

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

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Date of Issue:

Title Number: 150057 NG

Land Office Number: 528509.

Land: ^{FARM} ~~PLOT~~ NO. 1682 AT PANGANI IN KIBAHA DISTRICT.

TITLE No. 150057 MG
 REGISTERED 7-6-2016
 AT 1:00 pm

[Signature]
 Asst. Registrar of Titles

LAND REGISTRY
 TANGANYIKA

Land Form 23

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 285889/- Paid
 Receipt No. 9456691
 of 10-2-2016

[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
 NO.4 OF 1999

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 150057 MG
 L. O. No. 528509
 L. D. No. 196783.

The 30th day of May

Two thousand and sixteen.

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTRE Established under Act No.26 of 1997 of P.O. Box 938, 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 **October, Two thousand and fifteen** according to the true intent and meaning of the land Act and subject to the provisions thereof and to regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2016, shall there after pay rent of shillings **two hundred forty thousand (240,000/=)** only 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 Commissioner for Lands.
2. The land shall be used for **Agricultural and pastoral**, Purposes Only. Use Group 'R' use classes (a) and (b) as defined in the Town and Country Planning (Use Classes) Regulations 1960, as amended in 1993.
3. The Occupier shall:
 - (a) Demarcate the boundaries of the land to the satisfaction of the **Kibaha District Council** (hereinafter called "the Authority") and thereafter to maintain such demarcation that the boundaries are always easily identifiable.

[Handwritten signature]

(c) Do everything necessary to preserve the environment and protect the soil and preserve soil fertility and prevent soil erosion on the land and use the land so as not to cause soil erosion outside its boundaries and do all things which may be required by the authorities responsible for agriculture and environment to achieve such objective.

(d) Be responsible for the protection of all beacons on the 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 authority responsible for Surveys and Mapping.

4. The following are the rights of the occupier:-

(a) The permanent, exclusive rights to the land, the subject of the right of occupancy against all persons other than the Commissioner.

(b) The Right shall confer no water rights.

5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner for Lands.

6. The Occupier shall deliver to the Commissioner for Lands notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia taxes and dues prescribed in connection with the disposition.

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

[Handwritten signature]

KIBAHA DISTRICT

N



SURVEY OF FARM
KIBAHA DIST

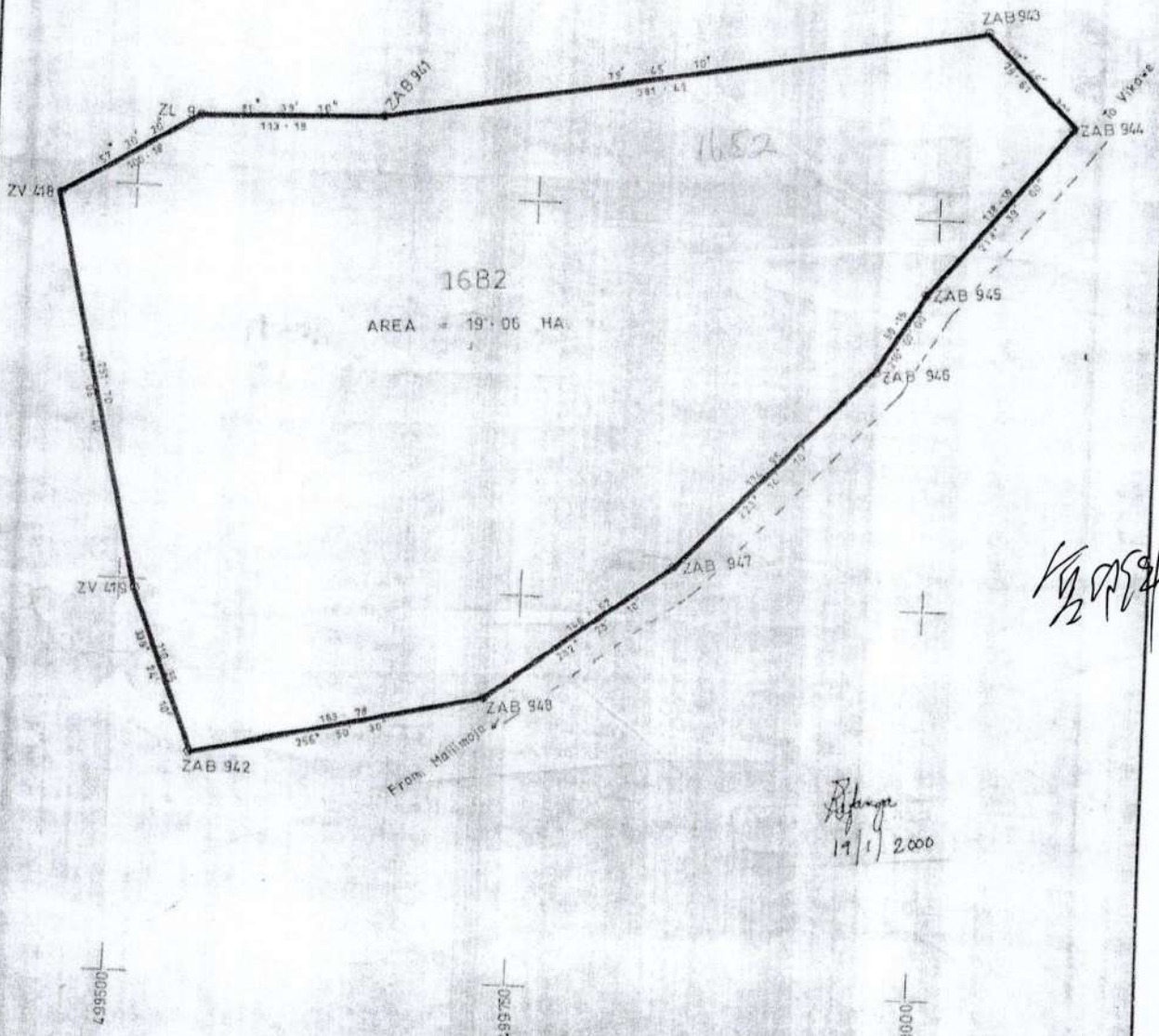
LOCATION: PANGANI.

