
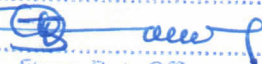



TITLE No: 4281-IRLR
 REGISTERED ON: 1.3.2022
 AT: 09:00 A.M.

 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/- Paid
 Receipt No: 921320079662345
 Land Form No. 22
 of: 16.11.2021

 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 74,602/- Paid
 On Original Receipt No: 921320079662345
 of: 16.11.2021

 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

**CERTIFICATE OF OCCUPANCY
 (Under Section 29)**

Title No: 4281-IRLR
 L.O. No. 1249240
 LD NO. MTC/16230

The 17th day of February Two thousand and twenty two

THIS IS TO CERTIFY that **SHEDA GENERAL SUPPLIES LIMITED** a Limited Liability Company incorporated under the Companies Act (Cap 212) R.E 2002 of P.O. Box 28 MAFINGA. (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** years from the first day of **October**, two thousand and **twenty one** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, **2022** shall thereafter pay rent of shillings **four hundred ninety eight thousand sixteen (Tsh. 498,016/=)** 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) 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 **Mafinga Town 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 Commission for Lands.

3. The Occupier shall further:-

- (i) make and maintain on 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 a good quality fencing, car parking spaces shall be provided as required by the Authority;
- (v) Loading and unloading facilities shall be provided within the boundaries of the land.

4. **USER:** The land and the existing buildings erected thereon shall be maintained and the same be used for **Special Industrial** purpose only **Use Group "N" use class (e)** as defined in the Urban Planning (Use Groups and 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.

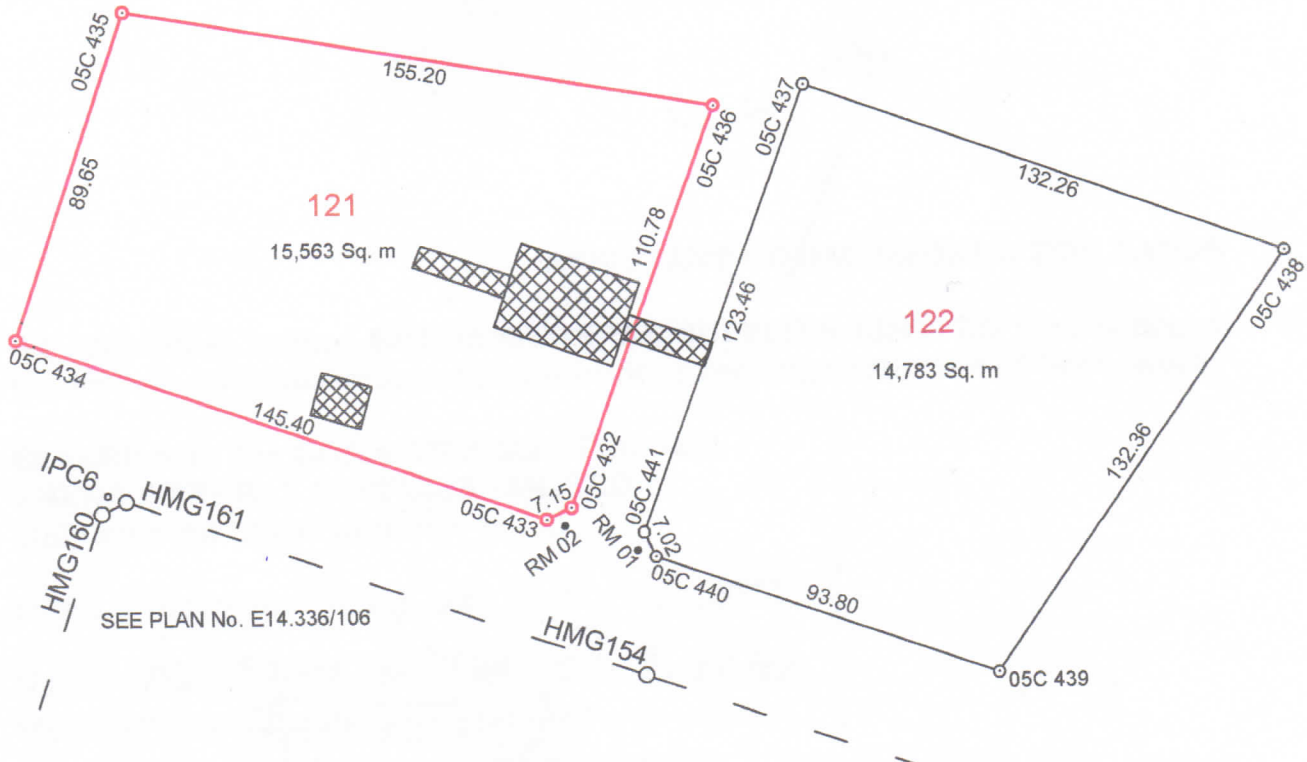
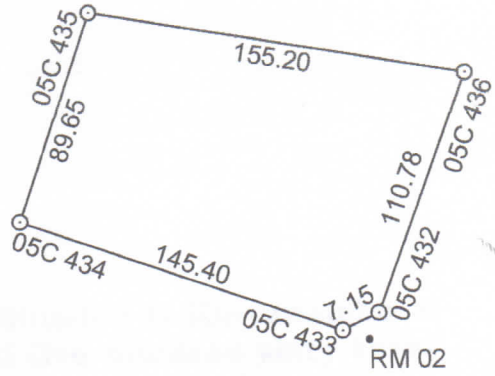
6. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with all premia, taxes and dues prescribed in connection with the disposition.

