

UNITED REPUBLIC OF TANZANIA
THE LAND ACT.1999

(NO.4 OF 1999)

CERTIFICATE OF APPROVAL OF DISPOSITION
(Under Section 39)

CT NO. 1988-MBYLR
PLOT NO. 29
BLOCK "INDRUSTRIAL"
LOCATION: IYUNGA,
MBEYA CITY

I, **MAYUNGA JOEL MICHAEL** COMMISSIONER FOR LANDS/AUTHORIZED OFFICER
hereby **APPROVE** the disposition of the right of occupancy under the above reference subject to
the following: -

	FEE	TSH	ERV	DATE
I.	Application fee	80,000/=	925107324966778	17/04/2025
II.	Notification fee	40,000/=	925107324966778	17/04/2025

.....
COMMISSIONER FOR LANDS/AUTHORIZED OFFICER

Date:.....

To: **GSG ENERGIES COMPANY LIMITED**
P. O. Box 7831,
DAR ES SALAAM

Copy to: The Registrar.


Certified as True Copy of the Original
Emmanuel Charles Makungu
Advocate, Notary Public & Commissioner
for Oaths
Sign:
Date: 06/07/2026

- (vi) Not erect or commence 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;
- (vii) 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 Commissioner 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.

3.—(i) The Occupier 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;

~~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 of buildings on it by any person other than the Occupier or his 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(i). 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 Occupier 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.

6. Only one main building together with the usual and necessary outbuildings shall be built on the land and the same shall be used for Petrol Station purposes only, Use Group 'F' as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

§

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 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: *EMM*
 Date: 06/01/2026

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

SHOWING
 EION. HUNG
 No. 298
 13678
 2835
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 CO
 F

LAND REGISTRY, MBEYA
MORTGAGE

Filed Document No. 1984-MBYLR
 Discharged FD No 10335-
 Date of Registration 25-3-1973 time 11:05 a.m
 MBEYA on 11-4-2008 AT
 THE CO-OPERATIVE TRUST BANK
 DEVELOPMENT BANK LTD
 Secure an unspecified amount
 Principal Asst. Registrar of Titles
 M. Makungu

LAND REGISTRY, MBEYA
RENEWAL OF A/R/O

Filed Document No. 29849-MBYLR
 Date of Registration 26-10-2018 10:00am
 Renewed to 33 years
 INISH EFFECT FROM
1st day of July 2021
 Senior Asst. Registrar of Titles
 M. Makungu

LAND REGISTRY, MBEYA
CHANGE OF OWNERSHIP

Filed Document No. 10334-MBYLR
 Discharged FD No 10335-
 Date of Registration 11-4-2008 time 10:00 AM
 MBEYA on 11-4-2008 AT
 C.R.D.B Bank Limited
 To secure an unspecified
 amount
 Principal Asst. Registrar of Titles
 M. Makungu

LAND REGISTRY, MBEYA
CHANGE OF OWNERSHIP Section 67

Filed Document No. 28488-MBYLR
 Date of Registration 27-4-2018 10:00am
 TO SANTIENI KAVINDRA
 DEPT OF BOX 380
 MBEYA as legal personal
 representative of
 NANCHINDI KAVINDRA
 deceased
 Principal Asst. Registrar of Titles
 M. Makungu

LAND REGISTRY, MBEYA
ASSENT Section 68

Filed Document No. 28489-MBYLR
 Date of Registration 27-4-2018 10:00am
 TO SANTIENI KAVINDRA
 DEPT OF BOX 380
 MBEYA and MEHINA
 DEPT OF BOX 380
 MBEYA
 Principal Asst. Registrar of Titles
 M. Makungu


 Certified as True Copy of the Original
Emmanuel Charles Makungu
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: [Signature]
 Date: 06/01/2026

SCHEDULE

All that land known as Plot No. 29, Iyunga Industrial Area, Mbeya
locality containing two thousand eight hundred thirty-five (2835) square metres
as shown for identification only edged on the plan attached to this Certificate and defined
in registered survey plan numbered 17974 deposited at the Office of the Commissioner
for Lands and Mapping at Dar es Salaam.
GIVEN under my hand and seal and by Order of the Minister the day and year first
so written.

