

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT



Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref No: LR/T/186804
Sir/Gentlemen/Madam

LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 22 Aug, 2019

AFRISIAN GINNING LIMITED a limited liability company incorporated under the companies ordinance (cap 212)
P.O Box 19964
DAR ES SALAAM

Sir/Gentlemen/Madam
Copy to Commissioner for Lands

Your ED File No: 362757
RE: TITLE NO: 186804 LAND OFFICE NO: 970664
PLOT NO. 117 BLOCK M AT MISUGUSUGU

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT
REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your ED File No: 362757 refers
Telephone: 2121241-9
In reply please quote:
Ref No: LR/T/186804

AFRISIAN GINNING LIMITED a limited liability company incorporated under the companies ordinance (cap 212)
P.O Box 19964
DAR ES SALAAM

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number:

186804

Land Office Number: 97066A

Land: PLOT NO. 117 KUCHI 'M' AT MTSUGUSUGU IN KIRAMA TOWN

Term: SIXTY SIX (66) YEARS

TITLE No. 186804
REGISTERED 22/08/2019
AT 9:30 Am
LANDS REGISTRY
TANGANYIKA
Asst. Registrar of Titles

Land Form No. 22
TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 46700/- Paid
On Original Receipt Shs: 99003246189
of: 27/06/2018
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 100/- Paid
THE LAND ACT, 1999 Receipt No: 99003246189
(NO. 4 OF 1999) of: 27/06/2018
CERTIFICATE OF OCCUPANCY
Stamp Duty Officer

(Under Section 29)

Title No: 186804
L.O.No. 970664
KTC/LD/PT/15031

The 24th day of August Two thousand and Eighteen.

THIS IS TO CERTIFY that AFRISIAN GINNING LIMITED A limited liability company incorporated under the Companies Ordinance (Cap.212) of P.O. BOX 19964, 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 Schedule hereto (hereinafter called "the Land") for a term Sixty six 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2019, shall thereafter pay rent of shillings **Four hundred sixty eight thousand (468,000/=)** 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 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.

- (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) Building to be in permanent materials.
- (iv) Submit building plans to the **Kibaha Town Council** within six months from the date of the commencement of the Right.
- (v) Building construction to begin within six months after approval of plans.
- (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.

3. The Occupier shall further

- (i) Make and maintain of the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.
- (ii) Make and keep all the buildings on the land rat-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 ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
- (iv) Fence the land with good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.

4. **USER:** The land shall be used for **Light Industry** purposes only, Use Group '**M**' Use class (**a**) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.

6. 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 all premia, taxes and dues prescribed in connection with the disposition.

