47961-MBYLR  
06-05-2019  
09:00 AM

9892#  
Land Form No. 23  
9900344750  
29-06-2018

THE UNITED REPUBLIC OF TANZANIA

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

Certified True Copy  
Senior Asst. Registrar of Titles  
Date: 23-10-2019

CERTIFICATE OF OCCUPANCY  
(Under Section 29)

Certified True Copy  
Assistant Registrar of Titles  
Date: 25-6-2019

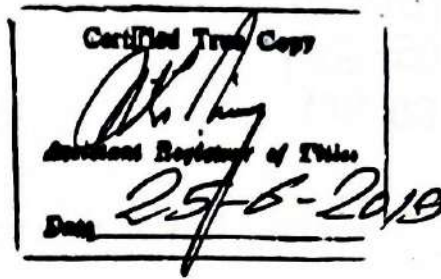
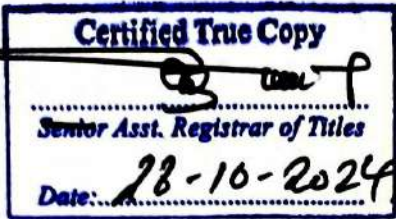
Title No. 47961-MBYLR  
L.O. No. ~~586631~~ 586645  
LD. No. SWZ/12150.

The 26<sup>th</sup> day of February Nineteen  
Two thousand and Eighteen

THIS IS TO CERTIFY that THE TANZANIA INVESTMENT CENTRE, a body established in Tanzania Under the Tanzania Investment Act No 26 of 1997 of P.O. Box 938, DAR ES SALAAM (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 **Ninety Nine (99)** years from the first day of **July, two Thousand and Eighteen** 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 there for or amendment thereof and to the following special conditions:-

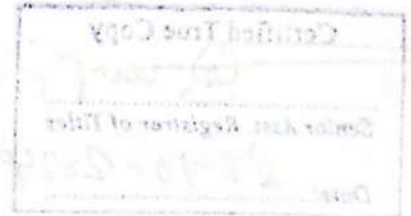
1. The Occupier having paid rent up to the thirtieth day of June, 2019, shall hereafter pay rent of shillings **Nine Hundred Forty Nine Thousand Six Hundred ( 949,600/)** only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The land shall be used for **Agriculture** purposes only, Use Group "R" use classes (a) and (c) as defined in the Urban planning (Use Groups and Use Classes) Regulations, 2018

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3. The Occupier shall:-

Plant trees all round the farm boundaries



- (a) Demarcate the boundaries of the land to the satisfaction of the **Mufindi District Council** (hereinafter called "the Authority") and thereafter to maintain such demarcation that the boundaries are always easily identifiable.
  - (b) 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
  - (c) 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.
4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
  5. 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 Right shall confer no water rights.
  7. The President may revoke the right for good cause and in public interest.

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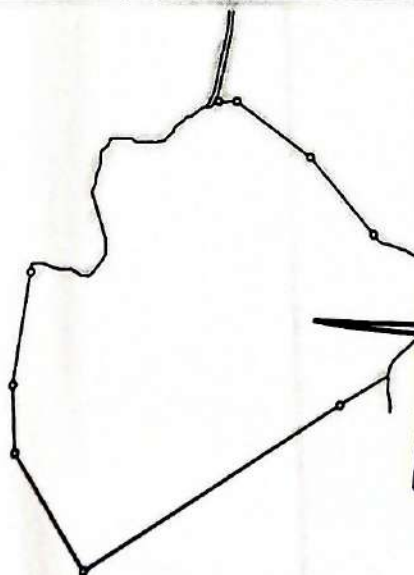
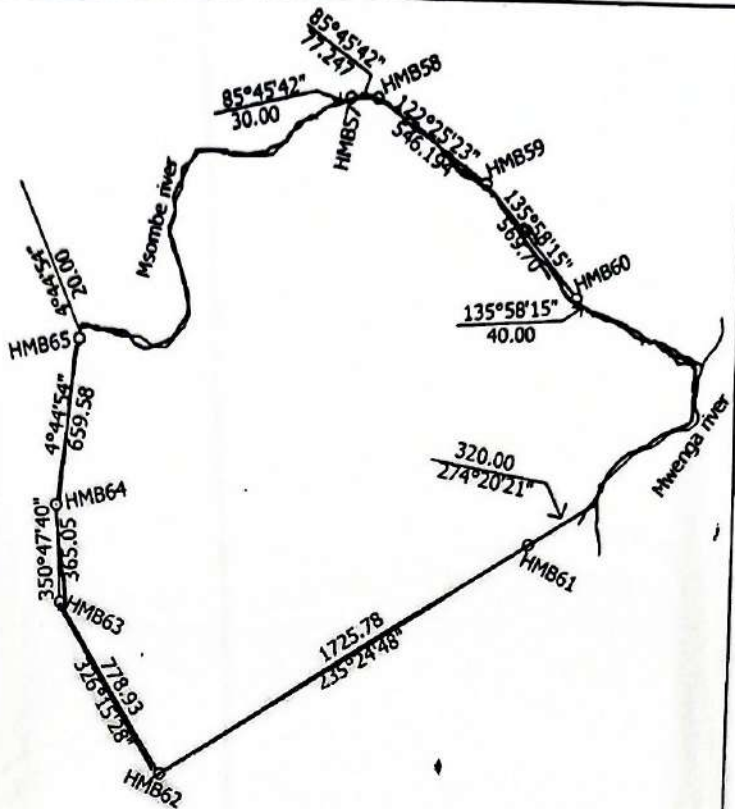
MUFINDI DISTRICT