COMMISSIONER FOR LANDS

Form 10300/5-04/5m/141

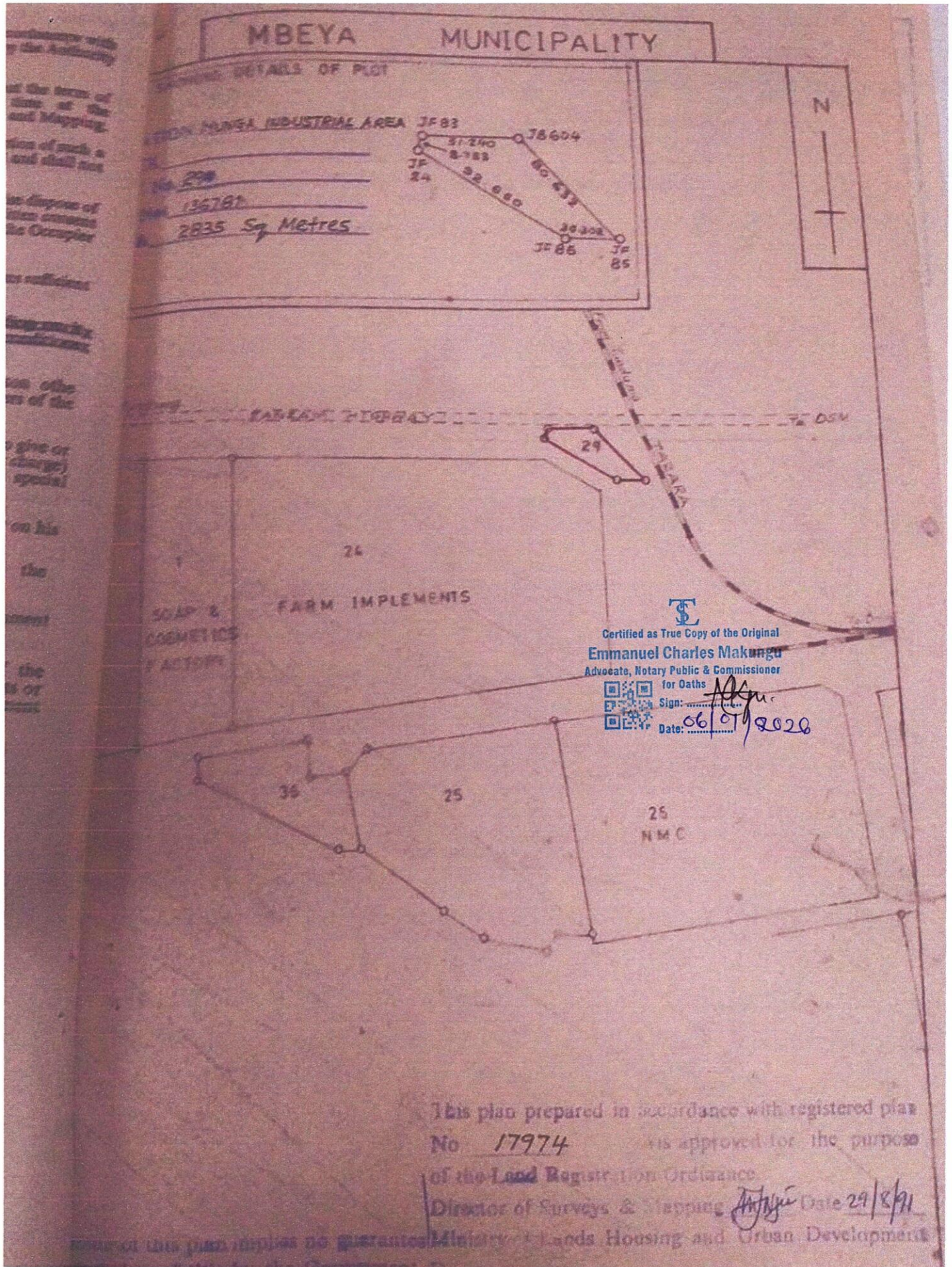
I, the within-named DESAI RAVINDRA RANGHODJI hereby accept the terms and
conditions contained in the foregoing Certificate of Occupancy.

and DELIVERED by the said
DESAI RAVINDRA RANGHODJI who is
known to me personally/identified

the latter being known to me
personally in my presence
on the 2nd day of September 1991.

