



## CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY

This is to certify that the annexed Certificate of Occupancy dated

the FIFTEENTH day of JULY 2011.

is registered in the Land Registry under Title No.

Copies of the subsisting entries in the register are within

Dated the 26<sup>TH</sup> day of JANUARY 2021.

*Registrar of Title*

Title No. 18951/1-MBYL

Description of registered land

TANGANYIKA

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



**CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY**

SEPARATE TITLE




This is to certify that the annexed Certificate of Occupancy dated

the **Fifteenth** day of **JULY** 20**11**.

is registered in the Land Registry under Title No. **18951-MBYLR**

Copies of the subsisting entries in the register are within

Dated, the **26<sup>th</sup>** day of **JANUARY** 20**21**.

  
(**J.G. MWENBA**)  
**ASST. Registrar of Title**

Title No. **18951/1-MBYLR**

Description of registered land

**ALL that piece or parcel of Land known as Plot No. 31/3/1 block 'Industrial Area' situated at Kibwabwa in Iringa Municipality containing Thirty One Thousand Nine Hundred and Eighty (31980) Square metres shown for identification only edged on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 66614 deposited at the Office of Director**

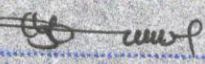
ENTRIES IN THE REGISTER

SEP. TITLE NO. 18951/1-MOTLA

No. 351-1RA Registered 21-01-2021 at 12:00 p.m.  
To. SALIMU BASHIR HUMEL  
P.O. BOBBERI, IRINGA.

**CANCELLED**  
**ENDORSE**

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

Certified True Copy  
  
Senior Asst. Registrar of Titles  
Date: 28-01-2021

Asst. Registrar of Titles

Asst. Registrar of Titles

MORTGAGE

No. 52666-1RA Registered 18-02-2020 at 01:00 p.m.  
To. CRAB BANK PLC  
TO SECURE UNSPECIFIED AMOUNT



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


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

Asst. Registrar of Titles

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

Asst. Registrar of Titles

Land Form 32. *9-00A*  
 At \_\_\_\_\_  
 Asst. Registrar of Titles



and Revenue Receipt No. *750500*  
 of *22-2-84* issued.  
 L.O. NO. *342744* Officer  
 LD. No. *IRD. NO. 6303*

Certified True Copy  
 Senior Asst. Registrar of Titles  
 Date: *28-01-2021*

Certified True Copy  
 Senior Asst. Registrar of Titles  
 Date: *26-01-2021*

THE UNITED REPUBLIC OF TANZANIA  
**CERTIFICATE OF OCCUPANCY**  
 (Section 9 of the Land Ordinance)

The *14* day of *July* Two thousand and **eleven**.  
 Title No. *1895-MB-14*

THIS IS TO CERTIFY that **SALIM BISHER HUWEL and NASSER BISHER HUWEL** of P.O. Box 207, IRINGA, (hereinafter called "the Occupiers") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") as occupiers in common in equal shares for a term **thirty three** years from the First day of **January, One thousand nine hundred and eighty four** 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 therefore or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 1985, shall thereafter pay rent of Shillings ~~four thousand and six hundred (4,600/-)~~ *five thousand (5,000/-)* 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 **1994, 2004, and 2014** or within three years thereafter in each case.
2. The Occupiers shall:-
  - (i) 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 Iringa Municipal Council (hereinafter called /the Authority');
  - (ii) 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.
  - (iii) Not erect or commerce to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provided;
  - (iv) Do everything necessary to preserve the environment and protect the soil erosion on the land and do all things, which may be re-established at any time at the Occupiers expenses as assessed by the Director for Surveys and Mapping.
  - (v) 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.

Approval of plans of any building by the Authority 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 of modification of any condition in the Right.

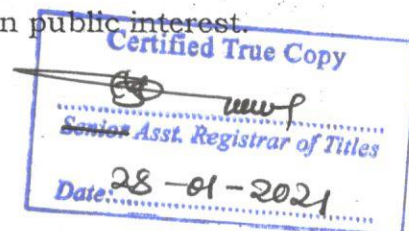
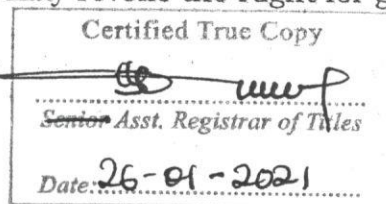
*74 3661A*  
*uwf*

The Occupiers shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner PROVIDED that after condition 2 (iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary.

