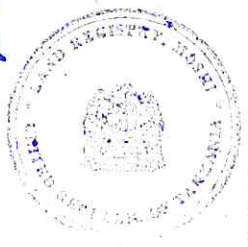


TITLE No. **41193**  
 REGISTERED ON  
**29-11-2013**  
 1:00P  
 Asst. Registrar of Titles



Stamp Duty Shs. **100/-** Paid  
 and Revenue Receipt No. **48525087**  
 of **22/2/2013**  
 Land Form No. 22.  
 Asst. Registrar of Titles

Stamp Duty Shs. **42,105/-** Paid  
 on Original Revenue Receipt No.  
**48525087** of **22/2/2013**  
 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. **41193**  
 L.O. No. 447819  
 FILE No. ADC/LD/KIR/2299

The **29<sup>th</sup>** day of **November**, Two thousand and **thirteen**

THIS IS TO CERTIFY that **NORTHERN MINING AND EXPLORATION COMPANY LIMITED**, a limited liability company incorporated under the Companies Act (Cap. 212) of P.O. Box 14473, **ARUSHA** (hereinafter called "the Occupiers") are 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 (66)** years from the first day of **January, Two thousand and Thirteen** 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 there for or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2013; shall hereafter pay rent of shillings **One Million Five Hundred Eighty One Thousand Five Hundred Twenty Five (Tshs.1,581,525/=)** 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 Occupiers 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) Erect on the land 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 **ARUSHA DISTRICT COUNCIL** (hereinafter called "**the Authority**").
  - (iv) Submit to the Authority building plans within Six months from the date of commencement of **the Right**.
  - (v) Begin building construction within six months after the approval of the building plans by the Authority.
  - (vi) Complete the building construction within Thirty Six months from the date of commencement of **the Right**.
3. **USER:** The Land Shall be Used for **Warehouse Purposes**, Use Group 'L' Use class (a) as defined in The Town and Country Planning (Use classes) Regulations 1960, as amended in **1993**.
4. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
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 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.
6. The Occupiers 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.
7. The President may revoke the right for good cause and in public interest.

SCHEDULE

All that land known as Plot No. 881 located at, ENGORORA Area, Arumeru District containing Seven thousand and twenty nine <sup>(7029)</sup> square metres shown for identification only edged red on the plan attached to this certificate and defined on the Registered Survey Plan numbered 70269 deposited at the office of the Director for Surveys and Mapping at Dar es Salaam.

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

*[Signature]*

COMMISSIONER FOR LANDS

We, ~~the~~ NORTHERN MINING & EXPLORATION COMPANY LIMITED the within named HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the common seal of )  
NORTHERN MINING & EXPLORATION )  
COMPANY LIMITED )

And DELIVERED in the presence of us )  
this .... 27 ..... day of .... Feb ..... 2013 )

Signature *[Signature]* )  
Postal address ..... )  
..... )  
Qualification MANAGING DIRECTOR )

Signature *[Signature]* )  
Postal address 14473 ARUSHA )  
..... )  
Qualification DIRECTOR )



LAND REGISTRY ARUSHA  
TRANSFER

Filed Document No: 2925  
Date of Registration: 12.04.2022 Time: 1:39P.M  
To: FARAJI SUEB MSANGI  
OF P.O. BOX 14795, ARUSHA.  
(CONV: TSHS 200,000,000/=)

Senior Asst. Registrar of Titles

LAND REGISTRY ARUSHA

Filed Document No: .....  
Date of Registration: .....M  
To: .....

**ENDORSEMENT CANCELLED**

Senior Asst. Registrar of Titles

LAND REGISTRY ARUSHA  
MORTGAGE

Filed Document No: G.564  
Date of Registration: 14/3/2024 Time: 12:15P  
To: M. WANJA HAKIKA BANK  
Limited LTD Secure Title  
500,000,000/=

Senior Asst. Registrar of Titles



**THE UNITED REPUBLIC OF TANZANIA**  
**CERTIFICATE OF APPROVAL OF DISPOSITION**  
**(Under Section.39)**

**Title No. 41193**  
**L. O. No. 447819**  
**Plot No. 881 ENGORORA AREA**  
**ARUHA DISTRICT COUNCIL**

**I, Goodluck W. Mollé** of P.O. BOX 2330, AUTHORISED OFFICER, Hereby **APPROVE** the disposition (s) of a RIGHT OF OCCUPANCY registered under the above reference after having being satisfied with the following requirements:-

|                     | <b>TSHS</b>        | <b>CONTROL NO.</b> | <b>DATE</b> |
|---------------------|--------------------|--------------------|-------------|
| Application Fee     | 80,000/=           | 922077098909064    | 12.04.2022  |
| Stamp Duty          | 3,260,000/=        | 922077098909064    | 12.04.2022  |
| Notification        | 40,000/=           | 922077098909064    | 12.04.2022  |
| Consent             | 5000/=             | 922077098909064    | 12.04.2022  |
| <b>TOTAL AMOUNT</b> | <b>3,385,000/=</b> |                    |             |

1. Land Form No. 29, 30 and 35 have been submitted and dully filled
2. The status of the ownership is in the name of the applicant

.....  
**COMMISSIONER FOR LANDS / AUTHORISED OFFICER**

Date: 12/04/2022 .....

**To: Name: FARAJI SUED MSANGI**  
**P.O.BOX 8525, LONGIDO**

**Copy: The Registrar**