Name: Desai Ravindra Ranghodi
Postal Address: P.O. Box 215
MBEYA
Occupation: LAND OFFICER

Certified as True Copy of the Original
Emmanuel Charles Makungu
Advocate, Notary Public & Commissioner
for Oaths
Sign: [Signature]
Date: 06/01/2026





Jamhuri ya Muungano wa Tanzania
United Republic of Tanzania
Ministry of Lands, Housing and Human Settlements Development
Exchequer Receipt

Receipt No: **924274280209884**

Received from: **SANJEEV RAVINDRA DESAI, HARSHID RAVINDRA DESAI and MEGHNA RAVINDRA DESAI**

Amount: **447,950.00 TZS**

Amount in Words: **Four Hundred Forty Seven Thousand Nine Hundred Fifty Tanzanian Shilling Only**

In respect of: **140106 - Rent - Receipts form Land**

Bill Reference: **53350**

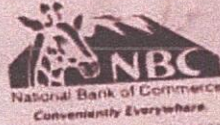
Payment Control Number: **9911710736136**

Payment Date: **2024-09-30T13:01:46**

Issued By: **beatrice makoko**

Date Issued: **01-10-2024**

Signature: *[Handwritten Signature]*



Date: 30/09/2024 Time: 13:01:43
Terminal ID: 16081

**SUCCESS (OEPG)
AMOUNT TZS 447,950.00**

Reference/Slip no: 427413023506
Depositor Account: 255764866782
Slip Reference No: 9911710736136
Pay Mode: CASH

Company/Clerk Name: Ministry of Lands, Housing and Human Settlements D

Description: LOT 10 53350 NUMBER 29 BLOCK INDU
ETHIAL LOCATION MU
MBA DISTRICT MBEYA CITY COUNCIL
Bill Amount: TZS 447,950.00
Amount Entered: TZS 447,950.00
Receipt Number: 924274280209884

Depositor Name: SANJEEV RAVINDRA DESAI HARSHID RAVINDRA DESAI and MEGHNA RAVINDRA DESAI
Bank Reference: CB24093046151923

**Certified as True Copy of the Original
Emmanuel Charles Makungu
Advocate, Notary Public & Commissioner
for Oaths**




Sign: *[Handwritten Signature]*
Date: *01/10/2024*

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**** CUSTOMER COPY **** NBB.2.8

MOLUS x91

Ministry of Lands, Housing and Human Settlements Development (MLHSD)



ASSESSMENT DATE: 30-Sep-2024

ID: 53350

AREA: 2835 SQM

LAND RENT USE: Commercial

REGION: MBEYA

LOCATION: IYUNGA

OWNER: SANJEEV RAVINDRA DESAI, HARSHOD RAVINDRA DESAI and MEDHNA RAVINDRA DESAI

ADDRESS: 380 MBEYA

BILL CONTROL NUMBER: 9911710736138

SP CODE: SP117

NUMBER	29
LOT TYPE	Plot
DISTRICT	MBEYA CITY COUNCIL
BLOCK	INDUSTRIAL

	Balance	Interest	Total
Last Pay Date	-28.00	0.00	-28.00
Year			
2024/2025	447,930.00	0.00	447,930.00
Total	447,902.00	0.00	447,950.00

Beatrice


Issued By: BEATRICE SIMON MAKOKO

JINSI YA KULIPIA

A. Unaweza kulipia kwenye tawi lolote la NMB/CRDB/NBC/TCB/TPB/AZANIA/BOT nchini, namba ya (Reference) **9911710736138**

Q.B. Unaweza kulipia kwa mitandao T-Pesa, M-Pesa, TigoPesa, Airtel Money, HaloPesa na EryPesa. Namba ya kampuni **001001**, namba ya malipo (Reference) **9911710736138**

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Emmanuel Charles Makungu
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: *Emmanuel Charles Makungu*
 Date: **06/01/2026**

Ministry of Lands, Housing and Human Settlements Development

<http://mlhst.lands.go.tz/index.php>