To a single sub-letting of the whole of the land where the sub-lease Contains conditions sufficient to ensure compliance with the conditions of the Right;

- (ii) Occupation or use of the whole or any part of the land of building on it by any person other than the Occupier' or **their** employee' agents contractors or members of the household shall be deemed dealing with the land or buildings.
4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). Any dealing with or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.
5. The Occupiers shall further:-
  - (i) Make and Maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and affluent 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 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.
6. The occupiers shall pay to the Minister on demand made by the Commissioner on his behalf:-
  - (i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
  - (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
  - (iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.
7. **USER:** The land and the buildings erected thereon shall be shall be used for **Service** *Special* **Industrial Purposes Only**. Use Group **M** use Class **(a), (b), (c) and (d)** as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as revised in 1993.

8. The President may revoke the Right for good cause and in public interest.



SCHEDULE

ALL that land known as Plot No. 31/3 Block Industrial area situated at Kibwabwa in Iringa Municipality containing three point seven eight (3.78) Hectares as shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 66614 deposited at the Office of the Director for 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.

Certified True Copy
[Signature]
Senior Asst. Registrar of Titles
Date: 26-01-2021

[Signature]

ASSISTANT COMMISSIONER FOR LANDS.

I, the within named SALIM BISHER HUWEL and NASSER BISHER HUWEL hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said
SALIM BISHER HUWEL who is known to me
personally/identified to me by: GEFREY
ENOCK KABUJE
the later being known to me personally in my
presence this 12 day of July 2011.

[Signature]

Certified True Copy
[Signature]
Senior Asst. Registrar of Titles
Date: 28-01-2021

Witness's:

Name: ERASTO ELIAS MAPUNDA
Signature: [Signature]
Postal Address: ERASTO ELIAS MAPUNDA
OF P. O. BOX 162
IRINGA
Qualification: LAND OFFICER

Certified True Copy

Senior Asst. Registrar of Titles

Date:.....

Certified True Copy

Senior Asst. Registrar of Titles

Date: 26-01-2021

SIGNED and DELIVERED by the said NASSER BISHAR HUWEL who is known to me personally/identified to me by: GEDFREY ENOCK KASUTE the later being known to me personally in my presence this 12 day of JULY 2011.

Witness's:

Name: ERNEST JOHN MUMUNDOLWA Signature: [Signature] Postal Address: P.O. Box 149 MBEYA Qualification: LAND OFFICER

TANGANYIKA STAMP DUTY ACT. Stamp Duty Shs: 80000/= Paid On Original Receipt No: 921024026436210 of: 24.01.2021

TANGANYIKA STAMP DUTY ACT. Stamp Duty Shs: 500/= Paid Receipt No: 921024026436210 of: 24.01.2021

LAND REGISTRY, MBEYA MORTGAGE

Filed Document No. 16916-MBYLR DISCHARGED UNDER FD NO 32355 Registration 15-11-2012 11:00AM LIBYLR ON 20-12-2019 AT 10:00AM BY AMANA BANK LIMITED TO SECURE UNSPECIFIED AMOUNT

LAND REGISTRY, MBEYA

RENEWAL OF A P/O Filed Document No. 32356-MBYLR Date of Registration 20-12-2019 at 10:00AM RENEWED TERM OF 32 YEARS WITH EFFECT FROM THE 1ST DAY OF JANUARY 2019.

LAND REGISTRY, MBEYA DEED OF VARIATION

Filed Document No. 24456-MBYLR DISCHARGED UNDER FD NO 32355 Date of Registration 2-08-2016 time 1:00 pm LIBYLR ON 20-12-2019 AT 10:00AM BY AMANA BANK LIMITED TO SECURE UNSPECIFIED AMOUNT

LAND REGISTRY, MBEYA MORTGAGE

Filed Document No. 32866-MBYLR Date of Registration 13-2-2020 01:00 PM CRDB BANK PLC TO SECURE UNSPECIFIED AMOUNT

