

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 35 516

Land Office Number: 113320

Land: FARM No. 1636 AT AMANI GOMVU TEMEKE ^{DISTRICT} AREA DAR ES SALAAM CITY Dist. 16

Term: NINETY NINE YEARS

Telegraphic Address: "HATI"

Telephone No.: ~~23364~~ 21241

In reply please quote

Ref. No. LR/T/35516/5

L.R. 51
OF TITLES
OFFICE OF THE REGISTRAR-GENERAL,
~~SECOND VICE PRESIDENT'S OFFICE~~
P.O. Box ~~2407~~, 1191
DAR ES SALAAM,
TANZANIA

27th July 1989

REGISTERED

To: KUTANI LIMITED

P.O. Box 1192 DSM

Title No. 35516 Land Office No. 113320

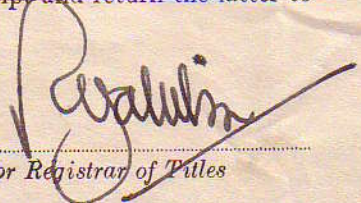
FARM
Ref. Your No. 1636 AT AMANI GOMVU TEMEKE DISTRICT
AREA DSM CITY

I have the honour to enclose herewith duplicate of the Certificate of Title numbered as above
for delivery to the occupier of the above property

2. Please obtain the occupier's signature to the enclosed form of receipt and return the latter to
me in due course.

COMM FOR LANDS

Your LD/138956 Ref


for Registrar of Titles

TITLE NO. 35516
 REGISTERED 12-7-89
 Land Form 33
 At 11.00 AM
 Senior Asst. Registrar of Titles
 TANZANIA

Stamp Duty Shs. 95/= + 100/= Paid
 and Revenue Receipt No. 7/21236
 of 30-6-88
 25-7-85
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 190/= + 100/= Paid
 on original Receipt No. 7/21236
 of 7/21236 30-6-88
 25-7-85
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
 The Land Ordinance (Section 9 (1))
 CERTIFICATE OF OCCUPANCY

The hundred and eighty eight, ^{10th} day of JULY
 NINE HUNDRED AND EIGHTY EIGHT
 TITLE NO. 35516

THIS IS TO CERTIFY that KUPANI LIMITED a limited liability Company incorporated in Tanzania and having its registered Office in Dar es Salaam of P.O. BOX 1192 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 April 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 therefor 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 three thousand four hundred twenty two (Shs.3422/=) 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, 2018, 2028, 2038, 2048, 2058, 2068 and 2078 or within five years thereafter in each case.
2. The Land shall be used only for agricultural and pastoral purposes.
3. The Occupier shall:-
 - (a) demarcate the boundaries of the land to the satisfaction of the Dar es Salaam City 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 to 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's expenses as assessed by the Commissioner 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 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 conditions.
5. The Right shall confer no water Rights.

6. The President may revoke the Right for failure by the Occupier to comply with the condition expressly or impliedly contained in the Right and for Public Interest.

7. The Occupier shall pay to the Minister on demand made by the Director on his behalf any further fees or stamp duties which may be discovered to be payable by him in connection with the Right.

SCHEDULE

ALL that land known as Farm No.1636 at Amani Gomvi Temeke ^{district} Area Par es Salaam City containing eleven decimal point eight one (11.81) hectares shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbers 22534 deposited at the Office of the Commissioner for Surveys at Dar es Salaam.

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



[Signature]
"Director of Land Development Services"
DIRECTOR FOR LANDS DEVELOPMENT SERVICES

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

SEALED with the COMMON SEAL of the said KUTANI LIMITED and delivered, in the presence of us

this 11TH day of NOVEMBER 1988

Signatures.....

Postal Address: P.O. Box 1192

DAR ES SALAAM

Qualification: COMPANY SECRETARY

Signatures.....