Locality.....Isipli village

Farm No.....822

L.O No.....586631

Area..... 384.3 Ha



Certified True Copy  
*[Signature]*  
 Assistant Registrar of Titles  
 Date: 25-9-2019

Certified True Copy  
*[Signature]*  
 Senior Asst. Registrar of Titles  
 Date: 28-10-2024

SEE PLAN NO. E14/601/3

This prepared in accordance with the Registered Plan Number 33433

is approved for the purpose of the Land Registration Ordinance

Director of Survey and Mapping *[Signature]* Date 03/07/2019

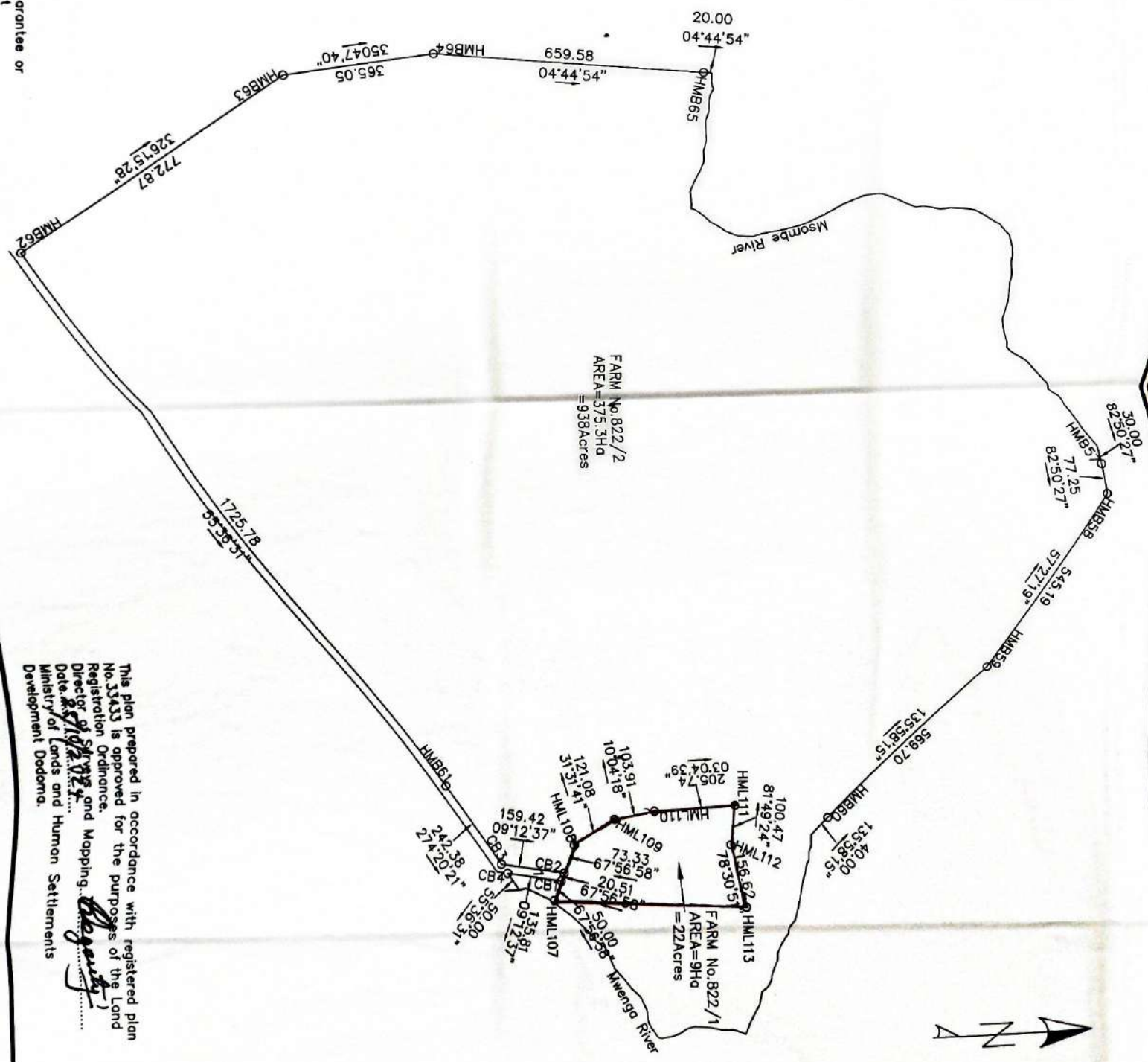
Ministry of Lands, Housing and Human Settlement Development, DSM

