

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 143593



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 30 Nov, 2015

SAYONA FRUITS LIMITED
P.O Box 10392
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 143593 LAND OFFICE NO: 593518
PLOT NO. 1 BLOCK A AT MBOGA

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

A handwritten signature in black ink, appearing to be 'A. A.', written over the printed name 'A. A. REGISTRAR OF TITLES'.

REGISTRAR OF TITLES

Copy to: Commisioner for Lands
Your LD File No: 333915 refers

TANZANIA

**THE LAND ACT 1999
(No. 4 OF 1999)
CERTIFICATE OF OCCUPANCY**

(Under Section 29)

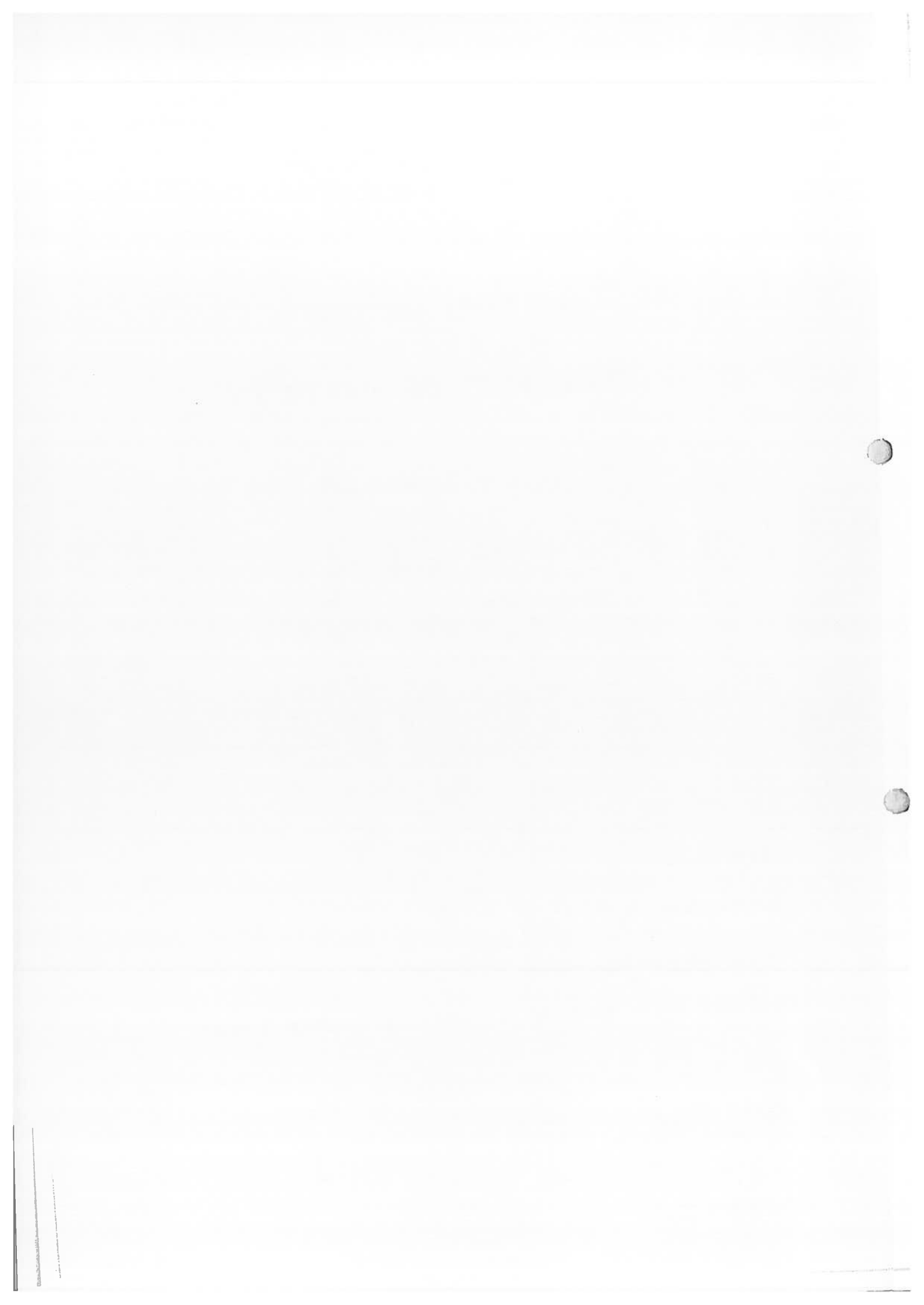
Date of Issue:

