

# CERTIFICATE OF OCCUPANCY

*(Issued under Section 9 of the Land Ordinance)*

  
Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: *Hendrick Daniel Matiku*  
Date: *14/02/2026*

Date of Issue:

Title Number: **8863** LAND REGISTRY, MOSHI

Land Office Number: 44322

Land: PLOT NO. 16 THEHI INDUSTRIAL AREA ARUSHA MUNICIPALITY

Term: NINETY NINE (99) YEARS



for Oaths  
Sign: *Hendrick Daniel Matiku*  
Date: 14/02/2026

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to a sub-letting of the whole of the land or of the whole or any part of any building on it 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 or buildings on it by any person other than the Occupiers or their employees agents contractors or members of the household shall be deemed a 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(1). Any dealing 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 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 trees and maintain such hygienic measures as may be required by the said Medical Officer of Health.

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 Occupiers 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 road

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Adviser, Notary Public & Commissioner  
for Oaths  
Signature: *H. Matiku*  
Date: 14/10/2026

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7. Only one main building together with the usual and necessary outbuildings shall be built on the land and the same shall be used for General Industrial purposes Use Group 'O' use classes(a) and(b) and as defined in the Town and Country Planning (Use classes) Regulations, 1960.
8. The President may revoke the Right for good cause and in public interest.

SCHEDULE

All that land known as Plot No. 16 Themi Industrial Area Arusha Municipality containing nineteen thousand nine hundred and five (19,905) square metres shown for identification only edged on the plan attached to this Certificate and defined on the registered survey plan numbered 20243 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.

GIVEN under my hand and seal and by order of the Minister the day of and year first above written.

*Cell*

DIRECTOR OF LAND DEVELOPMENT SERVICES

WE the within-named TANZANIA ADHESIVE TAPES LIMITED hereby accept the terms and conditions contained in the foregoing certificate of occupancy.

SEALED with the COMMON SEAL of the  
said TANZANIA ADHESIVE TAPES LIMITED

and delivered in the presence of us  
this 18<sup>th</sup> day of October

1989

Signature: *Muhimbi A. Ahmedali*

Postal Address: .....

P.O. Box 2453 - Dar es Salaam

Signature..... *[Handwritten Signature]* )  
Postal Address..... P.O. Box 3072 )  
..... ARUSHA..... )  
Qualifications..... Director..... )

LAND REGISTRY, MOSHI  
TRANSFER

Registered Document No. 12160  
Date of Transfer 19-9-99 at 1.00 P.m.  
DARSH INDUSTRIES LIMITED  
P.O. Box 2385, ARUSHA.  
(Cons SHS 8,000,000/-)

*[Handwritten Signature]*  
Asst. Registrar of Titles

 Certified as True Copy of the Original  
Hendrick Daniel Matiku  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: *[Handwritten Signature]*  
Date: 14/02/2026

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

 Certified as True Copy of the Original  
Hendrick Daniel Matiku  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: *HD Matiku*  
Date: 14/02/2026

Date of Issue:

Title Number:

