

TANGANYIKA

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




RIGHT OF OCCUPANCY
CERTIFICATE OF TITLE TO LEASEHOLD LAND
(ISSUED UNDER SECTION 38)

This is to certify that the annexed/^{copy of} Certificate of Occupancy dated
the 10th day of MARCH 20...1990
is registered in the Land Registry under Title No. 36605.

Copies of the subsisting entries in the register are within

Dated the 05th day of JUNE 2002..


(SUBIRA SINBA)
Sen. Asst. Registrar of Title


Title No. 36605 Description of registered land.

All that land known as Farm No. 31 Tungi, Morogoro District containing three hundred and sixty (360) hectares shown for identification only edged on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 22163 deposited at the office of the Director of Surveys and Mapping at Dar es Salaam.

**ENTRIES IN THE REGISTER
TITLE No. 36605**

CHANGE OF OWNERSHIP (SEC 67)	
No. <u>85472</u> Registered <u>20.10.93</u> at <u>9.30</u> m To <u>MOHAMED MBARAKA NAHDI</u> <u>of P.O. Box 74, Morogoro as</u> <u>legal personal representative of</u> <u>MBARAKA MOHAMED NAHDI, deceased.</u> <div style="text-align: right;"><i>[Signature]</i></div> Asst. Registrar of Titles	No. Registered at m To Asst. Registrar of Titles
ASSENT- (SEC. 68)	
No. <u>107055</u> Registered <u>18.6.2002</u> at <u>9.00</u> m Lulu KADI <u>15/120</u> share To <u>MOHAMED MBARAK 14/120 share</u> <u>AREF MBARAK 14/120 share</u> <u>AH MBARAKA 14/120 share</u> <u>FUAD MBARAK 14/120 share</u> <u>ABDALAH MBARAK 14/120 share</u> <u>SALIM MBARAK 14/120 share</u> <u>MUNA MBARAKA 7/120 share</u> <u>HUDA MBARAKA 7/120 share</u> <u>FAIMA MBARAK 7/120 share</u> all of JPH Box 74, Morogoro.	No. Registered at m To Asst. Registrar of Titles
No. <u>134600</u> Registered <u>29.03.2011</u> at <u>10:54</u> m To <u>TANBREED POULTRY LIMITED,</u> <u>P.O. Box 1378, MOROGORO.</u> (Cons. 400,000 USD). <div style="text-align: right;"><i>[Signature]</i></div> 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

TITLE No. 36605
 REGISTERED 15-5-90
 At 10 Land Form 33
 Senior Asst. Registrar of Titles



LD1141368

Certificate of Copy
 Assistant Registrar of Titles
 Date 05/5/2012

L.O.NO. 108056

MG/L.D.NO. 431

THE UNITED REPUBLIC OF TANZANIA

The Land Ordinance (Section 9 (I))

CERTIFICATE OF OCCUPANCY

TANGANYIKA STAMPS
 Stamp Duty No. 641
 and Revenue Receipt No. 004689
 12-3-88
 Stamp Duty Officer

The 10th day of March One thousand
 nine hundred and eighty nine. Numbungu
 TITLE NO. 36605

THIS IS TO CERTIFY that HBARAKA MCHUMBEI MAHDI of P.O. BOX 74; MOROGORO.

(hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "the Right") in and a over the land described in the Schedule hereto (hereinafter called "the Land") for a term of thirty three years from the first day of January One thousand nine hundred and eighty eight 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 1989, shall thereafter pay rent of shillings One thousand three hundred fifty (shs. 1,350/=) 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 1998, 2008 and 2018 or within five years thereafter in each case.

2. The land shall be used only for agricultural purposes ancillary thereto.

3. The Occupier shall:-

- (a) demarcate the boundaries of the land to the satisfaction of (hereinafter called "the Authority") and thereafter so maintain such demarcation that the boundaries are always easily identifiable;
- (b) do everything necessary to protect the soil and preserve soil fertility and prevent soil erosion on the land and cultivate the land so as not to cause soil erosion outside its boundaries and do all things which may be required by the Director of Agriculture to achieve such objects;

(c) 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 expenses as assessed by the Director for Surveys and Mapping.

4. The Occupier shall not subdivide the land or assign sublet or otherwise dispose of it or of any part of it without the previous written consent of the Director for Lands. Any person other than the Occupier working or occupying the land otherwise than in the capacity of a servant or contractor of the Occupier shall be deemed to be a sub-tenant for the purposes of this condition.