7. The President may revoke the right for good cause or in public interest.

KIBAHA TOWNSHIP



LOCATION MISUGUSUGU

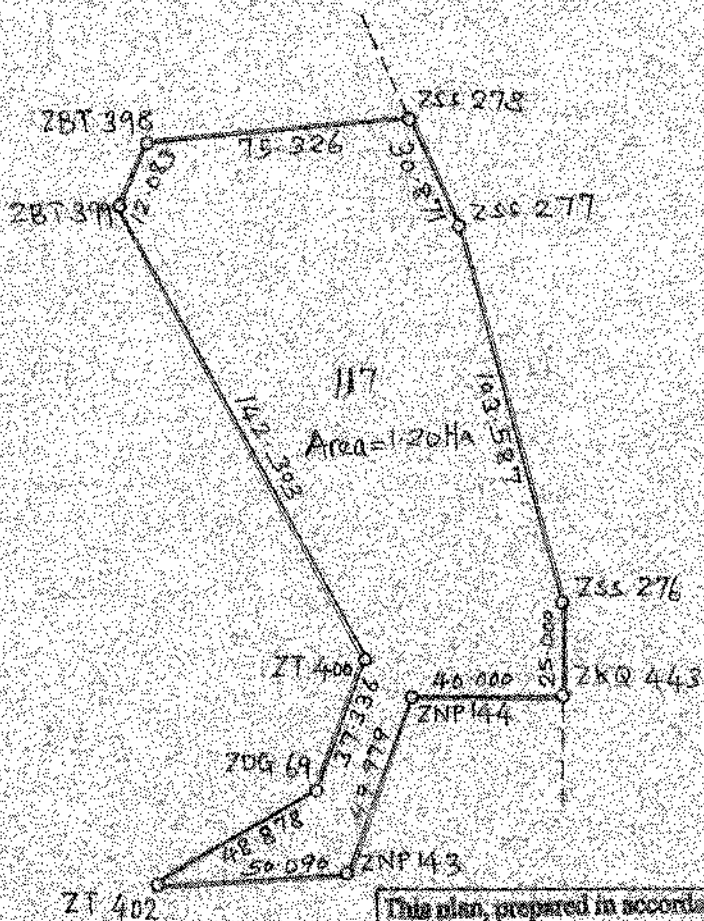
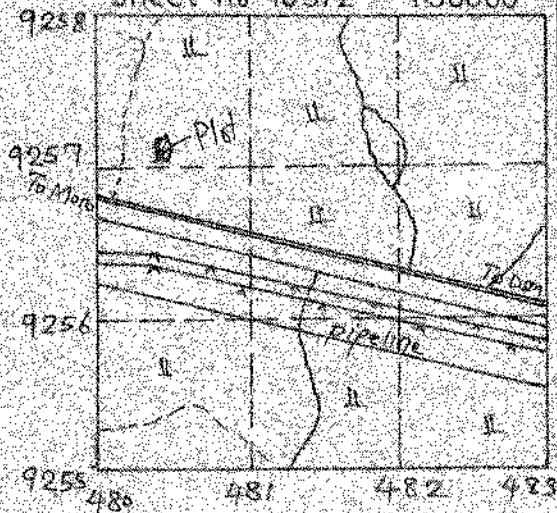
BLOCK M

PLOT No. 117

LO No. 970664

AREA. 1.20 Ha

Location sketch
sheet no 185/2 150000



This plan, prepared in accordance with Registered Plan No
98434

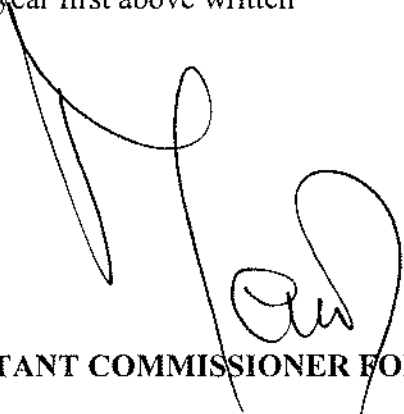
is approved for purpose of the Land Registration ordinance
for Director of Surveys and Mapping, *27/06/2015*
Ministry of Lands, Housing and Human Settlements
Development Dar-es-Salaam

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

SCHEDULE

ALL that land known as **Plot No.117 Block 'M'** situated at **Misugusugu** in **Kibaha Township** containing **One decimal point two zero (1.20) Hector** shown for identification only edged red on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered **98434** 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, **AFRISIAN GINNING LIMITED** the within named hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
AFRISIAN GINNING LIMITED)
and **DELIVERED** in the Presence of us)

This.....day of2018)

Signature: *S. [Signature]*)

Postal Address: *P.O. Box 19964, DSM*)

Qualification: *DIRECTOR*)

Signature: *[Signature]*)

Postal Address: *P.O. Box 19964, DSM*)

Qualification: *DIRECTOR*)

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 181814



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 20 Feb, 2019

AFRISIAN GINNING LIMITED A Limited liability company incorporated under the
Companies Ordinance (Cap.212)

P.O Box 19964

DAR ES SALAAM

Sir/Gentlemen/Madam,

RE: TITLE NO: 181814 LAND OFFICE NO: 970909

PLOT NO. 119 BLOCK M AT MISUGUSUGU

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above
please.

A handwritten signature in black ink, appearing to be 'A. B. T.', written over a circular stamp.

REGISTRAR OF TITLES

Copy to: Commissioner for Lands

Your LD File No: 371574 refers

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 18/814

Land Office Number: 970909

Land: PLOT NO. 119 BLOCK 'M' AT MISUGUSUGU IN KIBAHA TOWNSHIP

Term: SIXTY SIX (66) YEARS



THE UNITED REPUBLIC OF TANZANIA

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



CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No.: 181814
L.O.No.970909
KTC/LD/PT/15245

The 06th day of December Two thousand and Eighteen.