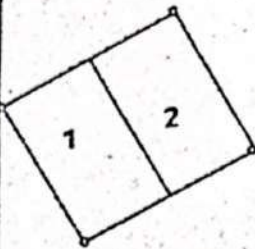
Land Office Number: 470443

Land: Plot No.3 Block "S" Ugwachanya Area, Iringa District

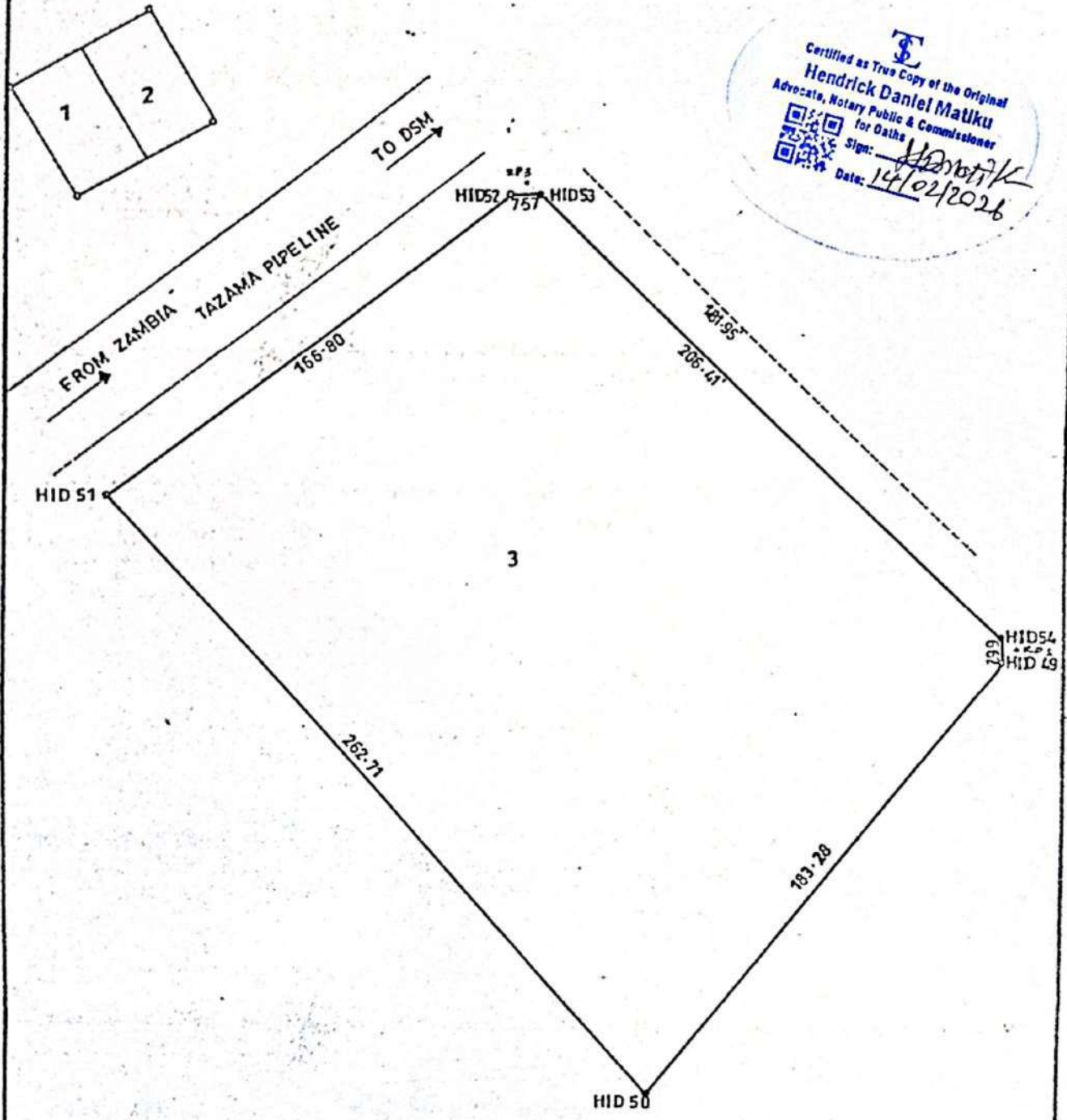
Term: Ninety Nine (99) Years.

**IRINGA DISTRICT**

Locality UGWACHANYA AREA  
Block S  
Plat No. 3  
L O No. 470443  
Area 42,596 Sq.m



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**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: *Hendrick*  
Date: 14/02/2026



This plan is prepared in accordance with the Registered Plan No. 69493

SCHEDULE

ALL that land known as Plot No.3 Block S situated at Ugwachanya Area in Iringa District containing Forty two thousand five hundred ninety six (42,596m<sup>2</sup>) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 68469 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.



*[Handwritten initials]*

ASSISTANT COMMISSIONER FOR LANDS

ru/lo

The within named DARSH INDUSTRIES LIMITED Incorporated under the Companies Ordinance (Cap 212) hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the common seal of the said DARSH INDUSTRIES LIMITED Incorporated under the Companies Ordinance (Cap 212) in the presence of us this...14<sup>th</sup>... day of February.....2012

Name: BHADRESH NATHAL PANDIT  
Signature: *[Signature]*  
Postal Address: P.O. Box 2385  
ARUSHA  
Qualification: MANAGING DIRECTOR

Name: MALA BHADRESH PANDIT  
Signature: *[Signature]*  
Postal Address: P.O. Box 2385  
ARUSHA  
Qualification: DIRECTOR

# HALMASHAURI YA WILAYA IRINGA



Simu Na. (026)-2702828,2702585  
FAX Na. 2701776

Ofisi ya Mkurugenzi wa  
Wilaya,  
S.L.P. 108,  
IRINGA.

Kumb Na.IRD/ 1.2.12/2SRK.....

Date. 28/12/2011.....

Ndugu: DARSH INDUSTRIES LIMITED  
P.O. BOX 2385,  
ARUSHA

YAH: MAOMBI YA KIWANJA NA 3.....KITALU 5.....ENE0  
LA UGWACHANYA AREA.....WILAYA YA IRINGA.

Maombi yako yamepokelewa na kukubaliwa. Hivyo unapewa kiwanja kilichotajwa hapo juu kama inavyoonyesha kwenye Fomu Na.19. Iwapo unakubali unatakiwa ufanye malipo yafuatayo katika muda wa si chini siku 30 tangu kukabidhiwa barua hii.

