



# CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY

OF TITLE.

This is to certify that the annexed Certificate of Occupancy dated

the 17th day of OCTOBER 2012

is registered in the Land Registry under Title No. 7150

Copies of the subsisting entries in the register are within

Dated the

30th day of NOVEMBER 2014.  
*M. M. Mwangi*  
VICTOR M. MWANGI  
SRI ASST Registrar of Title

01/11/2014

Title No. 7150/1.

Description of registered land.

All that land marked on sketch plan as Plot No. 14 measuring 6914 Square metres located on land known as plot No. 51-67 vi/Themi area in Garissa town City containing Twenty Five Thousand Three hundred sixty nine (25,369) Square metres shown as identified in the plan attached to this Certificate and defined on registered Survey plan numbered 45043-20 located at the office of the Director for Survey and Mapping at Garissa town.



*Certified true copy of the original*  
*10/11/2014*

No. Registered at To

No. Registered at To

*[Signature]*  
Asst. Registrar of Titles

Asst. Registrar of Titles

MORTGAGE

*DECLINED*  
No. 201097 Registered 10/12/2018 at 1:00 p.m.  
To NATIONAL BANK OF COMMERCE LIMITED  
OF P.O. BOX 1263 DAR-ES-SALAAM  
To Secure Amount of 28,000,000/=

No. Registered at To

*[Signature]*

Asst. Registrar of Titles

Asst. Registrar of Titles

TRANSFER

No. 225604 Registered 08-06-23 at 02:40 p.m.  
To MANSOOR INDUSTRIES LIMITED  
OF P.O. BOX 2860, MWANZA  
(CONC. TSHS 1,000,000,000/=)

No. Registered at To

*[Signature]*

Asst. Registrar of Titles

Asst. Registrar of Titles

No. Registered at To

No. Registered at To

Asst. Registrar of Titles

Asst. Registrar of Titles

Certified as true Copy of the Original  
Advocate, Mwanza

*[Signature]*  
Date: 21/11/2024



certified receipt  
of the original  
amt  
10/1/2025

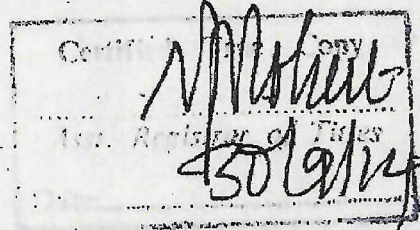
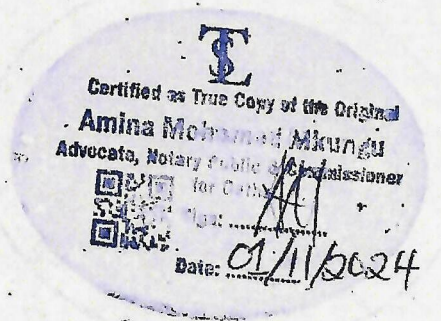
Land Form 23 A.

TANZANIA

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

# CERTIFICATE OF OCCUPANCY

*(Under Section 29)*




Date of Issue:

Title Number: 97160

Land Office Number: 261231

Land: PLOT NO. 64 - 67 VIJIBWENI AREA IN DAR ES SALAAM CITY

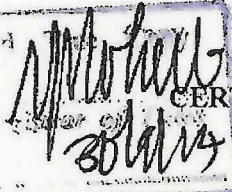
Term: SIXTY SIX YEARS

TITLE NO. 97160  
 REGISTERED 18-12-2012  
 AT 12:00 PM  
  
 Senior Asst. Registrar of Titles

Land Form No. 22  
 TANGANYIKA STAMP DUTY ACT  
 Stamp Duty No. 100/- Paid  
 Receipt No. 28114843  
 of 1-2-2007  
 Senior Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

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

  
 Date 20/12/14

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty No. 5700/- Paid  
 on original Receipt No. 28114843  
 of 1-2-2007  
 Senior Asst. Registrar of Titles

Title No. 97160  
 L.O. No. 261231.  
 REF No. TM/VIJ/14328.

The 17<sup>th</sup> day of December, Two thousand and twelve.

THIS IS TO CERTIFY that SYNERGY TANZANIA COMPANY LIMITED a limited liability company registered under the companies ordinance (Cap.212) and having its registered office in Dar es Salaam of P.O. Box 80218, 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 sixty six years from the first day of January, Two thousand and seven 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, 2007, shall hereafter pay rent of shillings **One Million one hundred forty one thousand six hundred and fifty (1,141,605/=)** 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.

  
 Certified as True Copy of the Original  
 Amina Mohamed Mwangi  
 Advocate, Notary Public & Commissioner for Oaths  
 Date: 01/11/2014



Certified *[Signature]*  
Asst. Registrar of Titles  
Date *30/11/14*

- (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) Maintain 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 **Temeke Municipal Council** (hereinafter called "the Authority").
  - (iv) At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner").
  - (v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved the Authority.
  - (vi) Approval of Plans of any buildings erected thereon 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 in the Right.
3. **USER:** The land and the existing buildings erected thereon shall be used for **Special Industrial** purposes only. Use Group 'N' use class (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
- 3. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
  - 4. 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 the payment of all premia, taxes and dues prescribed in connection with that disposition.
  - 5. The President may revoke the right for good cause and in public interest.

 Certified as True Copy of the Original  
**Amina Mohamed Mwangi**  
Advocate, Notary Public & Commissioner  
for Causes  
Date: *01/11/2014*



**TANZANIA REVENUE AUTHORITY**

ISO 9001: 2015 CERTIFIED

**TAX CLEARANCE CERTIFICATE**

*(Issued under Section 90 of the Income Tax Act 2004)*

Licencing Authority, TIN : 101-349-306  
 MINISTRY OF LANDS  
 ARDHI HOUSE  
 9132  
 DAR ES SALAAM

Tax Certificate Number:  
**581-0169-9906**  
 Issuing Office: Tegeta  
 Telephone:  
 Date of issue: 05 June 2023

Taxpayer Name	REGIONAL MANAGER - TRA TEGETA		
Trading Name			
Taxpayer Identification Number	153-034-354	Vat Registration Number	
Company Registration Number	58		

This is to certify that the tax affairs in respect of the above Taxpayer have been fully complied with as per law. We, therefore, have no objection for further process of the services requested as hereunder

**REALISATION OF INTEREST EARNINGS ON LAND OR BUILDINGS**  
 Plot : 64 - 67 Block : - Title No 97160 Location : VIJIBWENI  
 TRANSFER FROM SYNERGY TANZANIA CO. LTD TO MANSOOR INDUSTRIES LIMITED

**HERBERT KABYEMELA**  
 COMMISSIONER FOR DOMESTIC REVENUE  
 06 June 2023



**Disclaimer :**

1. This certificate is issued free of charge
2. This certificate should be tendered in its original form and it is valid only if it is embossed with QR Code
3. This Tax Clearance Certificate shall not preclude the Commissioner General from demanding and recovering taxes established after issuance of this Certificate.

**T**  
 Certified as True Copy of the Original  
**Amina Mohamed Mkingu**  
 Advocate, Notary Public & Commissioner  
 for Customs  
 Date: 09/05/2024