5. The said Right of Occupancy confers no water right.

6. The President may revoke the Right for good cause.

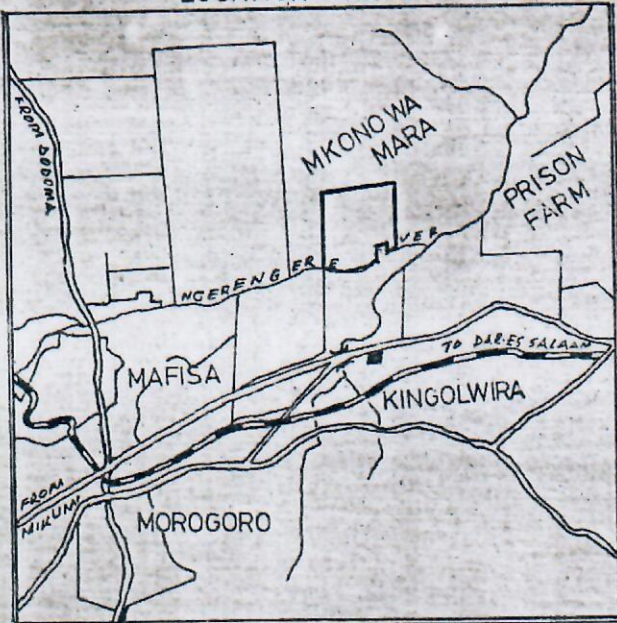
SCHEDULE

ALL that land known as Farm Na.31 Tungi, Morogoro District containing three hundred and sixty hectors shown for identification only edged red on the plan attached to this certificate and defined on registered survey plan numbered 22163 deposited at the Office of the Director of Surveys and Mapping at Dar es Salaam.



