

TITLE No. 46627

REGISTERED 2-S-97

At 1.00 PM

Asst. Registrar of Titles



L.O. NO. 159,946

LD/MP. 54286

TANZANIA STAMP DUTY ACT.

Stamp Duty Shs. 100/- Paid

and Revenue Receipt No. 042543

of 15-11-96

CERTIFICATE OF OCCUPANCY

The 30th day of April
nine hundred ninety six, sealed

Shs. 100,000/-

TITLE NO. 46627

THIS IS TO CERTIFY that POLLO ITALIA LIMITED a limited liability company incorporated in Tanzania and having its registered office in Dar es Salaam of P. O. BOX 8661 DAR ES SALAAM (hereinafter called "the Occupier") is entitled to a 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 years from the first day of October One thousand nine hundred and ninety five according to the true intent and meaning of the Land Ordinance 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, 1996 shall thereafter pay rent of shillings ten thousand (shs.10,000/=) a year in advance on the first day of July in every year of the term without any deduction PROVIDED, that the rent may be revised by the Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 2005, 2015, 2025, 2035, 2045, 2055, 2065, 2075 and 2085 or within three years thereafter in each case.

2. The land shall be used only for agricultural and pastoral purposes.

3. The Occupier shall:-

(a) demarcate the boundaries of the land to the satisfaction of Kisarawe District Council (hereinafter called "the Authority") and thereafter so maintain such demarcation that the boundaries are always easily identifiable;

(b) do everything necessary to protect the soil and preserve soil fertility and prevent soil erosion on the land and cultivate the land so as not to cause soil erosion outside its boundaries and do all things which may be required by the Commissioner of Agriculture to achieve such objects;

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 for Surveys and Mapping.

TANZANIA STAMP DUTY ACT.
Stamp Duty Shs. 490/- Paid
original Receipt No. 042543
of 15-11-96
Stamp Duty Officer

.../2

4. The occupier shall not subdivide the land or assign, sub or otherwise dispose of it or part out of it without the previous written consent of the Commissioner for Land. Any person other than the Occupier working or occupying the Land otherwise than in the capacity of a servant or contractor of the Occupier shall be deemed to be a sub-tenant for the purposes of this condition.

5. The Right shall confer no water rights.

6. The occupier shall pay to the Minister on demand made by the Commissioner for Land on his behalf any further fees or stamp duties which may be discovered to be payable by him in connection with the Right.

7. The President may revoke the Right for failure by the occupier to comply with the conditions expressly or impliedly contained in the Right and in the Public interest.

S C H E D U L E

ALL that land known as FARM NO.1408 at Vikindu Mwandege Kisara District containing seven decimal point five one four (7.514) Hectres shown for identification only edged red on the plan attached to this Certificate and defined on registered survey plan numbered 29321 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.

[Signature]
COMMISSIONER FOR LANDS

The within-named POLLO ITALIA LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said
POLLO ITALIA LIMITED and DELIVERED in
the presence of us this ..14..th...
day of ..AUGUST.....1996.