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

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INSET SHOWING DETAILS OF FARM  
 LOCATION ISIPU VILLAGE  
 FARM No 822/1  
 BLOCK .....  
 L.O.No 1315645  
 AREA 9Hd



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

This plan prepared in accordance with registered plan No. 33433 is approved for the purposes of the Land Registration Ordinance.  
 Director of Survey and Mapping.  
 Date: 21/12/2011  
 Ministry of Lands and Human Settlements Development Dodoma.

Certified True Copy  
Senior Asst. Registrar of Titles  
Date: 28-10-2024

Certified True Copy  
Date: 25-5-2019

SCHEDULE

ALL that Land known as Farm No. 822 Situated at Isipii Village in Mufindi District containing Three hundred Eighty four decimal point three (384.3) Hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 33433 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 THE TANZANIA INVESTMENT CENTRE hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said  
THE TANZANIA INVESTMENT CENTRE  
And DELIVERED in the presence of us  
This 18 day of OCTOBER 2018.  
Name: GEOFFREY IDELPHONCE HWAMBE  
Signature:

Postal Address: P.O. Box 938  
DAR-ES-SALAAM  
Qualification: EXECUTIVE DIRECTOR  
Name: GEOFFREY X. KHOKO  
Signature:

Postal Address: Box 938  
DAR ES-SALAAM  
Qualification: LEGAL AFFAIRS MANAGER



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LEASE OF A/R/O

31398-MBYLU

8-6-2019 1:00pm

MWENHA HYDRO LIMITED  
OF P.O. BOX 555 MAFANJA  
FOR A TERM OF 98 YEARS  
FROM 1<sup>st</sup>  
JULY 2018

*M. Lungu*

Certified True Copy  
Mwamba Hydro Limited  
P.O. Box 555 Mafanja

Certified True Copy  
*M. Lungu*  
Assistant Registrar of Titles  
Date: 25-6-2019

TANZANIA STAMP DUTY ACT  
Stamp Duty Shs: 1000/- Paid  
and Revenue Receipt No. 25-6-2019  
of Issued. *M. Lungu*  
Stamp Duty Officer

TANZANIA STAMP DUTY ACT  
Stamp Duty Shs: 20,000/- Paid  
and Revenue Receipt No. 25-6-2019  
of Issued. *M. Lungu*  
Stamp Duty Officer

Certified True Copy  
*M. Lungu*  
Senior Asst. Registrar of Titles  
Date: 28-10-2024

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**THE LAND REGISTRATION ACT (CAP. 334)**

**APPLICATION FOR ISSUANCE OF SUB LEASEHOLD TITLE**

**CT. 47961-MBYLR  
FARM NO. 822  
ISIPII VILLAGE  
MUFINDI DISTRICT**

**WE, MWENGA HYDRO LIMITED of P.O. Box 555,MAFINGA, HEREBY APPLY** to be issued with a Sub Leasehold title in the property registered herein above mentioned to be Farm no. 822/1 (Hectares 9) and Farm no. 822/2 (375.3 hectares).

THAT, the above mentioned Leasehold of Title is registered in the name of **MWENGA HYDRO LIMITED** of P.O. Box 555,MAFINGA,

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

**MWENGA HYDRO LIMITED** and

**DELIVERED** in the presence of us this ...<sup>17<sup>th</sup></sup>...

Day of October .....2024

**SEAL**



Name: MICHAEL BRADY.....

Signature: [Signature].....

Postal Address: PO Box 555.....  
MAFINGA.....

Qualification: DIRECTOR.....


Name: DEOGRAZIA MARIAM.....

Signature: [Signature].....

Postal Address: Box 555.....  
MAFINGA.....

Qualification: DIRECTOR.....

FILED DOCUMENT No: 4042-1RLN  
REGISTERED ON: 28-10-2024  
AT: 10:20 AM



.....  
~~Senior Asst. Registrar of Titles~~

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 500/- Paid  
Receipt No: 924291284001291  
28-10-2024

.....  
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 1000/- Paid  
On Original Receipt Shs: 924291284001291  
of: 28-10-2024

.....  
Stamp Duty Officer