THIS IS TO CERTIFY that AFRISIAN GINNING LIMITED A limited liability company incorporated under the Companies Ordinance (Cap.212) of P.O. BOX 19964, 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 Schedule hereto (hereinafter called "the Land") for a term **Sixty six** 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2019, shall thereafter pay rent of shillings **Seven hundred seventeen thousand six hundred (717,600/=)** 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 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.

- (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) Building to be in permanent materials.
 - (iv) Submit building plans to the **Kibaha Town Council** within six months from the date of the commencement of the Right.
 - (v) Building construction to begin within six months after approval of plans.
 - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.
3. The Occupier shall further
 - (i) Make and maintain of the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.
 - (ii) Make and keep all the buildings on the land rat-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 ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
 - (iv) Fence the land with good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land shall be used for **Light Industry** purposes only, Use Group '**M**' Use class (**a**) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. 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 all premia, taxes and dues prescribed in connection with the disposition.
7. The President may revoke the right for good cause or in public interest.



SCHEDULE

ALL that land known as **Plot No.119 Block 'M'** situated at **Misugusugu in Kibaha Township** containing **One decimal point eight four (1.84) Hectares** shown for identification only edged red on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered **98435** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam. W84/16

Given under my hand and my official seal the day and year first above written


AS. ASSISTANT COMMISSIONER FOR LANDS

We, **AFRISIAN GINNING LIMITED** the within named hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

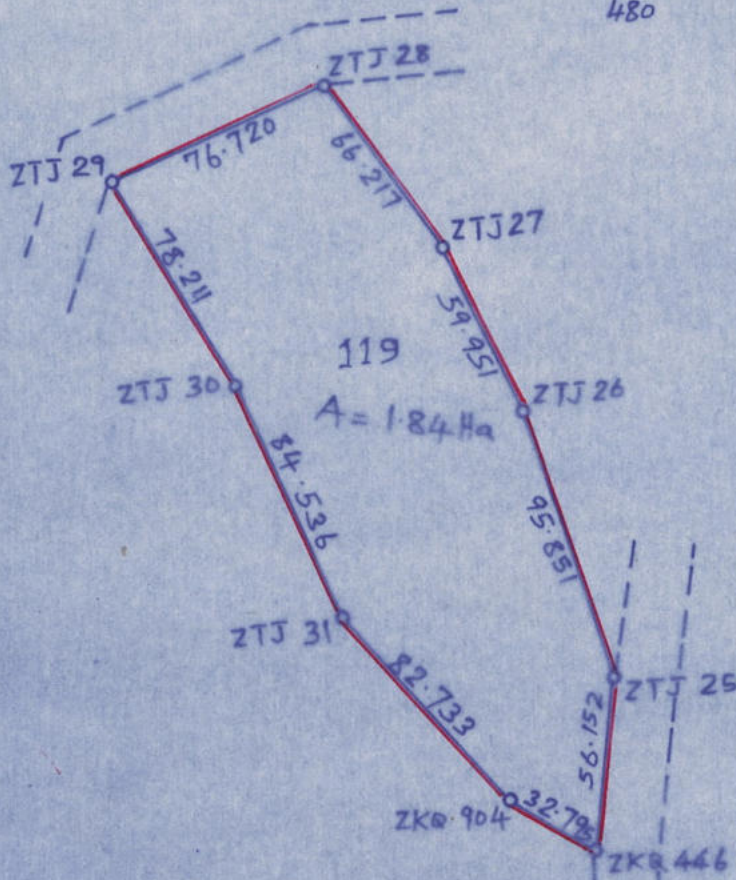
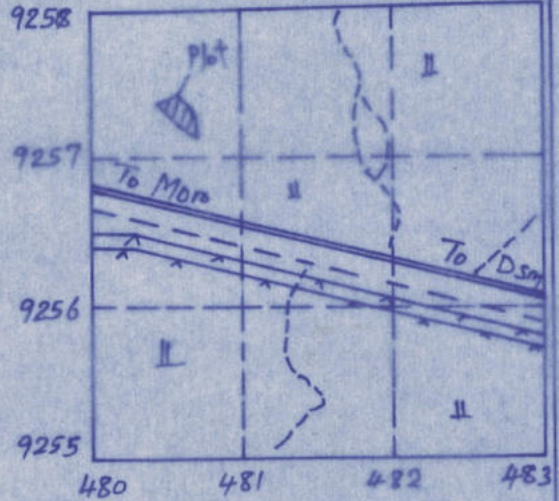
SEALED with the **COMMON SEAL** of the said)
AFRISIAN GINNING LIMITED)
and **DELIVERED** in the Presence of us)
This.....04.....day of09.....2018)
Signature:..........)
Postal Address:.....19964.....)
Qualification:.....DIRECTOR.....)
Signature:..........)
Postal Address:.....19964.....)
Qualification:.....DIRECTOR.....)