BLOCK:

FARM No: 1682

L.O. No: 528509

AREA: 19.06 Ha.



SCALE 1: 2500

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

The plan prepared in accordance with Registered Plan No. 32575

is approved for purpose of the Land Registration ordinance

Director of Surveys and Mapping. *[Signature]* Date 6.4.16

Ministry of Lands Human Settlements Development, Dar es Salaam.

SCHEDULE

ALL that land known as Farm No. 1682 situated at Pangani in Kibaha District containing nineteen decimal point zero six (19.06) hectares shown for identification only edged black on the plan attached to this Certificate and defined on registered survey plan numbered 32575 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

GIVEN under my hand and official seal the day and year first above written.

Jain

ASSISTANT COMMISSIONER FOR LANDS

We, the within named TANZANIA INVESTMENT CENTRE hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy

SEALED with the COMMON SEAL of the said)
TANZANIA INVESTMENT CENTRE and)
DELIVERED in the presence of us)
this... 19th day of ... APRIL ... 2016.)

[Handwritten signature]

Signature X... *[Signature]*)

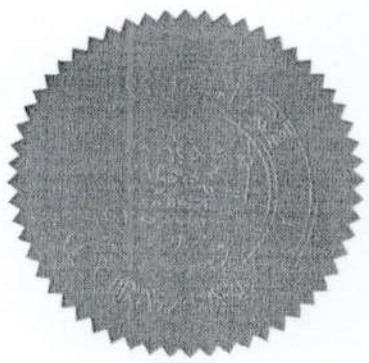
Postal Address: P.O. Box 988)
DAR - ES - SALAAM)

Qualification: EXECUTIVE DIRECTOR)

Signature... *[Signature]*)

Postal Address: P.O. Box 988)
DAR - ES - SALAAM)

Qualification: LEGAL AFFAIR MANAGER)




LAND REGISTRY MOROGORO
LEASE

Filed Document No. 105

Date of Registration 13.07.16 No: 52 III

To SUNSHINE INVESTMENT LIMITED
OF P.O. BOX 71708 DAR ES SALAAM. FOR
A TERM OF 97 YEARS FROM 1ST JULY
2016.

Leasehold Title 
PO-150057/1 USUE Senior Assi. Registrar of Titles

Handwritten signature or initials.