

TITLE No. 36922  
 REGISTERED 1-9-90  
 At 10:00 AM  
 Senior Asst. Registrar of Titles

TANZANIA STAMP DUTY ACT  
 Stamp Duty Shs. 36/= Paid  
 and Revenue Receipt No. B2/706178  
 of 13-3-90  
 Stamp Duty Officer

L.O. No. 109336.  
 M/LD/No. 5947.

THE UNITED REPUBLIC OF TANZANIA  
 The Land Ordinance (Section 9)  
 CERTIFICATE OF OCCUPANCY

TANZANIA STAMP DUTY ACT  
 Stamp Duty Shs. 72/= Paid  
 and Revenue Receipt No. B2/706178  
 of 13-3-90  
 Stamp Duty Officer

The 15th day of September One thousand nine hundred and ninety.  
 TITLE NO. 36922

THIS IS TO CERTIFY that CHARLES ANASA MREMA of P.O. Box 147, MOROGORO (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 thirty three years from the first day of January, One thousand nine hundred and ninety 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June 1990, shall thereafter pay rent of shillings one thousand four hundred and seventy (Shs.1,470/=) 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 2000, 2010 and 2020 or within five years thereafter in each case.

2. The Land shall be used only for AGRICULTURAL purposes only and for other purposes ancillary thereto.

3. The Occupier shall:-

(a) demarcate the boundaries of the land to the satisfaction of the Morogoro District Council (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;

Certified True Copy of the Original  
 Sign: [Signature] Date: 19/07/21  
 FINIAS LADSLAUS KINIGWA  
 Advocate, Notary Public

- (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's 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 Commissioner for Land. 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 Fama No.103 Sanga Sanga Morogoro District having an area of three hundred and ninety two(392) Hectres shown for identification only edged red on the plan attached to this Certificate and defined on registered survey plan numbered 23755 deposited at the Office of the Director of Surveys and Mapping at DAR -ES-SALAM.

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

Certified True Copy of the Original  
Sign: *[Signature]* Date: 14/07/2021  
FINIAS LADSLAUS KINIGWA  
Advocate, Notary  
Public & Commissioner for Oaths

*[Signature]*  
**COMMISSIONER**  
**LAND DEVELOPMENT SERVICES**

COMMISSIONER FOR LANDS

I, the within-named CHARLES ANASA MREMA hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said CHARLES ANASA MREMA who is known to me personally/ identified to me by ELI J. KIRENGA the latter being known to me personally in my presence this 21<sup>st</sup> day of MARCH - 1990.