IRINGA MUNICIPALITY

INSET SHOWING DETAILS OF PLOT

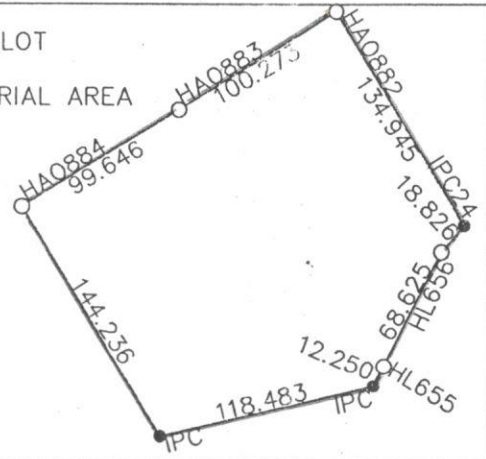
LOCATION KIBWABWA INDUSTRIAL AREA

PLOT No 31/3/1

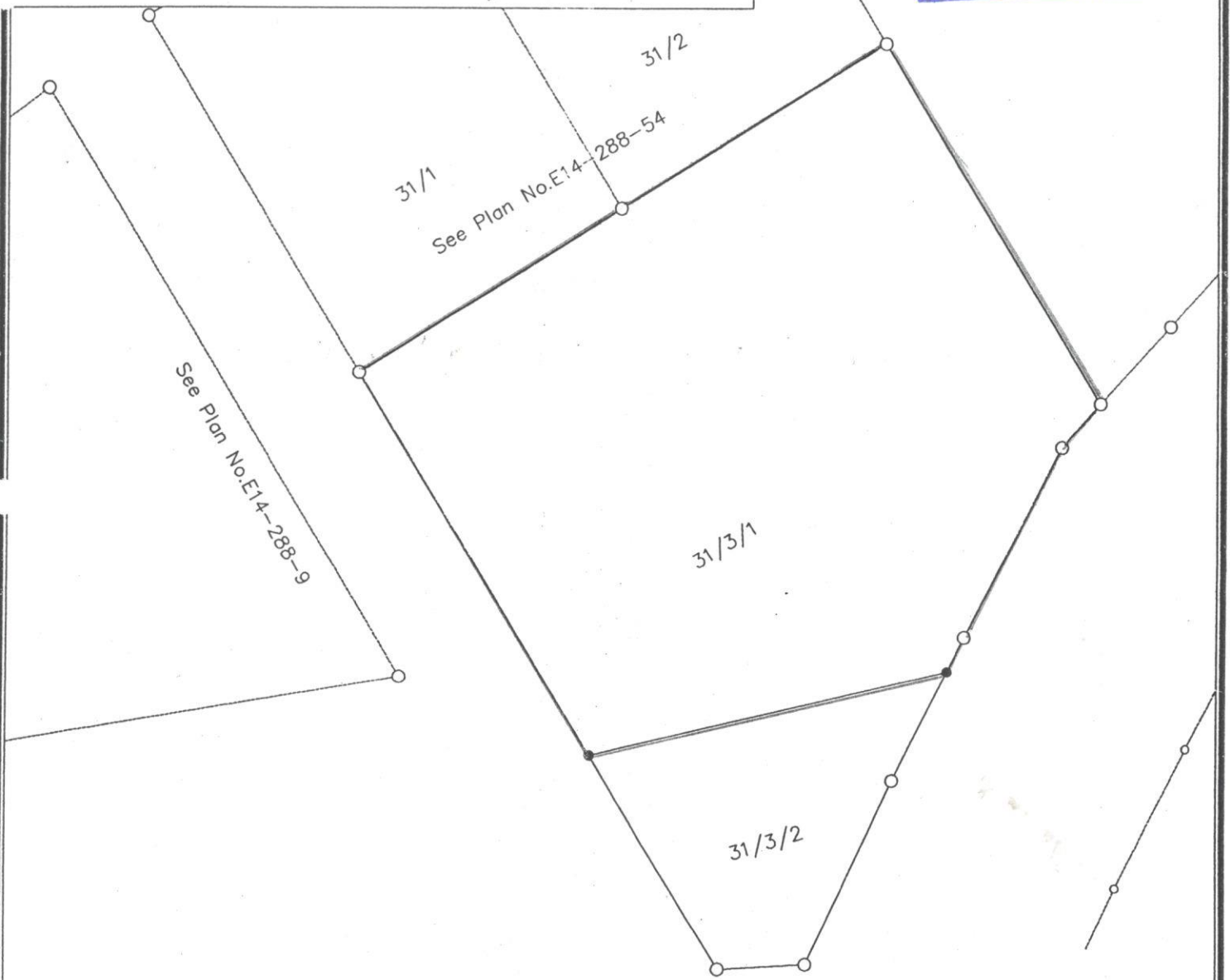
BLOCK KIBWABWA INDUST.

L.O.No

AREA 31980Sqm



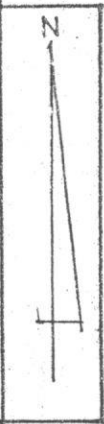
**Certified True Copy**  
*[Signature]*  
Senior Asst. Registrar of Titles  
Date: 28-01-2021



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

This plan prepared in accordance with registered plan No.66614 is approved for the purposes of the Land Registration Ordinance Director of Surveys and Mapping...  
Date: 28/01/2021  
Ministry of Lands and Human Settlements  
Development Dar es Salaam

