

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of Land Ordinance)

Date of Issue:

Title Number: *8705-DLR*

Land Office Number: 115563

Mkda
L.O Land: PLOT NO.179 BLOCK 'DD' UTYANKAB Low DENSITY
SINGIDA TOWNSHIP

Term: NINETY NINE YEARS

Certified True Copy
[Signature]
Registrar of Titles
Date: *14-04-2000*

Certified True Copy of the Original
Sign: *[Signature]* Date: *2-2-2021*
GODFREY JOHN AMBET
Advocate, Notary Public & Commissioner
for Oaths

TANGANYIKA

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



CERTIFICATE OF TITLE TO LEASEHOLD LAND
ISSUED UNDER SECTION 38

Certified copy of

This is to certify that the annexed Certificate of Occupancy dated
 the **Twenty First** day of **June** 19 **95**
 is registered in the Land Registry under Title No. **8705 - DLR**

Copies of the subsisting entries in the register are within.

Dated the *Fourteenth* day of **April** 19 **2000**


 Assistant Registrar of Titles


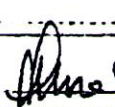

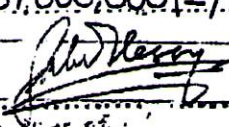
Title No. **8705 - DLR**

Description of registered land.

ALL THAT piece or parcel of land situated in Singida Township containing seven decimal point nine, nine seven (7.997 hectares or thereabouts being known as Plot No. 179 Block 'DD' low density ~~urban~~ as delineated and edged red on registered Survey plan numbered 26580 annexed to the enclosed Certified copy of Certificate of Occupancy hereto.

ENTRIES IN THE REGISTER

TITLE No. 8705 - DLR

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
	DODOMA LAND REGISTRY		
	TRANSFER		
	Filed Document No.	Filed Document No. 8536-DLR	
	Date of registration 22.6.95 time 9.00 A.M.	Date of Registration 13-09-2017 time 9.00AM	
	To SINGIDA GINNING COMPANY of P.O. Box 7451 DARES SALIM Registered as occupier	To: M/S BLOSUSTAN TANZA NIA LIMITED (Cons. US \$ 608365.019)	
	 Asst. Registrar of Titles	 Asst. Registrar of Titles	
	DODOMA LAND REGISTRY		
	(Section 71) 4832-DLR		
	Filed Document No.		
	Date of registration 15.4.2008 time 11.00 A.M.		
	By LOANS AND ADVANCES REALIZATION TRUST		
	 Asst. Registrar of Titles		
	DODOMA LAND REGISTRY		
	TRANSFER		
	Filed Document No. 6002-DLR		
	Date of Registration 24.6.2011 time 9.00 AM		
	To SINGIDA GINNING COMPANY LIMITED of P.O. Box 1028, SINGIDA (Cons. TShs. 257,000,000/=)		
	 Ass. Regy. of Titles		

L. O. No. 117563

30/M/DD/IND/179

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 21st day of June one thousand
nine hundred and ninety five

TITLE NO. 5705-DL

THIS IS TO CERTIFY that SINIDA GINNING COMPANY a limited liability company incorporated in Tanzania under the companies ordinance Cap. 212 and having its registered office at D'Salaam of P.O. Box 7451 DAR ES SALAAM (hereinafter called "the Occupier") is entitled to a 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 April one thousand nine hundred and ninety five 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 thereof or amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to the thirtieth day of June, 1995, shall thereafter pay rent of Twenty thousand one hundred ninety five shillings only (Ks. 20,195/=) 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 2005, 2015, 2025, 2035, 2045, 2055, 2065, 2075 and 2085 or within five years thereafter in each case.

2. The Occupier 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 buildings line (if any) decided by the Sinida Town Council (hereinafter called "the Authority").

[Handwritten Signature]

14.04.2000

Stamp Duty No. <u>750/</u>	Fee
and Revenue No. <u>20625333</u>	
<u>5.6.95</u>	

- (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 (hereinafter called "the Commissioner");
- (iii) 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;
- (iv) 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 of Surveys and Mapping.

have
cond

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 or 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 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 or buildings on it by any person other than the Occupier or its employees or agents or contractors or members of the household shall be deemed a dealing with the land or buildings.

ma.

[Handwritten Signature]

14.04.2000

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3.

5. 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.

6. 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(s) 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.

[Signature]
14.04.2000

7. The existing buildings shall be maintained on the Land throughout the term to the satisfaction of the Commissioner for Lands and the same shall be used for (GINNERY) purpose only. Use GROUP 'N' use class (a) and (b) as defined in the Town and Country Planning (use classes) Regulations, 1960.

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

SCHEDULE

MKV
L.O

LOW DENSITY

ALL that land known as Plot No.179 Block 'DD' Unyankae Singida Township containing seven Decimal Point nine, nine seven (7.997) hectares shown for identification only edged red on the plan attached to this Certificate and defined on registered survey plan numbered 28680 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.

[Signature]
.....
COMMISSIONER FOR LANDS

Certified True Copy
[Signature]
Asst. Registrar of Titles
Date 14.04.2000



The within named SINGIDA GINNING COMPANY LIMITED hereby accept the terms and conditions contained in the foregoing certificate of occupancy.

SEALED with the COMMON SEAL of)
the said SINGIDA GINNING COMPANY)
LIMITED and DELIVERED in the)
presence of us this)
14TH day of June)
1995)

Signature:.....
[Postal Address) ... 5.7.81.....)
D.A.R. F.S. SALAM

qualification CHAIRMAN

Signature
(Postal Address)
D.S.P.

qualification M.R. TOR

copy
Date 14.04.2000

Stamp: 200/- Paid
09138998
14.04.2000
Date