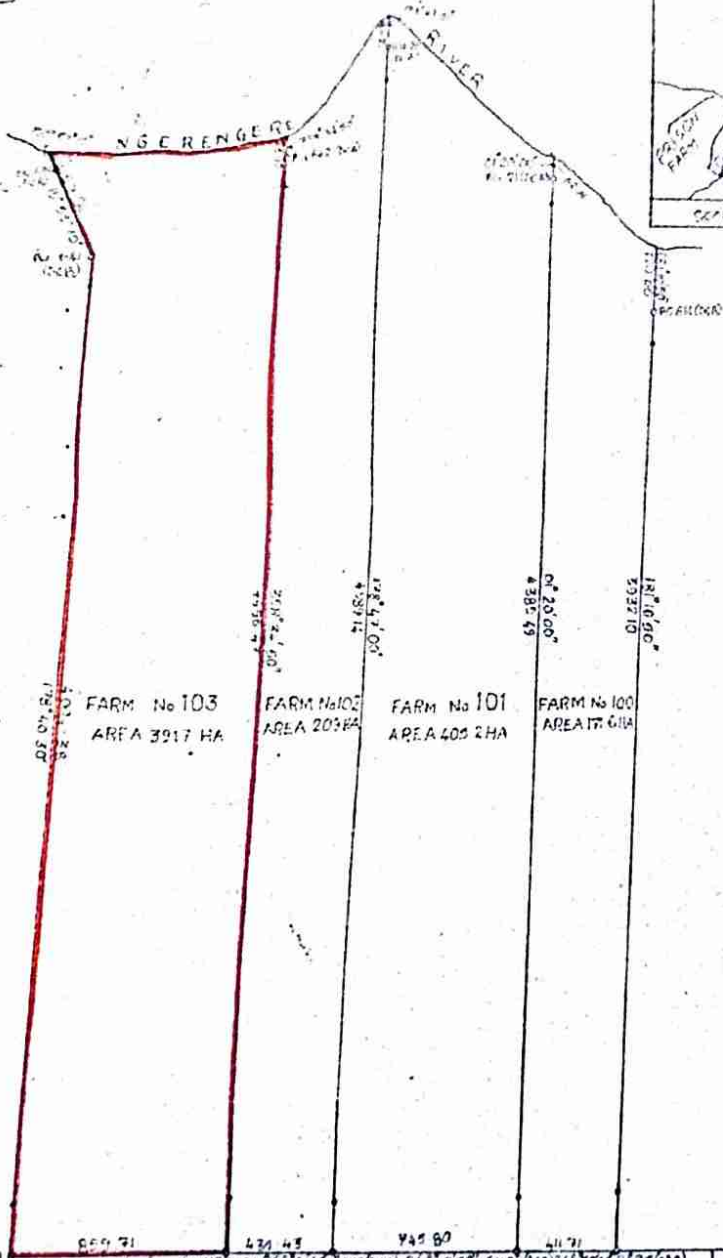
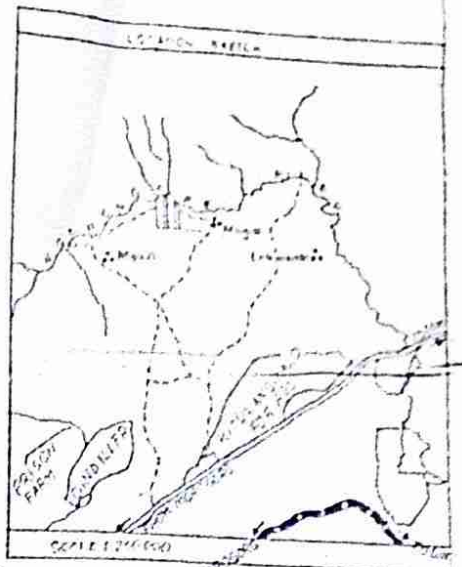
(Witness's) [Signature]  
(Signature) .....  
(Postal Address) P.O. Box 222  
MOROGORO  
(qualification) LAND OFFICER

*CamScanner*

Certified True Copy of the Original  
Sign: [Signature] Date: 14/07/21  
FINIAS LADSLAUS KINIGWA  
Advocate, Notary  
Public & Commissioner for Oaths

**LAND REGISTRY DAR-ES-SALAAM**  
**TRANSFEE**  
Filed Document no 121613  
Date of Registration 19/02/89 time 10:40 AM  
to NGAHAMA OMARY & SHOKOLIAN  
MINGWA of P.O. Box 101, MOROGORO  
AS Tenant in Common with equal Shares.  
[Cons. Tsh. 5,000,000/-]  
[Signature]  
Senior Asst Registrar of Titles

MOROGORO DISTRICT



Certified True Copy of the Original  
Sign: *[Signature]* Date: 19/7/21  
FINIAS LADSLAUS KINICWA  
Advocate, Notary  
Public & Commissioner for Oaths

BU 6400CB) 80° 51' 50" BU 7200CB) 266° 51' 25" BU 1700CB) 266° 51' 30" BU 2200CB) 265° 59' 45" 8500CB)

This plan prepared in accordance with Section  
Plan No. 23735  
of the  
Date: 15 March 90 #15  
Part of the  
Western and Central

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

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FARM NO. 103

BU	727(DCB)			2	315698.192	44821.995
BU	642(DCB)	358.34.50	4496.47			
		358.34.50	25.70	2	320153.551	44220.509
Curvilinear Boundary Ngorenzere River						
		150.53.10	10.00			
BU	639(DCB)			2	320092.852	432177.391
BU	641(DCB)	150.53.10	519.04			
		178.40.30	4004.28	2	319639.389	438079.330
BU	640(DCB)			2	315636.077	43472.554
		83.31.30	859.71			
BU	727(DCB)			2	315698.192	44821.995

ARMA = 391.7 Ha.