MOROGORO DISTRICT

LOCATION SKETCH



LOCATION **TUNGI**

BLOCK _____

FARM _____

PLG No. **31**

L.O. No. **108056**

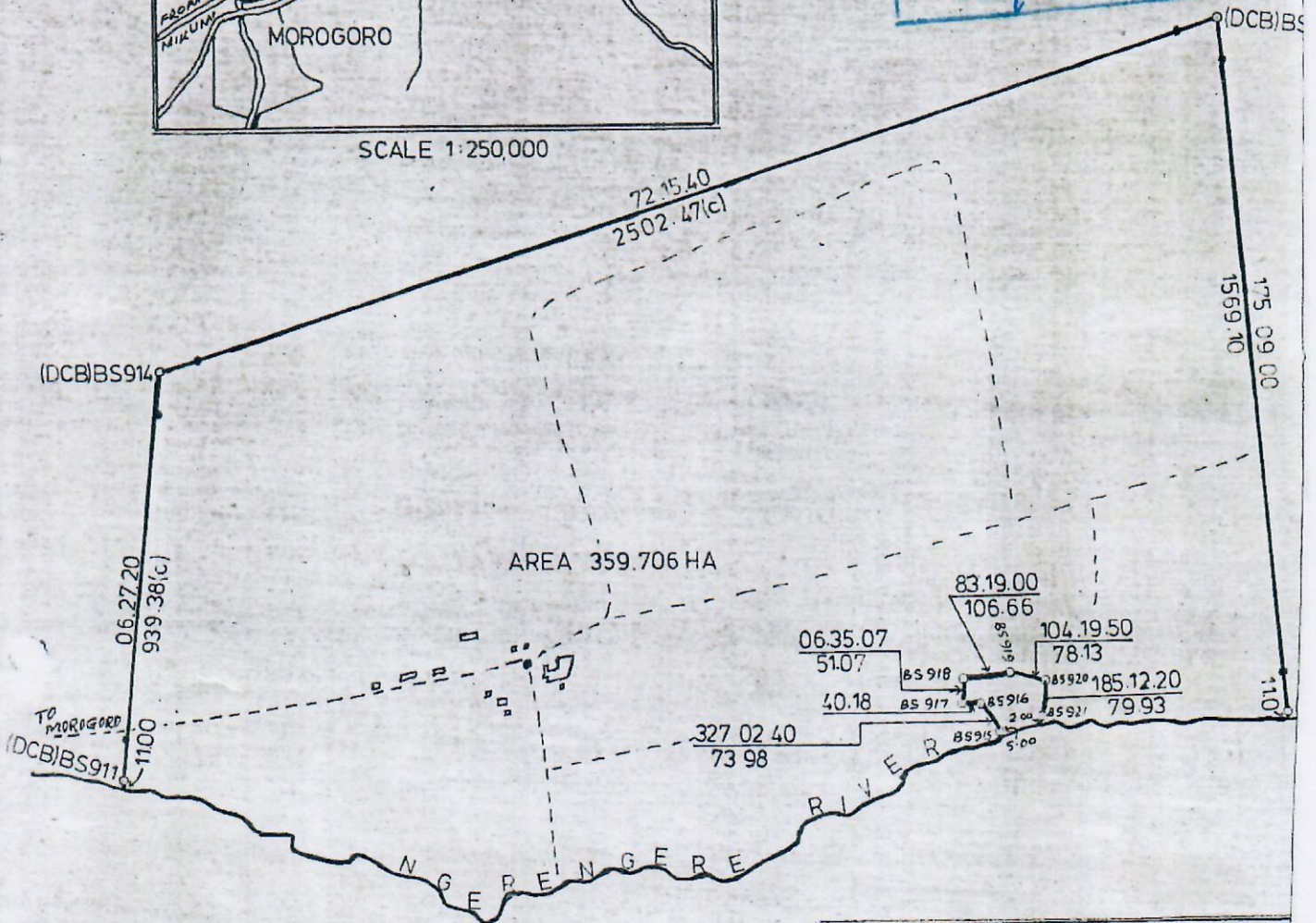
AREA **360 HA.** CONTIGUOUS

Certified True Copy

[Signature]

Assistant Registrar of Titles

Date **05/6/2002**



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

This plan prepared in accordance with Re-Plan No. **22163** is approved for the purposes of the Land Registration Ordinance.

Director of Surveys and Mapping

Date **12 APRIL 1989**

Survey and Mapping Division Ministry of Planning and Urban Development Dar-es-

BS	911	(DCB)		+ 8146.677	+ 8463.695
			06° 27' 20"	33938	
BS	914	(DCB)		9080.104	+ 8569.317
			72 15 40	2502.47	
BS	913	(DCB)		9842.525	10932.816
			715 09 00	1569.10	
BS	912	(DCB)		8279.041	11035.465
				11.00	
			Curvilinear boundary (Ngerengere River)		
				2.00	
BS	921			8268.074	10338.441
			05 12 20	79.93	
BS	920			8347.676	10545.671
			284 19 20	73.13	
BS	919			8367.016	10469.988
			2631350	106.66	
BS	918			8354.606	10364.54
			186 35 10	51.09	
BS	917			8303.349	10358.195
			94 07 50	40.18	
BS	916			8300.956	10338.269
			147 02 40	73.92	
BS	915			8238.882	10438.910
				5.00	
			Curvilinear boundary (Ngerengere River)		
				11.00	

BS 911 (DCB)

8146.675 8463.695

Area 359.706 Ha.

Certified True Copy
[Signature]
 Assistant Registrar of Titles
 05/6/2002

LAND REGISTRY DAR-ES-SALAAM
CHANCE OF OWNERSHIP
(SECTION 67)

Filed Document no 85472
 Date of Registration 25/10/99 time 9:30 A m
 To MOHAMED MBARAKA NAHDI
P.O. Box 74, MORDSORO AS LEGAL
PERSONAL REPRESENTATIVE OF MBARAKA
MOHAMED NAHDI, deceased.

 Senior Asst Registrar of Titles

(mirrored text from top form)

LAND REGISTRY DAR-ES-SALAAM

CHANCE OF OWNERSHIP

(SECTION 67)

LAND REGISTRY DAR-ES-SALAAM
INCUMBRANCE REGISTER
UNDER SECTION 116

Filed Document no _____
 Date of Registration _____ time _____ m

THE ESTATE OF REGISTERED OWNER IS OR MAY BE SUBJECT TO A CHARGE FOR ESTATE DUTY ON THE ESTATE OF MBARAKA MOHAMED NAHDI DECEASED.

 Senior Asst Registrar of Titles

Certified True Copy

 Assistant Registrar of Titles
 Date 05/6/2002

YANGAN GIRA DUMP DUTY ACT.

Stamp Duty Shs 500/= Paid
 Receipt No. 15622721
 of 24.1.2002

 Stamp Duty Officer

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

COF

COMMISSIONER FOR LANDS

I, the within named MBARAKA MOHAMED NAHDI hereby accept
the terms and conditions contained in the foregoing Certificate
of Occupancy;

SIGNED and DELIVERED by the said)
MBARAKA MOHAMED NAHDI who is)
known to me personally/~~identified~~)
~~to me by~~)

~~the letter being known to me~~)
~~personally~~ in my presence this 20th)
day of *April* 1989)

Amoh S

(Witness's))
(Signature) *D.K. Sharma*)
(Postal Address) *D.K. SHARMA*)
ADVOCATE)
P.O. BOX 75.)
(Qualification) *MOROGORO*)

Certified True Copy
Amoh S
Assistant Registrar of Title
Date *05/06/2002*

ENTRIES IN THE REGISTER
TITLE No.

No. Registeredat.....m To	No. Registered at.....m To
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Asst. Registrar of Titles

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Asst. Registrar of Titles

No. Registeredat.....m To	No. Registered at.....m To
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Asst. Registrar of Titles

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