Signature: *Marcia Resende Costa*

Postal Address: *P.O. BOX 8661*

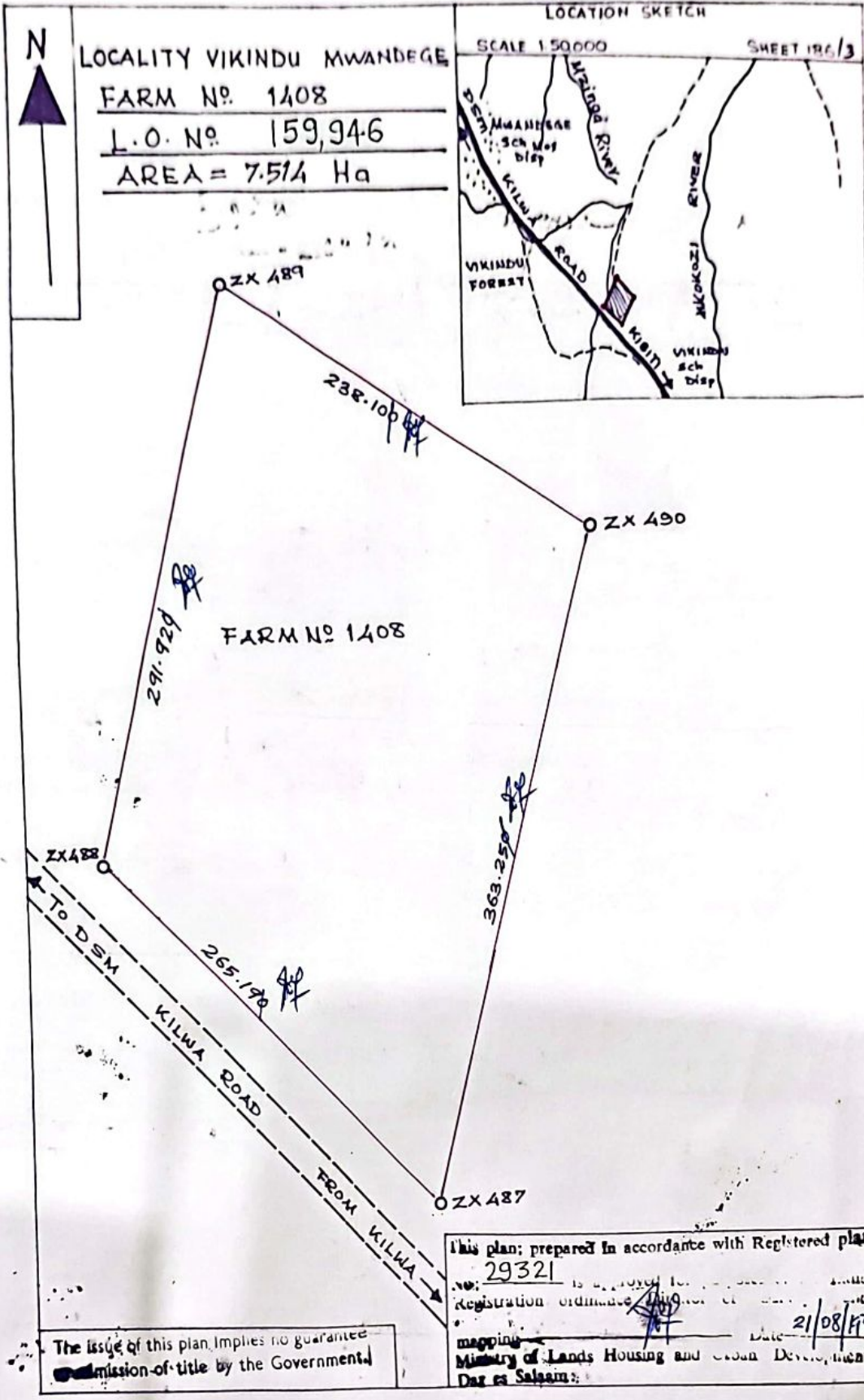
Qualification: *Accounts Manager*

Signature: *Luciana Oliveira Hater*

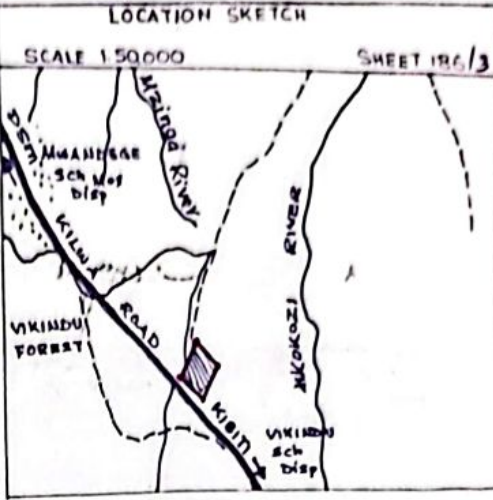
Postal Address: *Box 8661*

Qualification: *Director General*

KISARAWE DISTRICT



LOCALITY VIKINDU MWANDEGE
 FARM NO. 1408
 L.O. NO. 159,946
 AREA = 7.514 Ha



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

This plan, prepared in accordance with Registered plan
 No. 29321 is approved for registration under the
 Registration Ordinance of 1963.
 Mapping Date: 21/08/1996
 Ministry of Lands Housing and Urban Development
 Dar es Salaam.

