

TANGANYIKA

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



CERTIFICATE OF TITLE TO ~~LEASEHOLD LAND~~ ^{RIGHT OF OCCUPANCY}

This is to certify that the annexed ^{Certified true copy of} Certificate of Occupancy dated

the **Seventh** day of **March, 2005**

is registered in the Land Registry under Title No. 20951

Copies of the subsisting entries in the register are within

Dated the **First** day of **December, 2006**

[Signature]
Asst. Registrar of Titles.

Title No. 20951
Description of registered land.
ALL THAT piece or parcel of land situated in the District of Arumeru being part of Farm No. 181/3/2 containing Four point zero eight (4.08) Hectares of thereabout as delineated and edged in red on the copy of survey plan numbered 12769 and 19346 annexed hereto.

SUBJECT: to the conditions contained in the certified true copy of the Certificate of Occupancy attached hereto.

SUBJECT: to Section 88 as to survey.

EX - C.T. No. 20819

TANGANYIKA

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



RIGHT OF OCCUPANCY

CERTIFICATE OF TITLE TO LEASEHOLD LAND

This is to certify that the annexed ^{Certified true copy of} Certificate of Occupancy dated

the **Seventh** day of **March**, 1985

is registered in the Land Registry under Title No. 20819

Copies of the subsisting entries in the register are within

Dated the **Twentieth** day of **October**, 2006.

Asst. Registrar of Titles.

CERTIFIED TRUE COPY

Asst. Registrar of Titles

Date **01-12-2006**

Title No. 20819

Description of registered land.

ALL THAT piece or parcel of land situated in the District of Arumeru being part of Farm No. 181/3/2 containing Thirty seven point six six nine (37.669) Hectares or thereabout as delineated and edged in red on the copy of survey plan numbered 12769 and 19346 annexed hereto.

SUBJECT: to the Conditions contained in the Certified true copy of the Certificate of Occupancy attached hereto.

SUBJECT: to Section 88 as to survey.

ENTRIES IN THE REGISTER
TITLE NO. 20819

No. Registered 20/10/2006 at 1.00p.m.
To BURKA COFFEE ESTATES LIMITED of P.O.
Box 90, Arusha - as registered owner.

No. Registered at m
To



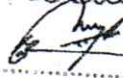
Asst. Registrar of Titles

Asst. Registrar of Titles

LAND REGISTRY, MOSHI
DEED OF VARIATION

No. 20270 Registered 6-11-2006 at 1.00p.m.
To ~~TERMS AND CONDITIONS OF~~
~~RIGHT OF OCCUPANCY VARIED~~
INCLUDING
USER: Land used for Commercial
Residential Buildings.

No. Registered at m
To




Asst. Registrar of Titles

Asst. Registrar of Titles

LAND REGISTRY, MOSHI PART OF
TRANSFER 4.08 HECTARES

No. 20358 Registered 30-11-2006 at 10:00am
To RUHUDJI LIMITED of
P.O. BOX 13946, ARUSHA
(CONS. USD 70,195)

No. Registered at m
To



Asst. Registrar of Titles

Asst. Registrar of Titles

RECEIVED BY THE REGISTRAR

No. Registered at m
To

No. Registered at m
To

CERTIFIED TRUE COPY



Asst. Registrar of Titles

Date 01-12-2006

Asst. Registrar of Titles

Asst. Registrar of Titles

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 1555

Land Office Number: 44455

Land: Piece of land measuring three hundred and twenty one
square feet and seven (321.87) hectares in Arupuru
District.

Term: 19 Years.

CERTIFIED TRUE COPY

Asst. Registrar of Titles

Date 20-10-2006

CERTIFIED TRUE COPY

Asst. Registrar of Titles

Date 01-12-2006

TITLE No. 1555
 REGISTERED ON
11-11-85
 at 8.00 a.m.
[Signature]
 Asst. Registrar of Titles



L.O.NO. 44455
 AR/R/GL/1228

CERTIFIED TRUE COPY
[Signature]
 Asst. Registrar of Titles
 Date 01-12-2006

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 7th day of March One thousand nine hundred and eighty five *[Signature]*