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

MAFINGA URBAN AREA



LOCATION:	<u>KINYANAMBO</u>
BLOCK:	<u>" S "</u>
PLOT NO:	<u>121</u>
L.O NO:	<u>1249240</u>
AREA:	<u>15563 SQ.M</u>



This plan prepared in accordance with Registered
 Plan No.....140507.....is approved for the purposes of
 Land Registration Ordinance.

Director of Surveys and Mapping.....
 Date.....08/12/2021.....Ministry of Lands, Housing
 and Human Settlements Development, Dar es Salaam

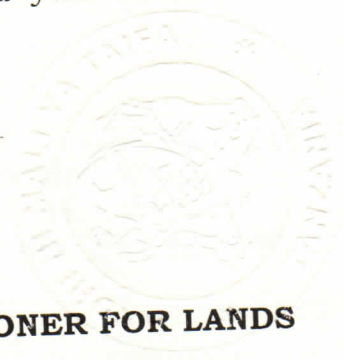
The issue of this plan implies
 no guarantee or admission
 of title by the Government



SCHEDULE

ALL that land known as **Plot No. 121 Block 'S'** Situated at **Kinyanambo** in **Mafinga Urban Area** containing **fifteen thousand five hundred sixty three (15,563) square metres** as shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **140507** 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 **SHEDA GENERAL SUPPLIES LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said **SHEDA GENERAL SUPPLIES LIMITED** and delivered In the presence of us

this.....day of 19/01/2022.....2022.

Name: AWASH SABI SHEDAFFA

Signature: [Handwritten Signature]

Postal Address: P.O. BOX 28 MAFINGA

Qualification: MANAGING DIRECTOR


Name: ZAHARA SHEDAFFA

Signature: [Handwritten Signature]

Postal Address: P.O. BOX 28 MAFINGA

Qualification: SECRETARY

TITLE No: 4804-IRLR
 REGISTERED ON: 14.4.2012
 AT: 11:00 A.M.



Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 100/- Paid
 Receipt No: 921320679667705
 of: 16.11.2021

Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 708581/- Paid
 On Original Receipt Shs: 921320679667705
 of: 16.11.2021

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

**CERTIFICATE OF OCCUPANCY
 (Under Section 29)**

Title No: 4804-IRLR
 L.O. No. 1249241
 LD NO. MTC/16231

The 04th day of April Two thousand and **twenty two**

THIS IS TO CERTIFY that **SHEDA GENERAL SUPPLIES LIMITED a Limited Liability Company incorporated under the Companies Act (Cap 212) R.E 2002 of P.O. Box 28, MAFINGA.** (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** years from the first day of **October**, two thousand and **twenty one** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, **2022** shall thereafter pay rent of shillings **four hundred seventy three thousand fifty six (Tsh. 473,056/=)** 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) 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 **Mafinga Town 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 Commission for Lands.

3. The Occupier shall further:-

(i) make and maintain on 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 a good quality fencing, car parking spaces shall be provided as required by the Authority;

(v) Loading and unloading facilities shall be provided within the boundaries of the land.

4. **USER:** The land and the existing buildings erected thereon shall be maintained and the same be used for **Special Industrial** purpose only **Use Group "N" use class (e)** as defined in the Urban Planning (Use Groups and 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.