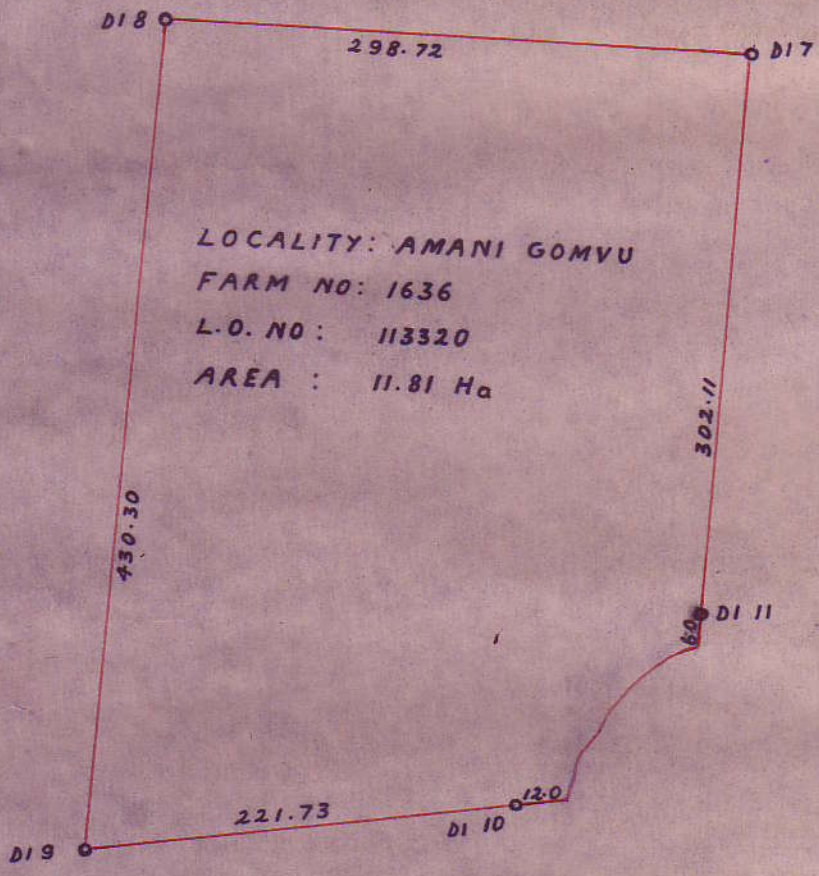
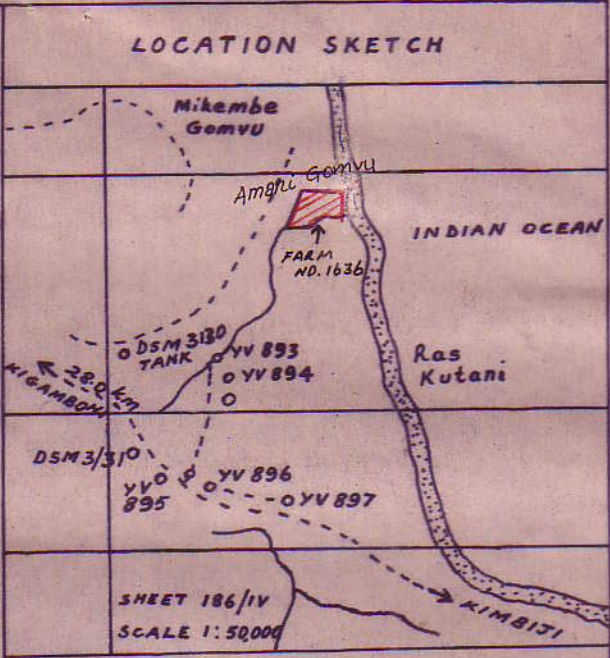
Postal Address: P.O. Box 1192

D. SALOMON

Qualification: DIRECTOR



TEMEKE DISTRICT



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

This plan, prepared in accordance with Registered Plan No. 22534 is approved for the purposes of the Land Registration ordinance

Director of Surveys and Mapping... *Rijunga*

Date... 21/10/88 ... Surveys and Mapping Division, Ministry of Lands, Natural Resources and Tourism, Dar es Salaam.

SURVEY OF FARM NO. 1636 AT AMANI GOMVU
TEMEKE DISTRICT DAR-ES-SALAAM CITY

DI 7	185 12 50	302.11
DI 11	185 12 50	6.00
	Curvilinear boundary Ngaramio River	
	265 24 20	12.00
DI 10	265 24 20	221.73
DI 9	05 31 00	430.30
DI 8	94 07 40	298.72
DI 7		

Area = 11.81 Ha.

Survey based on NRV 74 (Peg 74), YV 894, NRV 40,
NRV 41 of Plan No. E¹357.

No sea level correction applied for.