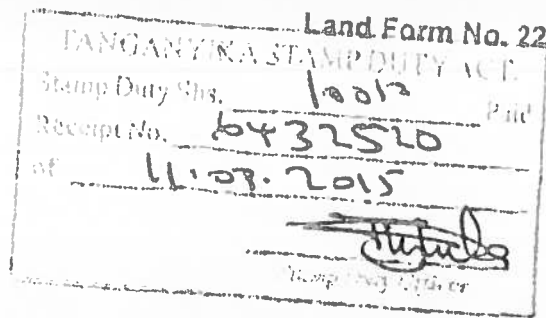
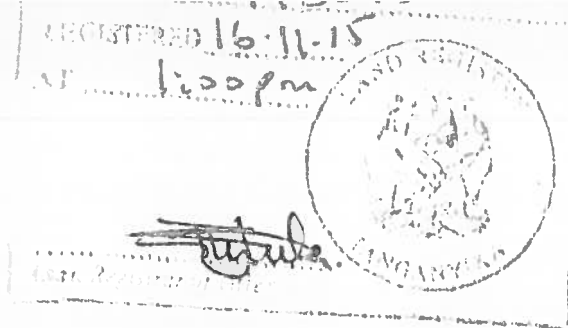
Title Number: 143593

Land Office Number: 593518

Land: PLOT NO. 1 BLOCK 'A' AT MBOGA IN BAKAMBO DISTRICT. ..

Term: NINETY NINE (99) YEARS.





THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999 (NO. 4 OF 1999)
CERTIFICATE OF OCCUPANCY
(Under Section 29)

TANZANIA STAMP DUTY ACT
Stamp Duty Shs. 47319017 Paid
Original Receipt Shs. 6432520
of 11.08.2015
Stamp Duty Officer