TITLE NO. 1555 LAND RESERVE

THIS IS TO CERTIFY that BURKA COFFEE ESTATES LTD of P.O. Box 90 Arusha (hereinafter called "the occupiers") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the schedule hereto (hereinafter called "the Land") and more particularly delineated on the plan attached hereto for a term of ninety nine years from the first day of July in each year thousand nine hundred and eighty 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 covenants implied in the Right under the provisions of the Land Regulations 1978 and to the following special terms and conditions viz:-

1. The occupiers having paid rent up to the thirtieth day of June, 1984, shall thereafter pay rent of shillings one thousand and fifty and fifty cents (Shs.1,050/50) a year in advance on the first day of July in every year of the term of the Right. It is HEREBY DECLARED that the rent payable shall be 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 1985, 1990, 2000, 2010, 2020, 2030, 2040, 2050 and 2060 or within three years thereafter in each case.

2. The said Land shall be used solely for agricultural and pastoral purposes and for purposes ancillary thereto.

3. The Occupiers hereby covenant :-
 (i) to maintain the arable land under cultivation to not less than approximately 469 acres and to maintain pastoral land to not less than 150 acres at all times during the term of the Right to the satisfaction of the Arusha District Council (hereinafter called "the Authority").

CERTIFIED TRUE COPY
[Signature]
 Asst. Registrar of Titles
 Date 20-10-2006

CERTIFIED TRUE COPY

Asst. Registrar of Titles

Date 01-12-2006

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- (ii) to maintain all such other existing improvements on the land including the road of access to that the said land is easily accessible to the satisfaction of the Authority.
- (iii) at all times during the term of the Right not to sub-divide the land, assign, sublet, dispose of or deal with the whole or part thereof without the prior written consent of the Director of Land Development Services (hereinafter called "the Director").
- (iv) to maintain the boundaries of the said land that such boundaries are always identifiable and protect all the beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the occupiers' expenses as assessed by the Director of Surveys and Mapping.

4. Except as hereinbefore provided the Director shall have an absolute discretion to give or withhold consent under condition 3(iii). Any dealing or agreement other than a mortgage or charge entered into without compliance with conditions 3(i) and (ii) will not receive consent except in special circumstances of which the Director shall be the sole judge.

5. The Occupiers shall:-

- (i) pay to the Minister on demand by the Director or his behalf any further fees which may be found to be payable by the occupiers in connection with the Right.
- (ii) do everything possible to protect the soil and preserve soil fertility and prevent soil erosion on the said land and cultivate the land so as not to cause erosion outside its boundaries and do all things which may be required by the Director of Agriculture to achieve such objects.
- (iii) keep cleared and maintain the cleared area within and outside the boundaries from tsetse infested bush and take such measures as are expedient to prevent generation of vegetable liable to harbour tsetsefly on the land.

CERTIFIED TRUE COPY

Asst. Registrar of Titles

Date 20-10-2006

- (iv) not under-let nor allow any person or persons other than their households and their employees to occupy or work on the land or any portion thereof without the prior written consent of the Director.
- 6. The Right of Occupancy shall confer no Water Right.
- 7. The President may revoke the Right for good cause and in public interest.

THE SCHEDULE HEREINBEFORE REFERRED TO:

ALL that piece or parcel of land measuring three hundred and twenty one decimal point eight seven (321.87) hectares in Arumeru District as delineated on Registered Survey Plan Nos. 12769 and 19346 deposited at the Office of the Director of Surveys and Mapping Dar es Salaam and edged red for the purpose of identification only.

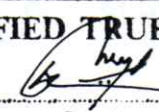
GIVEN under my hand and seal and by Order of the Minister the day and year first above writte,



 DIRECTOR OF LAND DEVELOPMENT SERVICES.

WE the within-named BURKA COFFEE ESTATES LTD hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the)
 said BURKA COFFEE ESTATES LTD and)
 delivered in the presence of us this)
 14 Aug day of)
 1984.)

Signature:)
 Postal Address: *Gamuhuru*)
 8022)
 )
 Qualification: *Chairman*)
 Signature:)
 Postal Address: *Burika 24*)

CERTIFIED TRUE COPY

 Asst. Registrar of Titles
 Date *01-12-2006*

CERTIFIED TRUE COPY

 Asst. Registrar of Titles
 Date *20-10-2006*