KIBAHA TOWNSHIP

LOCATION... MISUGUSUGU
BLOCK... M
PLOT No... 119
L.O No ... 970909
AREA... 184 Ha

Location sketch
sheet no 185/2 1:50000



This plan, prepared in accordance with Registered Plan No
99835

is approved for purpose of the Land Registration ordinance
for Director of Surveys and Mapping *[Signature]* Date **05/09/2018**
Ministry of Lands, Housing and Human Settlements
Development Dar-es-Salaam

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

TANZANIA

**THE LAND ACT 1999
(No. 4 OF 1999)
CERTIFICATE OF OCCUPANCY**

(Under Section 29)

Date of Issue:

Title Number: 1537 & PION

Land Office Number: 972449

Land: PLOT NO. 120 BLOCK 'M' AT MISUGUSUGU IN KIBAKA TOWNSHIP

Term: NINETY NINE (99) YEARS

TITLE No. **15379 PWN**
 REGISTERED ON: **13/02/20**
 AT: **02:30 P** M

 Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **45530/-** Paid
 On Original Receipt Shs: **92007300089199**
 of: **13/03/2020**

 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: **100/-** Paid
 Receipt No: **92007300089199**
 of: **13/03/2020**

 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: **15379 PWN**
 L.O.No.972449
 KTC/LD/ PT/16591

The **10th** day of **February** Two thousand and Twenty. **Three**

THIS IS TO CERTIFY that **AFRISIAN GINNING LIMITED A limited liability company incorporated under the Companies Ordinance (Cap.212) of P.O. BOX 19964, 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 Schedule hereto (hereinafter called "the Land") for a term **Ninety nine** years from the first day of **January, Two thousand and Twenty** 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, 2020, shall thereafter pay rent of shillings **Four hundred fifty six thousand three hundred (456,300/=) 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.