Ukishafanya malipo haya unilettee stakabadhi hizo pamoja na picha tatu ili nikutayarishie hati ya umiliki. Usipolipa ndani ya muda huo kiwanja kitatolewa kwa mwombaji mwingine bila ya kukutaarifu. Malipo hayo ni:

- (i) Malipo ya mbele (Premium)
- (ii) Ada ya Hati
- (iii) Ada ya Usajili
- (iv) Ada ya Ramani
- (v) Ushuru wa Serikali
- (vi) Ada ya Upimaji
- (vii) Kodi ya Ardhi

.....  
..... 20,000.00  
..... 532,450.00  
..... 20,000.00  
..... 5,000.00  
.....  
..... 1,064,900.00

Kutoka 25/12/2012 mpaka 30/12/2012

Jumla

1,642,356/=

Masharti ya kiwanja hiki ni:

1. Jengo liwe la kudumu
2. Ramani ya jengo iwasilishwe ndani ya miezi 6 tangu kutolewa haki.
3. Ujenzi wa jingo uanze ndani ya miezi sita baada ya ramani kuidhinishwa.
4. Ujenzi wa jingo ukamilike ndani ya miezi 36 baada ya haki kutolewa.
5. Utakuwa na majukumu ya kulinda mawe yaliyowekwa kuonyesha mipaka ya kiwanja chako, jiwe likiondolewa litarudishwa kwa gharama zako.

Mimi/Sisi DARSH INDUSTRIES LTD  
Nakiri kupokea barua hii leo  
Tarehe 28/12/2011

AFISA ARDHI MTEULE  
IRINGA DISTRICT  
.....(muombaji)

Saini

Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: Hendrick Daniel Matiku  
Date: 14/02/2026

# IRINGA DISTRICT COUNCIL

Phone No. (026)-2702828,2702585  
FAX Na. 2701776



District Executive Director,  
P.O.Box 108,  
IRINGA.  
Date: 2/1/2012

## ACKNOWLEDGEMENT OF PAYMENT.

Ref. No: 121213/SRK.....

To: DARSH INDUSTRIES LIMITED  
P.O. Box 2385,  
ARUSHA.

Certified as True Copy of the Original  
Hendrick Daniel Matiku  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: Hendrick  
Date: 14/2/2012

### RE: RECEIPT OF PAYMENTS ON PLOT/FARM

NO. 3.....BLOCK S.....SURVEY REG. PLAN  
NO. 68469.....MEASURING 42,596 m<sup>2</sup> LOCATION UGWACHANYA AREA  
Term 64.....years from 01-01-2012 rent 1,064,900/= per year which is revisable.  
User: The land shall be used for Industrial - Specialty Trade purposes only,  
Use Group M subsection 3(a) food processing industry (fruits and vegetables)  
As defined in the Town and Country Planning (use classes) Regulations, 1960 as revised in 1993.  
This is to notify you of the receipt of various fees you effected pertaining to Plot/Farm bearing details described above, that is;

	Shillings	ERV NO's	Date
(i) Premium (if any):	.....	.....	.....
(ii) Fee for Certificate of Occupancy:	<u>20,000.00</u>	<u>37732742</u>	<u>25/2/2012</u>
(iii) Registration Fee:	<u>532,450.00</u>	<u>-</u>	<u>-</u>
(iv) Survey Fee	.....	.....	.....
(v) Deed Plans Fee:	<u>20,000.00</u>	<u>37732742</u>	<u>25/2/2012</u>
(vi) Stamp Duty:	<u>5,000.00</u>	<u>-</u>	<u>-</u>
(vii) Land Rent:			
From <u>01-07-2011</u> .....			
To <u>30-06-2012</u> .....	<u>1064,900.00</u>	<u>37732741</u>	<u>-</u>

TOTAL (IN TSHS): 1,642,350/=

Furthermore you are informed that, by virtue of these payments and within ninety days, the Commissioner for Lands or an Assistant Commissioner for Lands, shall prepare and issue you a Certificate of Occupancy according to Section 29 of the Land Act, Cap 113 (R. E. 2002) (as amended). The Term and conditions of the Right of Occupancy will run with effect from the date of completion of your payments bill.

AUTHORIZED LAND OFFICER  
IRINGA DISTRICT

.....  
COMMISSIONER FOR LANDS/AUTHORIZED OFFICER

We, DARSH INDUSTRIES LTD..... (The Applicant(s) certify that the figures relating to the foretasted payments are correct.

Signature(s): [Signature] Date: 2/1/2012  
: [Signature] ..... 2/1/2012.