MAFINGA URBAN AREA

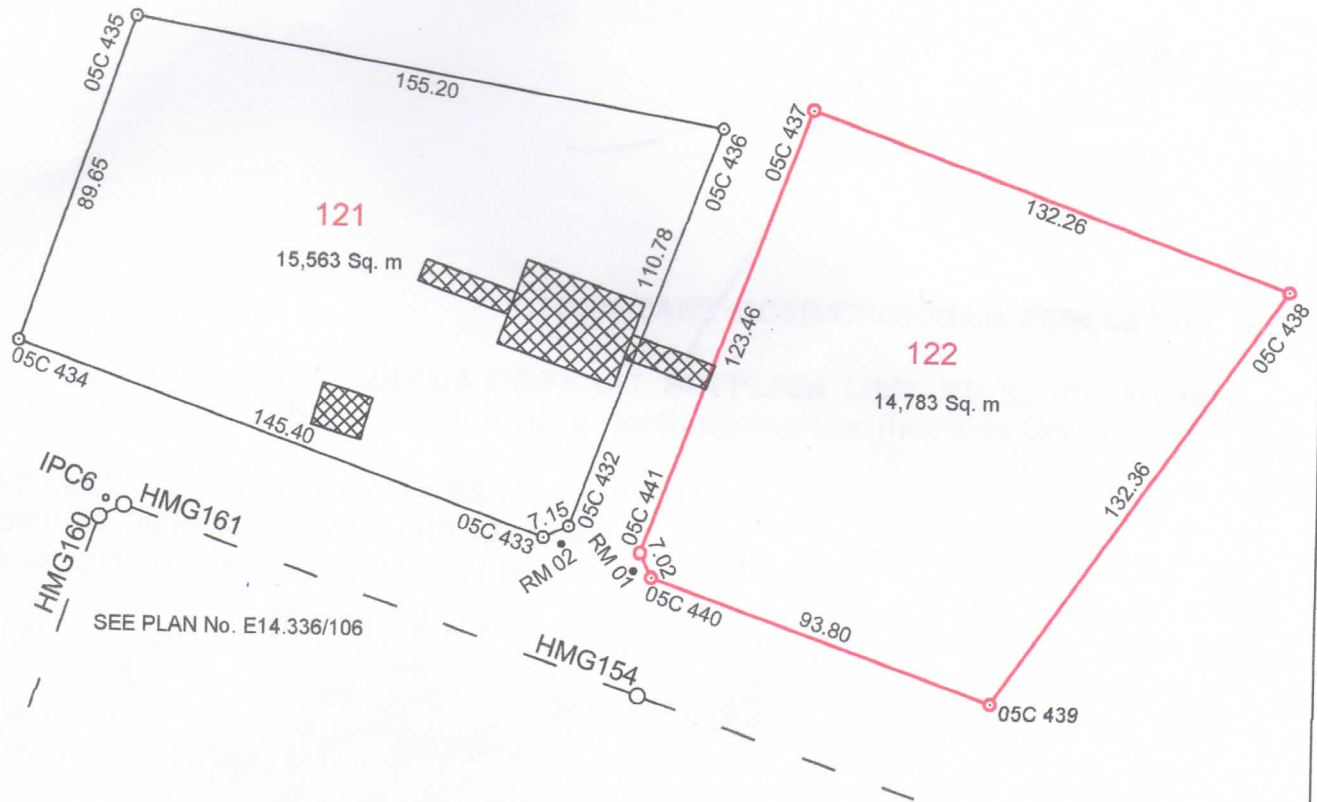
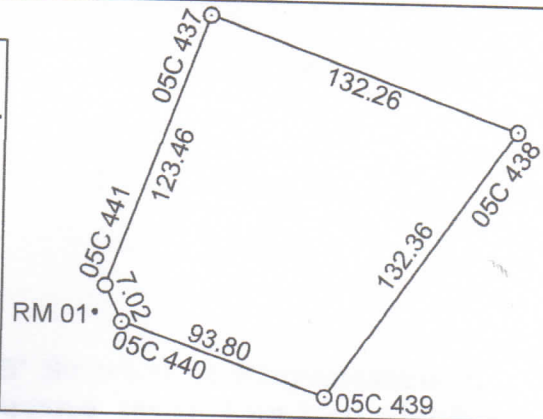
LOCATION: KINYANAMBO

BLOCK: " S "

PLOT NO: 122

L.O NO: 1249241

AREA: 14783



This plan prepared in accordance with Registered Plan No. 140507 is approved for the purposes of Land Registration Ordinance.

Director of Surveys and Mapping.

Date: 09/12/2021 Ministry of Lands, Housing and Human Settlements Development, Dar es Salaam

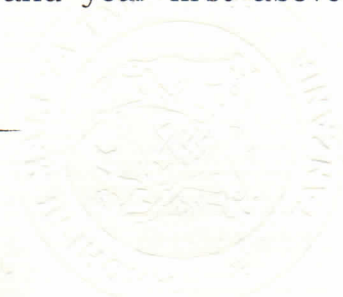
The issue of this plan implies no guarantee or admission of title by the Government



SCHEDULE

ALL that land known as **Plot No. 122 Block 'S'** Situated at **Kinyanambo** in **Mafinga Urban Area** containing **fourteen thousand seven hundred eighty three (14,783) square metres** as shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **140507** 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 **SHEDA GENERAL SUPPLIES LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said **SHEDA GENERAL SUPPLIES LIMITED** and delivered In the presence of us

this.....day of 29/01/2022.....2022.

Name: A. WAKILI SAKI SHEDAFFA

Signature: [Handwritten Signature]

Postal Address: P.O. BOX 28 MAFINGA

Qualification: MANAGING DIRECTOR

Name: ZAHARA SHEDAFFA

Signature: [Handwritten Signature]

Postal Address: P.O. BOX 28 - MAFINGA

Qualification: SECRETARY