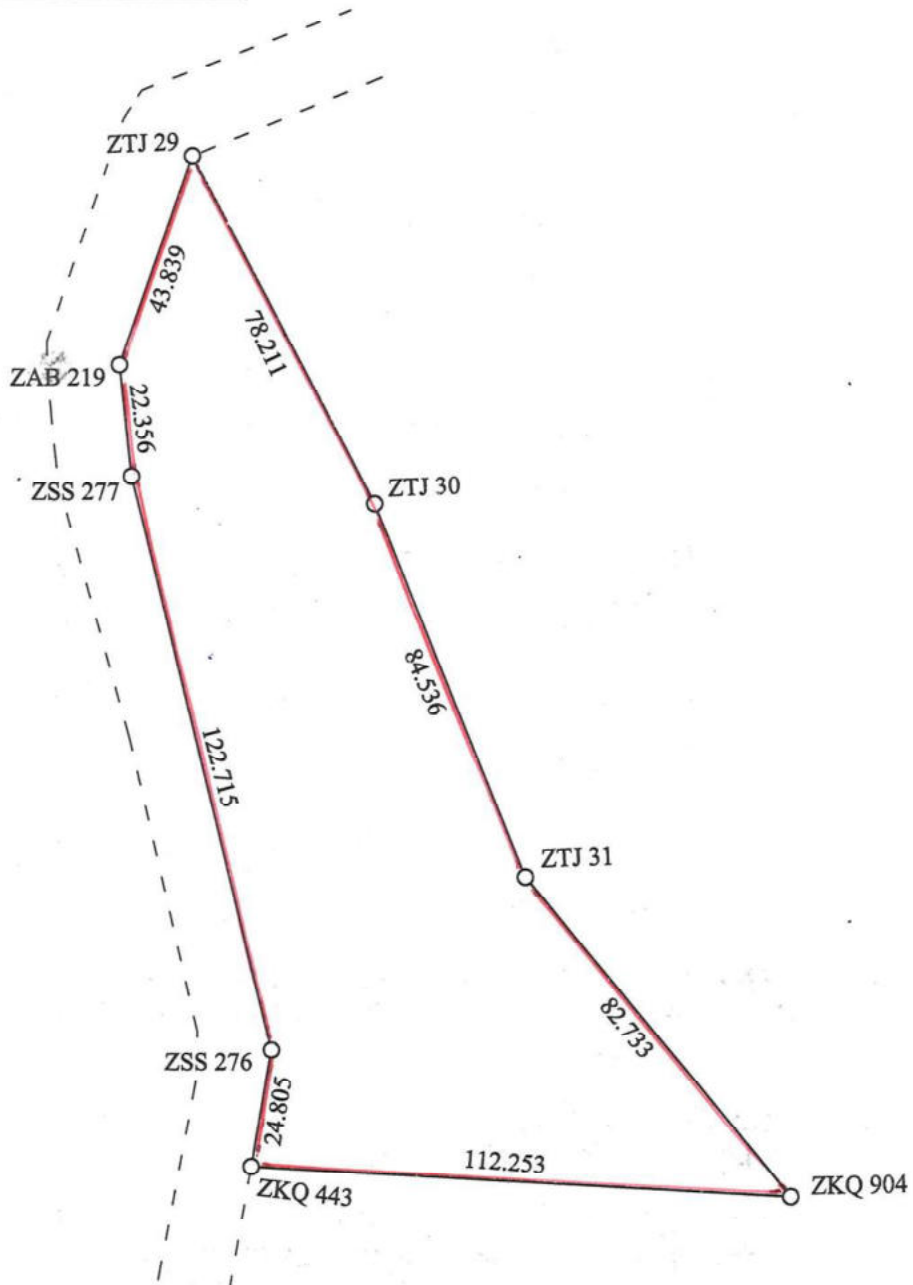
- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
 - (iii) Building to be in permanent materials.
 - (iv) Submit building plans to the **Kibaha Town Council** within six months from the date of the commencement of the Right.
 - (v) Building construction to begin within six months after approval of plans.
 - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.
3. The Occupier shall further
- (i) Make and maintain of the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.
 - (ii) Make and keep all the buildings on the land rat-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 ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
 - (iv) Fence the land with good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land shall be used for **Light Industry** purposes only, Use Group 'M' Use classes **(a) to (e)** as defined in the Urban Planning Act, No. 8 of 2007 (Use Classes) Regulations, 2018.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. 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 all premia, taxes and dues prescribed in connection with the disposition.
7. The President may revoke the right for good cause or in public interest.

KIBAHA TOWNSHIP

N



Location....Misugusugu
Block..... M
Plot No.....120
L.O. No.....972449
Area.....1.17 Hectares



This plan prepared in accordance with Registered PlanNo. 99836,
is approved for purpose of the Land Registration Ordinance.
For Director of Surveys and Mapping
.....*[Signature]*..... Date.....23/03/2020
Ministry of Lands & Human Settlements Development, Dodoma.

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

SCHEDULE

ALL that land known as **Plot No.120 Block 'M'** situated at **Misugusugu** in **Kibaha Township** containing **One decimal point one seven (1.17)** Hectors shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered **99836** 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 **AFRISIAN GINNING LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
AFRISIAN GINNING LIMITED)

and DELIVERED in the Presence of us)

This....23....day of 03.....2020)

Signature:.....)

Postal Address:.....19964 DSM)

Qualification:.....DIRECTOR)

Signature:.....)

Postal Address:.....19964 DSM)

Qualification:.....DIRECTOR)

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT



Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 15374

LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 20 Feb, 2023

AFRISIAN GINNING LIMITED
P.O Box 19964
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 15374 LAND OFFICE NO: 972449
PLOT NO. 120 BLOCK M AT MISUGUSUGU

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.


REGISTRAR OF TITLES

Copy to: Commisioner for Lands
Your LD File No: 383159 refers