SURVEY OF FARM N^o 1408 VIKINDU MWANDI
KISARAWA DISTRICT

ZX 487	316°	44'	30"	265.190	<i>[Handwritten initials]</i> <i>[Handwritten initials]</i> <i>[Handwritten initials]</i> <i>[Handwritten initials]</i> <i>[Handwritten initials]</i>
ZX 488	16°	21'	40"	291.920	
ZX 489	121°	38'	50"	238.100	
ZX 490	196°	30'	40"	363.250	
ZX 487					

AREA = 7.514 Ha

Qualification: *Accounts 70 years*
 Signature: *Luciano Olivero Horta*
 Postal Address: *Co. 101 866*
 Qualification: *Director municipal*

LAND REGISTRY DAR - ES - SALAAM
TRANSFER

Filed Document No. 229341

Date of Registration 05/12/23 09:40AM

To AZAM POLYSACKS LIMITED

P.O. BOX 2517 DAR - ES - SALAAM

CONS: DHP.1 3,048,462,615/-



Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
 (No. 4 OF 1999)
CERTIFICATE OF APPROVAL OF A DISPOSITION
 (Under Section 39)

FARM NO. 1408 VIKINDU-MWANDEGE
L.O.NA.159946
LD NO. LD/MP/54286
MKURANGA DISTRICT

I, GODSON WILLIAM MUSHI, AUTHORIZED OFFICER hereby **APPROVE DISPOSITION** of the right of occupancy registered under the above references subject to the following:-

- (1) All relevant fees, Land Rent and other fees and charges concerning with Disposition have to be paid.
- (2) The Land shall be used according to the permitted use in the Certificate of Occupancy registered under the above references.
- (3) This Disposition shall be complete if dully signed and authorized by Commissioner for Lands/Authorized Officer

Consent granted as per minute No (

19th December, 2023
Godson Mushi

COMMISSIONER FOR LANDS/AUTHORIZED OFFICER

Date: *1/12/2023*

To: **AZAM POLYSACKS LIMITED**
 P.O.Box 2517,
Dar Es Salaam.

Copy:- The Registrar
 Box 1191 Dar es Salaam

Notification	Tshs 40,000/=	923334217723050 of 30/11/2023
Stamp duty fees	Tshs 30,484,626/=//.....
Application for Disposition	Tshs 80,000/=//.....
Registration fees	Tshs 30,484,626/=//.....
Commissioner for Lands/Authorized Office <i>Godson Mushi</i>		

AUTHORISED LAND OFFICER
MKURANGA DISTRICT

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT 1999
(NO.4 OF 1999)
TRANSFER OF THE RIGHT OF OCCUPANCY
(Under section 62)
FARM NO. 1408, AREA 7.514 HA,
VIKINDU MWANDEGE, KISARAWA DISTRICT IN COAST REGION

CT Number 46627

IN CONSIDERATION Tanzanian Shillings Three Billion Forty Eight Millions Four Hundred Sixty Two Thousands and Six Hundred Fifteen (TZS 3, 048,462,615/=) only We, POLLO ITALIA LIMITED of P. O. Box 8661, Dar es Salaam, DO HEREBY TRANSFER to AZAM POLYSACKS LIMITED of P. O. Box 2517, Dar es Salaam the Certificate of Title of a Right of Occupancy Of the registered under the above CT number.

FOR THE SELLER:

SEALED with the COMMON SEAL of POLLO)
ITALIA LIMITED and DELIVERED on this)
10th day of November 2023 at Dar es Salaam)



Company Seal

In the presence of

1. Name: **GIANLUCA AMADORI**
Signature *Gianluca Amadori*
Address P. O. Box 8661, Dar es Salaam
Position: DIRECTOR

2. Name **ANDREA AMADORI**
Signature *Andrea Amadori*
Address P. O. Box 8661, Dar es Salaam
Position: DIRECTOR

Stamp Duty/Consent fee Shs 6,110,892.50
Wide ERV. No 923334217723080 of 30/11/2023
Signature *[Signature]* Qualification **SENIOR LAND OFFICER**


Under the powers vested in me
by Govt. notice no. 78 of 4/5/2004
I hereby approve this disposition
This 1st day of Dec. year 2023
Signature *[Signature]*
Qualification **AUTHORIZED OFFICER**

FOR THE PURCHASER:


SEALED with the COMMON SEAL of AZAM)
POLYSACKS LIMITED and DELIVERED on this 10th)
day of November 2023 at Dar es Salaam) **Company Seal**

In the presence of

1. Name: **ABUBAKAR SAID SALIM BAKHRESA**

Signature: 
Address: P. O. Box 2517, Dar es Salaam
Position: DIRECTOR

2. Name: **ALI SALEH KARAMA**


Signature: 
Address: P. O. Box 2517, Dar es Salaam
Position: Company Secretary

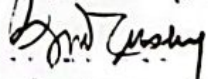
Witnesses:



Name: **Zainabu Salum**
Designation: Advocate, Commissioner for Oaths & Notary Public