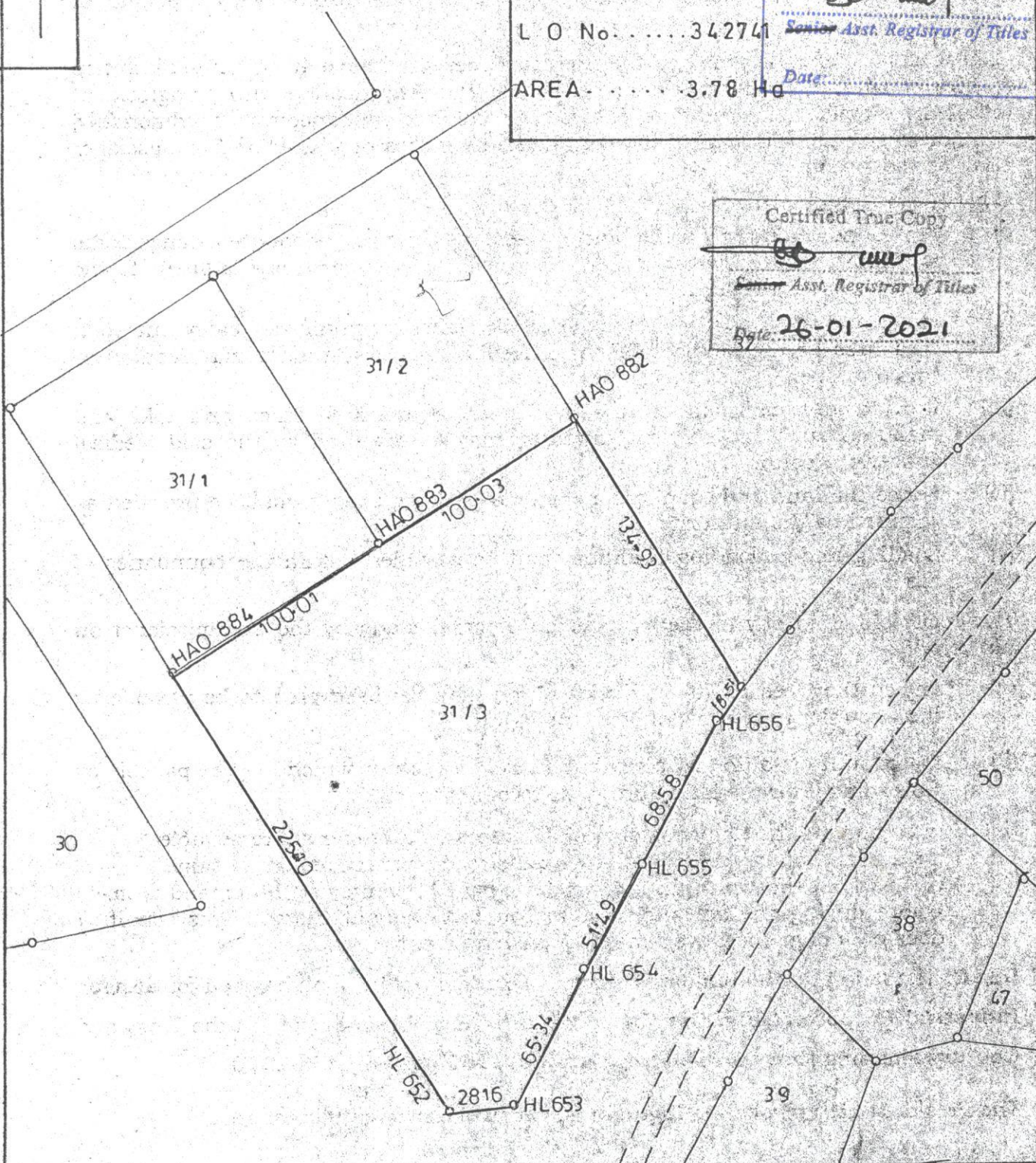
IRINGA MUNICIPALITY



LOCALITY . . . . . KIBWABWA  
 BLOCK . . . . . INDUSTRIAL AREA  
 PLOT No- . . . . . 31/3  
 L O No. . . . . 342741  
 AREA . . . . . 3.78 Ha

Certified True Copy  
*[Signature]*  
 Senior Asst. Registrar of Titles  
 Date: . . . . .

Certified True Copy  
*[Signature]*  
 Senior Asst. Registrar of Titles  
 Date: 26-01-2021



The issue of this plan implies no guarantee

This plan prepared in accordance with the registered plan no. 66614  
 is approved for the purposes of the registration ordinance  
 Director of surveys and mapping *[Signature]* date 30/6/2011

ENTRIES IN THE REGISTER

TITLE NO.

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

Certified True Copy  
*[Signature]*  
Senior Asst. Registrar of Titles  
Date: 28-01-2021  
Asst. Registrar of Titles

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