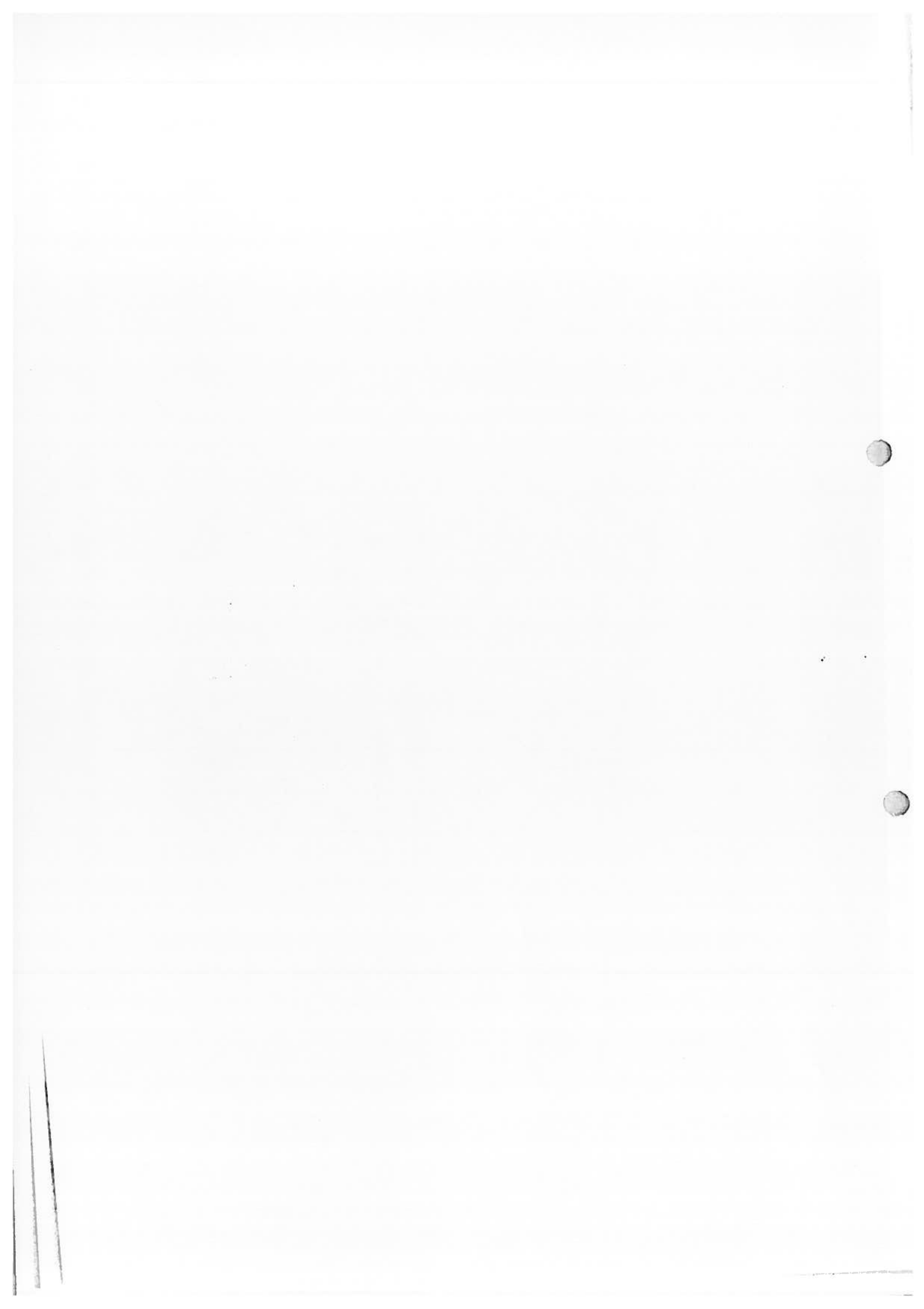
Title No. 142593
L.O. No. 593518.
Ref. No. BAG/LD/26160.

The 10th day of November Two thousand and fifteen.

THIS IS TO CERTIFY that SAYONA FRUITS LIMITED, a limited liability company incorporated in Tanzania under the Company Act 2002 of P.O. Box 10392, DAR ES SALAAM (hereinafter called "the Occupier") is 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 ninety nine years from the first day of July, two thousand and fifteen 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2016; shall thereafter pay rent of shillings four thousand seven hundred thirty two thousand nine hundred (4,732,900/=) 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 Occupier 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) Building to be in permanent materials.
 - (iv) Submit building plans to the **Bagamoyo District Council** within six months from the date of the commencement of the Right.
 - (v) Building construction to begin within six months after approval of plans.
 - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.
3. The Occupier shall further
- (i) Make and maintain of 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 good quality fencing, car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land shall be used for **Industry** purposes only, Use Group 'N' Use class (a), as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with all premia, taxes and dues prescribed in connection with the disposition.
7. The President may revoke the right for good cause or in public interest.



SCHEDULE

All that land known as Plot No. 1 Block 'A' situated at Mboga in Bagamoyo District containing one hundred eighteen thousand three hundred and thirty two (118332) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 81905 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.

ASSISTANT COMMISSIONER FOR LANDS


The within named SAYONA FRUITS LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
SAYONA FRUITS LIMITED)
and DELIVERED in the presence of us this 21st)
day of AUGUST 2015.)

Signature: )

Postal Address: P.O. Box 10392)
DAR ES SALAAM)

Qualification: DIRECTOR)

Signature: )

Postal Address: P.O. Box 10392)
DAR ES SALAAM)

Qualification: DIRECTOR)