Signature: 
Phone No. +255-713 831 776
Email: zainabu@bakhresa.com
Place: **DAR ES SALAAM.**



Stamp Duty/Consent fee Shs 61,089,252/-
Vide ERV. No. 923334217723050 of 30.11.2023
Signature:  Quatification: SENIOR LAND OFFICER

Under the powers vested in me by Gov. notice no 76 of 4/3/2001 I hereby approved this disposition
This 10th day of Dec year 2023
Signature:  Quatification: AUTHORIZED OFFICER

FILED DOCUMENT No. 225340
REGISTERED ON 04/12/2023
AT 09:40 AM


Senior Ass. Registrar Files

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO.4 OF 1999)
NOTIFICATION OF A DISPOSITION
(Under Section 36

CT No 46627
LO No. 159946
FARM No. 1408
VIKINDU MWANDEGE
KISARAWA DISTRICT
IN COAST REGION

TO: COMMISSIONER FOR LANDS/AUTHORISED OFFICER

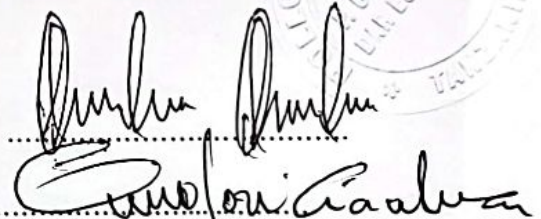
We, POLLO ITALIA LIMITED of P. O. Box 8661, Dar es Salaam **HEREBY NOTIFY** you of the disposition which is intended to be made in favor of AZAM POLYSACKS LIMITED of P. O. Box 2517, Dar es Salaam in respect of the Certificate of Title of a Right of Occupancy of the registered under the above CT number.

We, **HEREBY** presents the following particulars: -

- 1: Nature of Disposition: – Transfer
- 2: Particulars of Purchaser: - AZAM POLYSACKS LIMITED of P. O. Box 2517 Dar es Salaam.
- 3: The following documents are enclosed: -
 - (i) Agreement for Sale
 - (ii) Original Land rent receipt up to 2023
 - (iii) Duplicate of Certificate of Title
 - (iv) Original Deed of Transfer (in triplicate)
 - (v) Approval Valuation Report

Date:.....

Fee.....



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APPLICANT Seal



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COMMISSIONER FOR LANDS/AUTHORISED OFFICER
AUTHORISED LAND OFFICER
MKURANGA DISTRICT

Date: *1st* December, 2023

Place:

Copy: The Registrar

**THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO.4 OF 1999)
APPLICATION FOR APPROVAL OF DISPOSITION
(Under Section 39)**

CT No 46627
LO No. 159946
FARM No. 1408
VIKINDU MWANDEGE
KISARAWA DISTRICT
IN COAST REGION

TO: COMMISSIONER FOR LANDS/AUTHORISED OFFICER
We, POLLO ITALIA LIMITED of P. O. Box 8661, Dar es Salaam **HEREBY APPLY** for **APPROVAL** of disposition of the Certificate of Title of a Right of Occupancy of the registered property under the above CT number.

We, **HEREBY** presents the following particulars: -


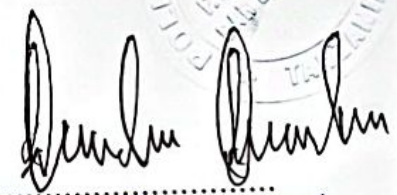
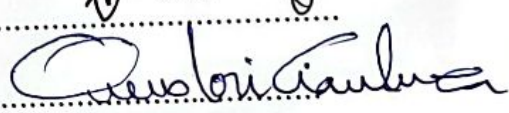
1. Nature of disposition: - Transfer
2. Particulars of Purchaser: - AZAM POLYSACKS LIMITED of P. O. Box 2517, Dar es Salaam
3. We, the applicant supplies the following documents:
 - (i) Agreement for Sale
 - (ii) Original Land rent receipt up to 2023
 - (iii) Duplicate of Certificate of Title.
 - (iv) Original Deed of Transfer (in triplicate)
 - (v) Approved Valuation Report

Date:

Fees:

For Official Use Only.

- a) Approved Refused
- b) Remarks.....



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.....
APPLICANT Seal

[Handwritten Signature]

.....
COMMISSIONER FOR LANDS/AUTHORISED OFFICER

AUTHORISED LAND OFFICER
MKURANGA DISTRICT

Date:

Served upon me/ us

.....

[Handwritten Signature]

.....
Signature of Applicants (Seal)

Date: