



**CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY**

ISSUED UNDER SECTION 83

Certified true copy

This is to certify that the annexed Certificate of Occupancy dated

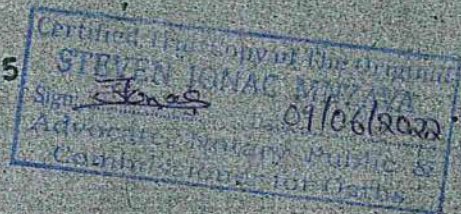
the **seventh** day of **March** ~~20~~ **1985**

is registered in the Land Registry under Title No. **45286**

Copies of the subsisting entries in the register are within

Dated the **Twenty sixth** day of **November** 20... **15**

*[Signature]*  
Asst. Registrar of Titles



Title No. **45286**

Description of registered land.

**ALL THAT** piece of Land situated in the Sistrict of Arumeru known plot No. 26B/1 being part of Farm No. 181/3/2 containing zero point nine (0.9) Acres or there about as delineated and edged in red on the copy of Survey plan Numbered 12769 and 19343 annexe hereto .

**SUBJECT :** to the conditions contained in the Certificate true of the certificate of occupancy attached hereto.

ENTRIES IN THE REGISTER

TITLE NO. 452 86

No. 39796 ..... Registered 26.11.2018 at 9.00 am  
To LULU TATI HOLDINGS LIMITED  
of P.O. Box 1232, ARUSHA.

Asst. Registrar of Titles

No. .... Registered ..... at ..... m  
To .....

Asst. Registrar of Titles

No. .... Registered ..... at ..... m  
To .....

Asst. Registrar of Titles

No. .... Registered ..... at ..... m  
To .....

Asst. Registrar of Titles

No. .... Registered ..... at ..... m  
To .....

Asst. Registrar of Titles

No. .... Registered ..... at ..... m  
To .....

Asst. Registrar of Titles

Commissioner of the Land Office  
STEVEN KIMBE  
Advocate  
16/06/2022

No. .... Registered ..... at ..... m  
To .....

Asst. Registrar of Titles

No. .... Registered ..... at ..... m  
To .....

Asst. Registrar of Titles

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

Telephone No. 2753210

LAND REGISTRY,  
P.O. Box 190,  
MOSHI.

Ref. No. LR/MST/22346/3

26 NOVEMBER 2014

REGISTERED POST

Sir/Gentlemen/Madam.

RE: APPLICATION FOR DIVISION OVER  
CT. NO. 22346 PLOT-NO. 26 B,  
PART OF FARM NO. 181/3/2  
MOMBERU DISTRICT.

I have the honour to refer your letter No. LR-66  
dated ..... and enclosure thereto.

I return herewith Certificate of Titles Nos. 22346  
above mentioned DEED having been registered  
again the Title under F.D. Nos. 39796 on 26-11-2014.

My official receipt No. .... for Shs. ....  
is enclosed herewith/has already been dispatched to you.

I have the honour to be  
Sir/Gentlemen  
Your Obedient Servant

Certified True Copy of The Original  
STEVEN IONAC MNZAVA  
Sign: Jones Date: 09/06/2008  
Advocate, Notary Public &  
Commissioner for Oaths

[Signature]  
ASSISTANT REGISTRAR OF TITLES MOSHI

E. E. Bundala

ENCLOSURES:

- ① CT. NO. 22346 x 45286
- ② COPY OF APPL. FOR DIVISION DEED

TO: LULU TAY HOLDINGS LTD.  
BOX 1232  
ARUSHA

C.C. DISTRICT LAND OFFICER  
BOX 3083  
ARUSHA

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

Telephone No. 2753210

LAND REGISTRY,  
P.O. Box 190,  
MOSHI.

Ref. No. LR/MSH/22346/3

26 NOVEMBER 2014

REGISTERED POST

Sir/Gentlemen/Madam.

RE: APPLICATION FOR DIVISION OVER  
CT. NO. 22346 PLOT NO. 26 B'  
PART OF FARM NO. 181/3/2  
ARUSHA DISTRICT.

I have the honour to refer your letter No. LR-66  
dated ..... and enclosure thereto.

I return herewith Certificate of Titles Nos: 22346  
above mentioned DRED having been registered  
again the Title under F.D. Nos. 39796 on 26-11-2014.

May official receipt No: ..... for Shs. ....  
..... is enclosed herewith/has already been dispatched to you.

Please acknowledge receipt of the enclosures thereto.  
I have the honour to be  
Sir/Gentlemen  
Your Obedient Servant

~~.....~~  
ASSISTANT REGISTRAR OF TITLES MOSHI

*E. E. Bundala*

ENCLOSURES:

- ① CT. NO. 22346, & 45286
- ② COPY OF APPL. FOR DIVISION DED

TO: LULU TAV HOLDINGS LTD.  
BOX 1232,  
ARUSHA

cc. DISTRICT LAND OFFICER  
BOX 3083  
ARUSHA

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 <sup>Certified true copy of</sup> Certificate of Occupancy dated

the Seventh day of March, 20...1985,

is registered in the Land Registry under Title No. 22348.

Copies of the subsisting entries in the register are within

Dated the Seventh day of February, 20...2008

Asst. Registrar of Titles

CERTIFIED TRUE  
Asst. Registrar of Titles  
Date 26.11.2014

Title No. 22348

Description of registered land.

ALL THAT piece or parcel of land situated in the District of Arumeru known as Plot No. 26B being part of Farm No. 181/3/2 containing three point three (3.3) acres 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 98 as to Survey.

EX - C.T. No. 21307

THE LAND REGISTRATION ORDINANCE (CAP.334)

APPLICATION FOR DIVISION

(Under Section 83)

C.T.No. 22348

Plot No. 26B

Part of Farm No. 181/3/2

Endurance Area

Arumeru District

We, LULU TATU HOLDINGS LIMITED of P.O. Box 1232, Arusha HEREBY APPLY for the division of the land registered under the above reference into separate parcels in accordance with the plan attached hereto.

SEALED with a common SEAL of the said )  
LULU TATU HOLDINGS LIMITED and )  
and DELIVERED in the presence of us )  
this .....21<sup>st</sup>..... day of Nov..... 2014 )

Signature ..... )  
Postal address ..... P.O. Box 895 Arusha )  
..... DEBORAH MATROUDIS ..... )  
Qualification ..... DIRECTOR ..... )

Signature ..... )  
Postal address ..... P.O. Box 1232 Arusha )  
..... EDWARD JOHN TROOD ..... )  
Qualification ..... COMPANY SECRETARY ..... )







CERTIFIED TRUE COPY

Asst. Registrar of Titles  
Date 26.11.2014

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 6-3-2007

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

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

TITLE NO. 1555 LANE

THIS IS TO CERTIFY that DURING OFFICE HOURS AND IN ACCORDANCE WITH SECTION 90 ARUSHA (hereinafter called "the occupiers") are entitled to a right of occupancy (hereinafter called "the right") over the land described in the schedule hereto (hereinafter called "the land") and more particularly defined as follows: -  
The land is situated in the area of ninety nine acres and is bounded as follows: -  
According to the true intent and meaning of the law and the provisions thereof and to any and all laws and regulations which may hereafter be substituted in place of or amendment thereof and to the covenants implied by the law and under the provisions of the Land Regulations 1972 the following conditions are hereby imposed:-

1. The land shall be used for agricultural purposes and the occupiers shall pay rent of shillings and pence (Shs. 1, 000/00) per annum on the first day of July in every year commencing from the year 1985 and thereafter until the year 2068 or within three years thereafter in each case.

2. The 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 the pastoral land to not less than 150 acres at all times during the term of the right to the satisfaction of the Arusha District

CERTIFIED TRUE COPY  
*[Signature]*  
Asst. Registrar of Titles  
Date 2-3-2008

TIFIED TRUE COPY  
*[Signature]*

- (ii) to maintain all such other existing improvements on the land including the road of access to the said land/is easily accessible to the satisfaction of the Authority.
- that
- (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.

CERTIFIED TRUE COPY

Asst. Registrar of Titles

Date 26-11-2004

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 7-2-2008

CERTIFIED TRUE COPY

Asst. Registrar of Titles

Date 20-10-2006

CERTIFIED TRUE COPY

Asst. Registrar of Titles

Date 6-3-2007

CERTIFIED TRUE COPY

Asst. Registrar of Titles

Date 26.11.2014

3

(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,

CERTIFIED TRUE COPY

Asst. Registrar of Titles

Date 7-2-2008

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: .....

Qualification: .....

Signature: .....

Postal Address: .....

CERTIFIED TRUE COPY

Asst. Registrar of Titles

Date 6-3-2007

CERTIFIED TRUE COPY

Asst. Registrar of Titles

Date 20-10-2006

CERTIFIED TRUE COPY

CERTIFIED TRUE COPY

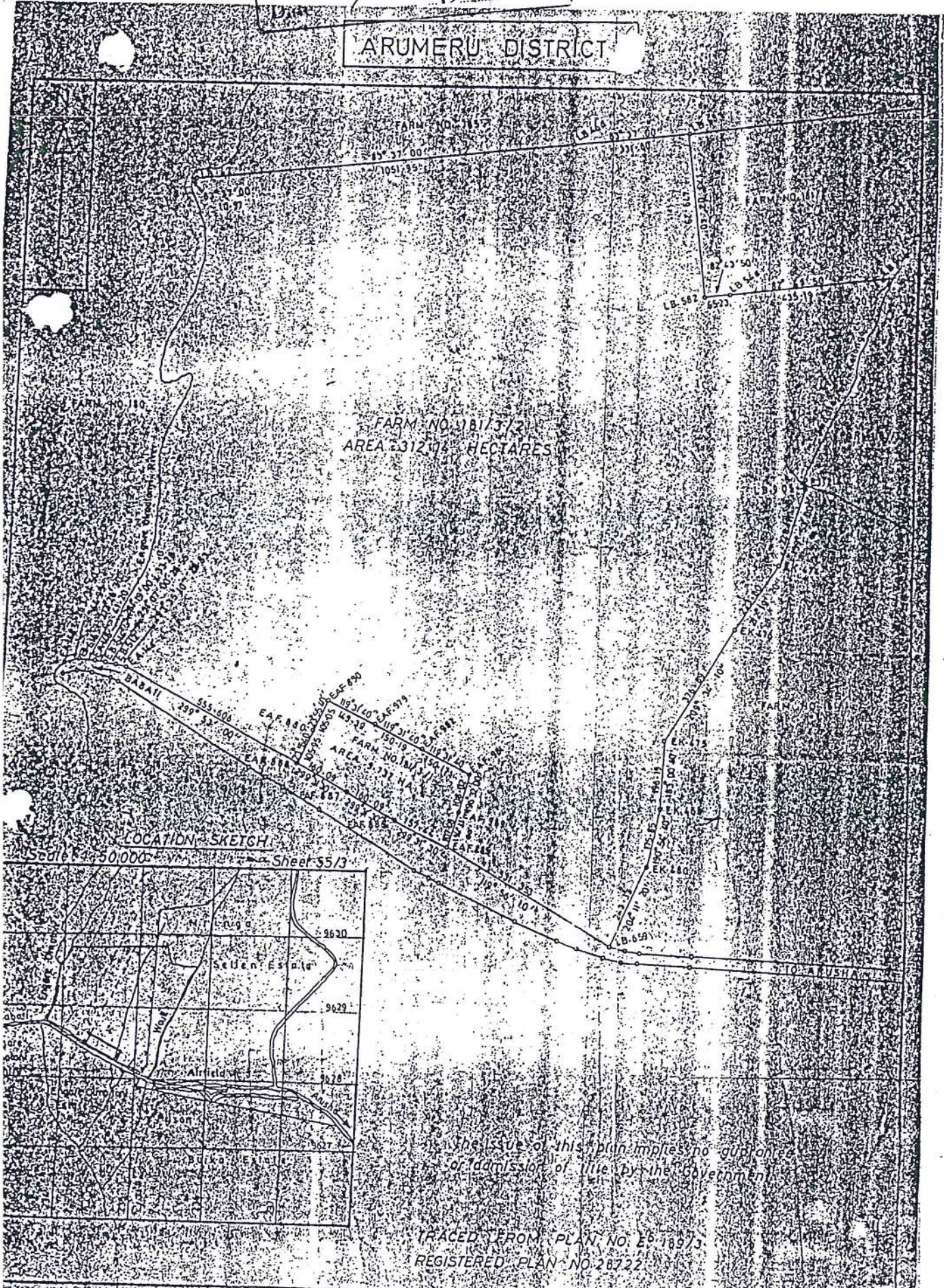
Asst. Registrar of Titles

19

Asst. Registrar of Titles

Date 26.11.2014

ARUMERU DISTRICT

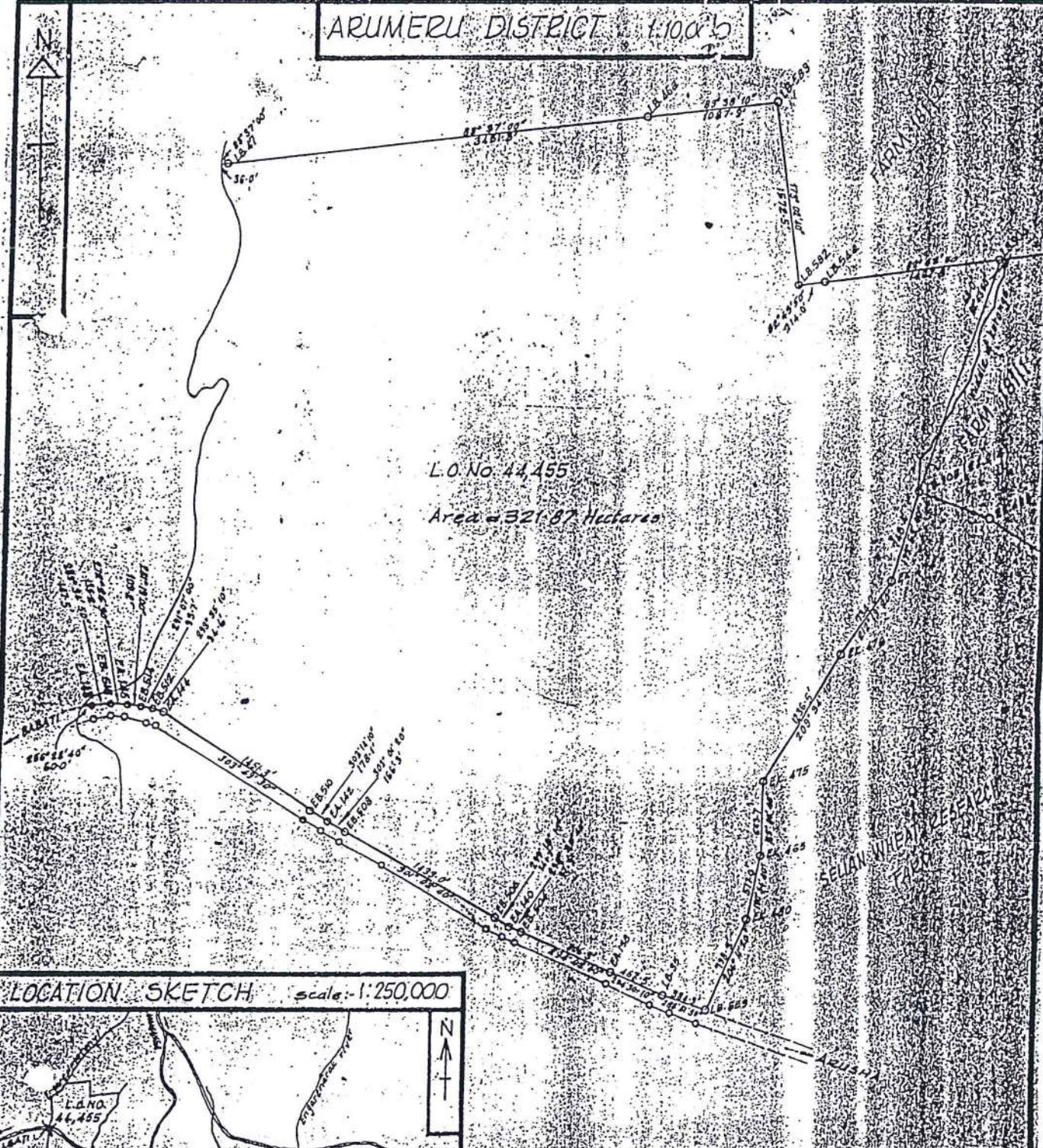


The issue of this plan implies no guarantee of admission of title by the Government

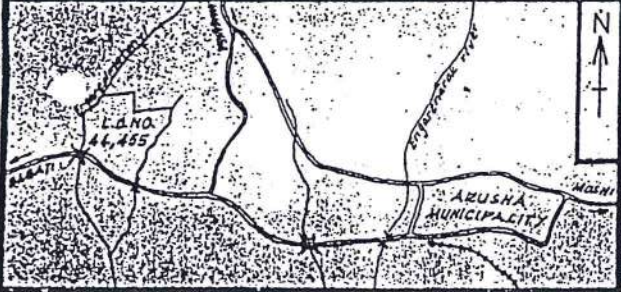
TRACED FROM PLAN NO. E6 189/3 REGISTERED PLAN NO. 28722

ARUMERU DISTRICT 1:100,000

L.O No 44,455  
 Area = 321.87 Hectares



LOCATION SKETCH Scale: 1:250,000



This plan prepared in accordance with the Registered plan No. 12763 and applied to the purposes of the Land Registration Act under the Director of Surveys and Mapping, Ministry of Lands, Housing and Urban Development, Dar es Salaam.

Date: 25/11/2014

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

CERTIFIED TRUE COPY

*[Signature]*  
 Asst. Registrar of Titles  
 Date 26.11.2014

CERTIFIED TRUE COPY

*[Signature]*  
 Asst. Registrar of Titles  
 Date 19

LAND REGISTRY, MOSHI PART  
TRANSFER 23.5 ACRES

Filed Document No. 15940  
Date of registration 10-7-2003 time 1:00 P.m.  
To DEORSE HOLDINGS COMPANY  
LIMITED of P.O. Box 2097 ARUSHA  
(CONS. TSHS 69000000/-)  
Asst. Registrar of Titles

CERTIFIED TRUE COPY  
Asst. Registrar of Titles

LAND REGISTRY, MOSHI  
TRANSFER (PART OF)  
20095 16.84 Ha.

Filed Document No. 20095  
Date of registration 8-9-2006 time 1:00 P.m.  
To MAWALLA TRUST LIMITED  
of P.O. Box 742, MOSHI.  
(CONS. US \$ 231,550/2).  
CT. NO. 20656  
ISSUED  
Asst. Registrar of Titles

LAND REGISTRY, MOSHI  
TRANSFER PART OF  
80 ACRES.

Filed Document No. 19062  
Date of registration 13-1-2006 time 12:30 P.m.  
To IRAQW MINING(T) LIMITED  
of P.O. Box 14503, ARUSHA  
(CONS. TSHS 100,000,000/2)  
CT. NO. 19751  
ISSUED  
Asst. Registrar of Titles

LAND REGISTRY, MOSHI  
PARTITION (S. 83)

Filed Document No. 20230  
Date of registration 20-10-2006 time 1:00  
To PORTION OF LAND  
MEASURING 37.669 HECTA  
FROM FARM NO 181/3/2.  
Asst. Registrar of Titles

LAND REGISTRY, MOSHI  
PARTITION (S. 83)

Filed Document No. 20038  
Date of registration 25-8-2006 time 1:00 P.m.  
To PORTION OF LAND MEASURING  
(83.28) ACRES FROM FARM  
= (33.312) HECTRES  
No. 181/3/2.  
CT. NO. 20615  
ISSUED  
Asst. Registrar of Titles

CERTIFIED TRUE COPY

Asst. Registrar of Titles  
Date 20-10-2006

Stamp Duty Shs. 500/- Paid  
and Revenue Receipt No. 26703287  
of 20-10-2006 Issued.

Asst. Registrar of Titles  
Sign: Steven Ionac  
Date: 29/08/2006  
Advocate, Notary Public & Commissioner for Oaths

CERTIFIED TRUE COPY

Asst. Registrar of Titles  
Date 6-3-2007

LAND REGISTRY, MOSHI  
TRANSFER (PART OF)  
13.16 Ha.

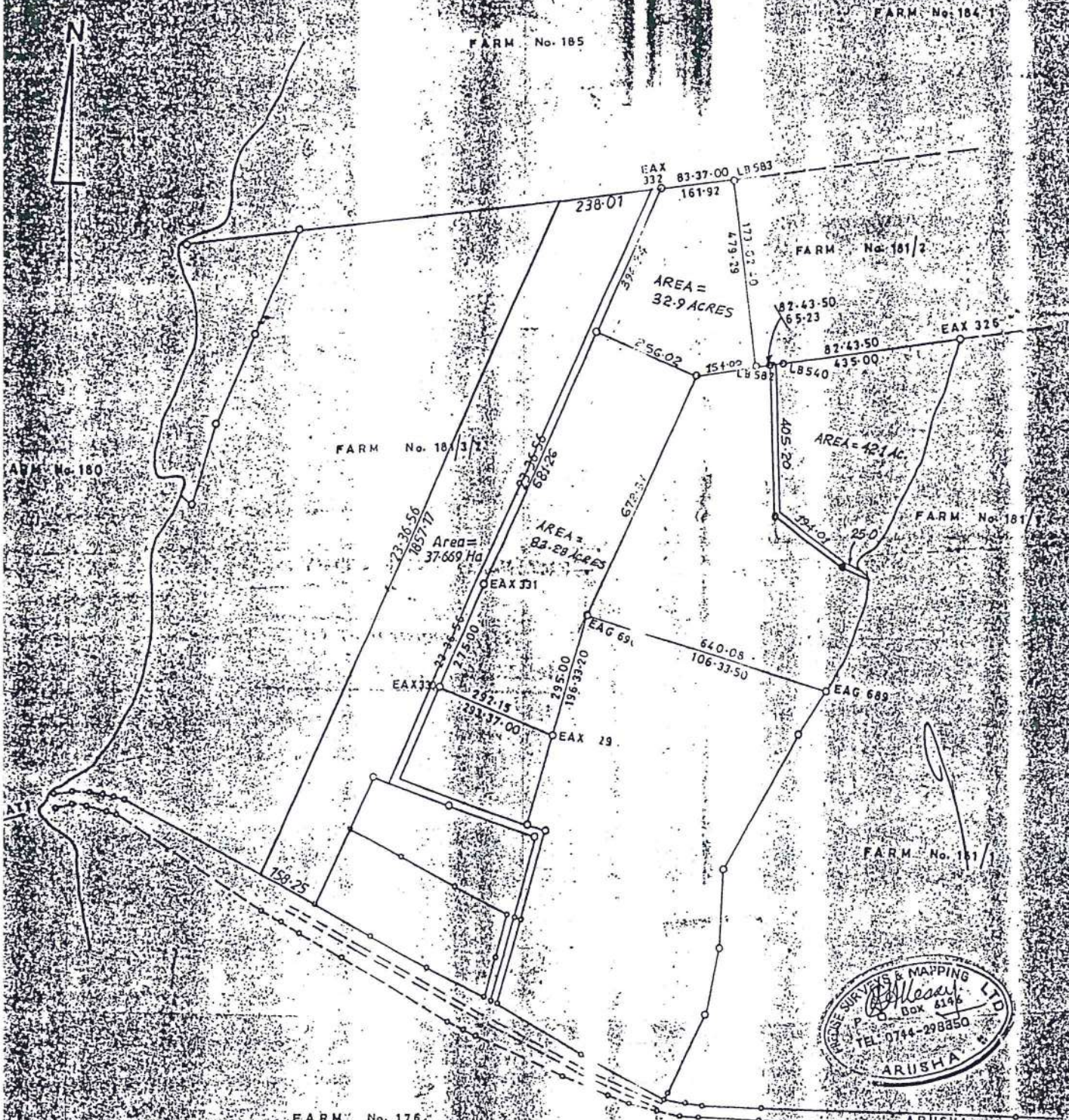
Filed Document No. 20094  
Date of registration 8-9-2006 time 1:00 P.m.  
To MAWALLA TRUST LIMITED  
of P.O. Box 742, MOSHI.  
(CONS US \$ 180,950/2)  
CT. NO. 20655  
ISSUED  
Asst. Registrar of Titles

Stamp Duty Shs. 500/- Paid  
and Revenue Receipt No. 27454900  
of 28-2-2007 Issued.

Asst. Registrar of Titles

CERTIFIED TRUE COPY  
Asst. Registrar of Titles  
Date 26-11-2006

FARM No. 181/3/2 (Part of) ARUMERU DISTRICT  
 SCALE 1:10,000



SURVEYED BY: LUCAS MBICA  
 MMG CONSULTING SURVEYORS  
 P.O. Box 425, MOBILE: 0744-298850  
 ARUSHA

CERTIFIED TRUE COPY  
 Asst. Registrar of Titles  
 Date 26.11.2010

CERTIFIED TRUE COPY  
 Asst. Registrar of Titles

ENTRIES IN THE REGISTER  
TITLE NO. 20819

**TRANSFER (PART OF)**  
2.01 SHARES

No. 20692 Registered 26-2-2007 at 1:00 pm  
To: SSAPR HOLDINGS LIMITED  
DE P.O. BOX 2663, ARUHA  
(CONS. USD \$ 36,14.12)

No. .... Registered ..... at ..... m  
To: .....

*[Signature]*  
Asst. Registrar of Titles

Asst. Registrar of Titles

CERTIFIED TRUE COPY

No. .... Registered ..... at ..... m  
Date 7-2-2008

No. .... Registered ..... at ..... m  
To: .....

Stamp Duty Shs 500/- Paid  
and Revenue Receipt No 30204869  
14-12-2007

*[Signature]*  
Asst. Registrar of Titles

Asst. Registrar of Titles

No. .... Registered ..... at ..... m  
To: .....

No. .... Registered ..... at ..... m  
To: .....

Asst. Registrar of Titles

Asst. Registrar of Titles

No. .... Registered ..... at ..... m  
To: .....

No. .... Registered ..... at ..... m  
To: .....

*[Signature]*  
Asst. Registrar of Titles

Asst. Registrar of Titles

CERTIFIED TRUE COPY

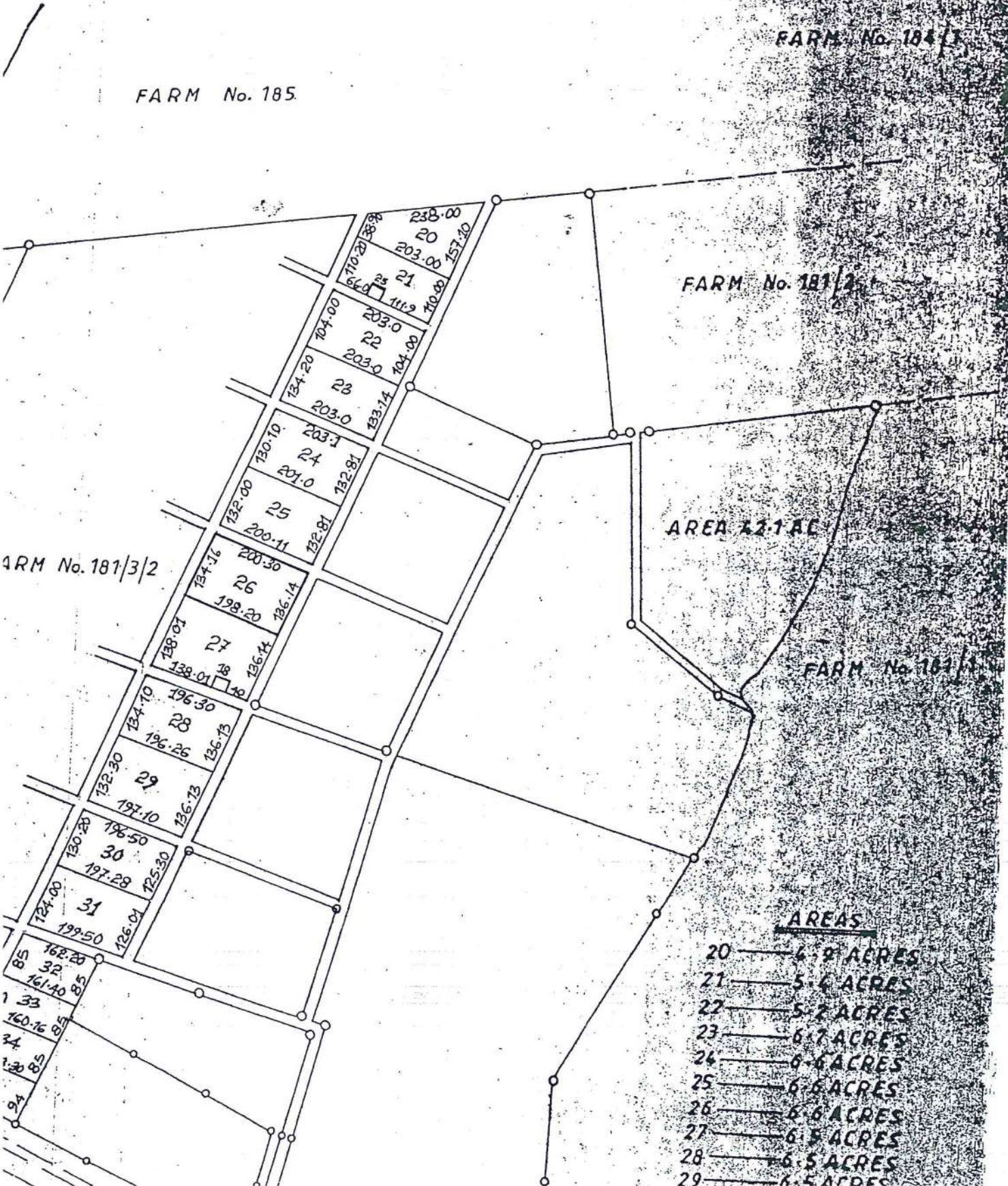
CERTIFIED TRUE COPY

*[Signature]*  
Asst. Registrar of Titles  
Date 26.11.2008

*[Signature]*  
Asst. Registrar of Titles  
Date 6-3-2007

N OF FARM No. 181/3/2 (Part of) INTO  
 No. 20-35 ARUMERU DISTRICT

SCALE 1:10.000



FARM No. 185

FARM No. 184/3

FARM No. 181/3

AREA 42.1 AC

FARM No. 181/3/2

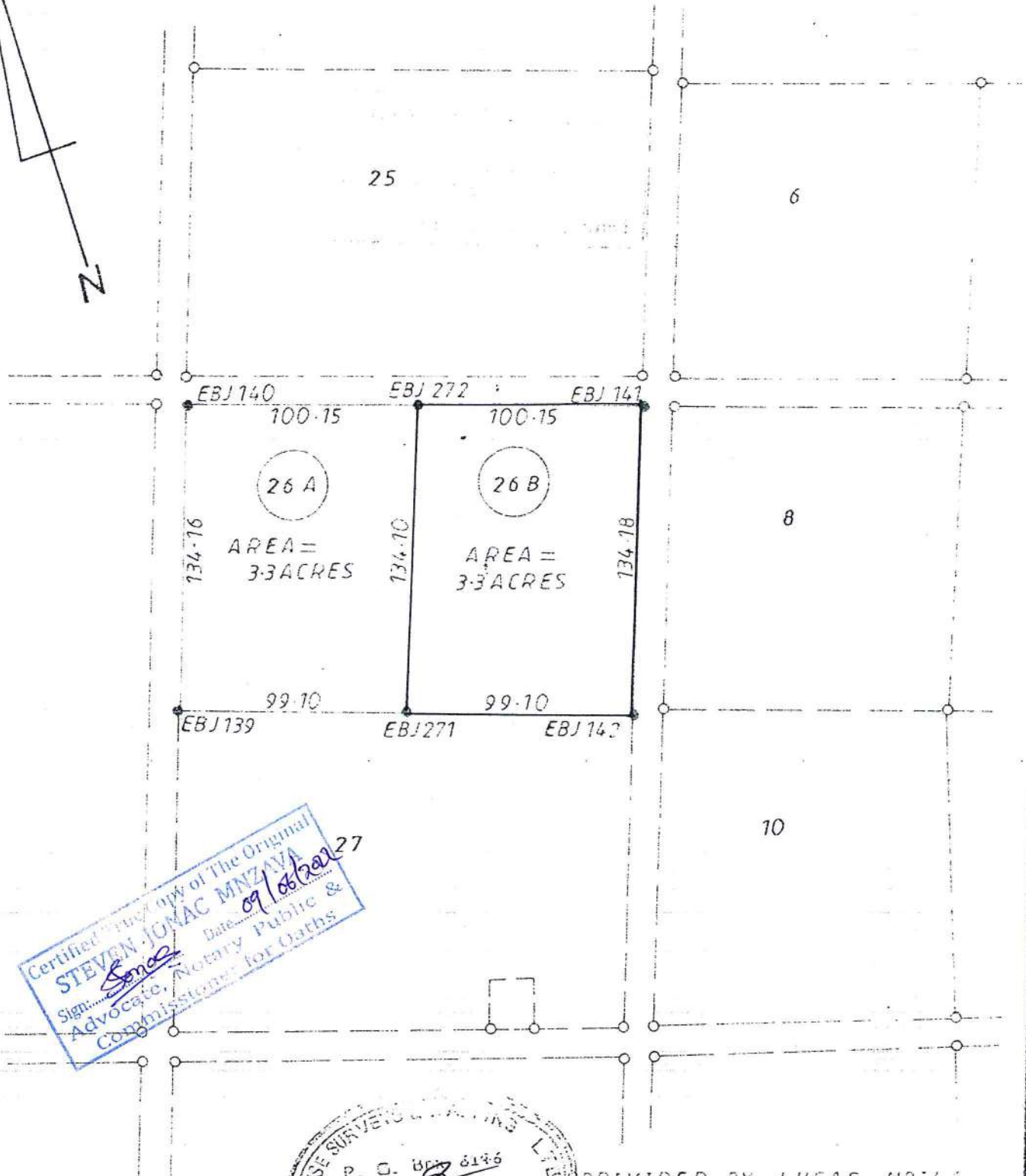
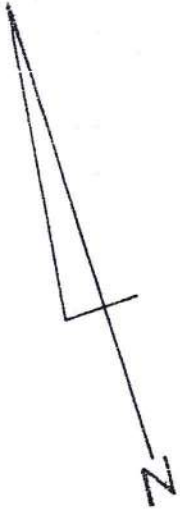
FARM No. 181/3

AREAS

- 20 — 4.9 ACRES
- 21 — 5.4 ACRES
- 22 — 5.2 ACRES
- 23 — 6.7 ACRES
- 24 — 6.6 ACRES
- 25 — 6.6 ACRES
- 26 — 6.6 ACRES
- 27 — 6.5 ACRES
- 28 — 6.5 ACRES
- 29 — 6.5 ACRES



SUBDIVISION OF PLOT No. 26 INTO PLOTS No. 26A & 26B  
 PART OF FARM No. 181/3/2 — ARUMERU  
 DISTRICT  
SCALE 1:2500



Certified true copy of the Original  
**STEVEN JONAC MNZAVA**  
 Sign: *[Signature]* Date: *09/06/2007*  
 Advocate, Notary Public &  
 Commissioner for Oaths

PRECISE SURVEYING & ENGINEERING LTD  
 P. O. Box 6146  
 TEL: 0744-296850  
*07 Feb 2007*  
 ARUSHA

SUBDIVIDED BY LUCAS MBILA  
 P. O. Box 6146, MOBILE: 0754-298850

# ARUMERU DISTRICT

## INSERT SHOWING DETAILS OF PLOT

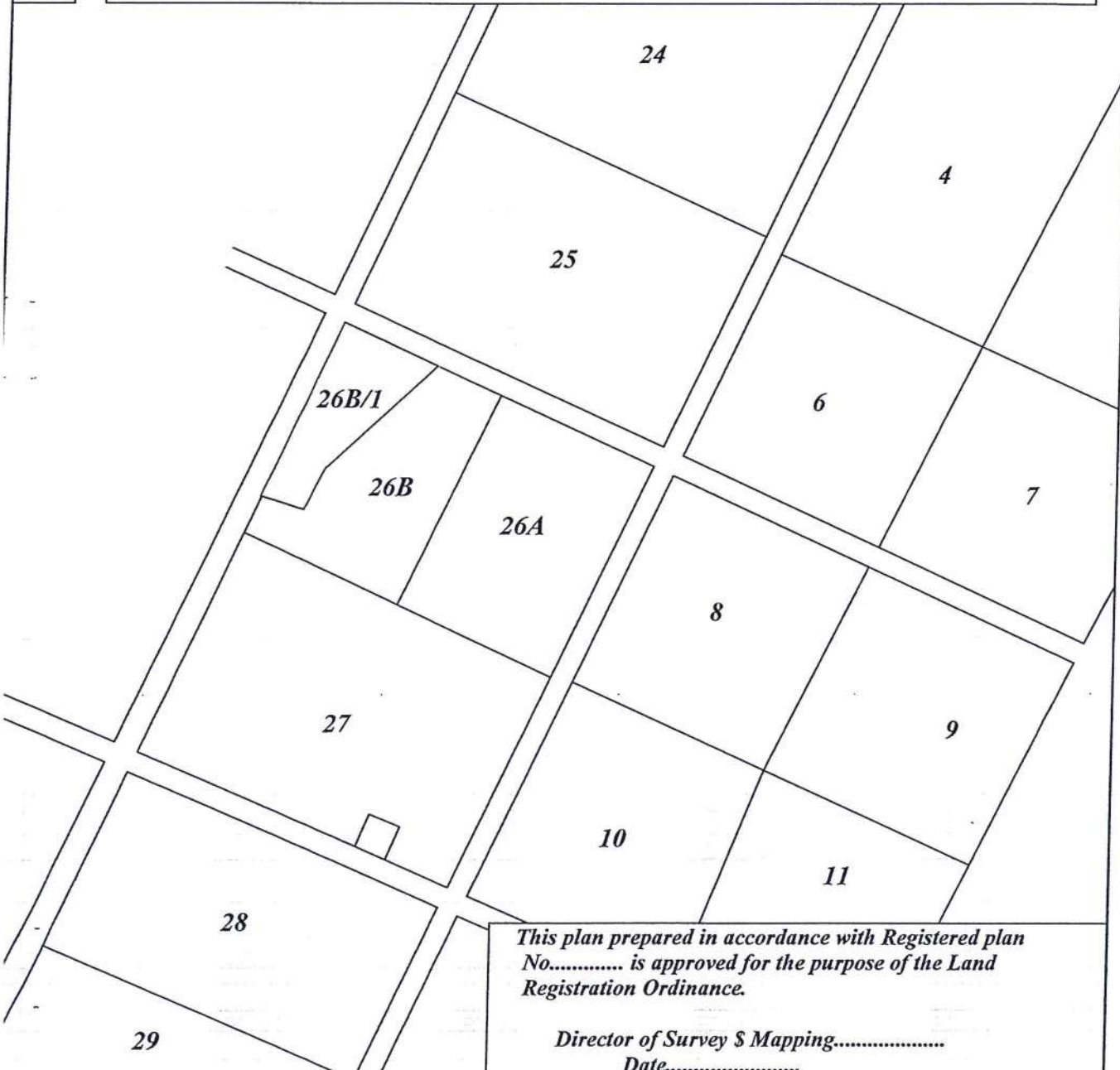
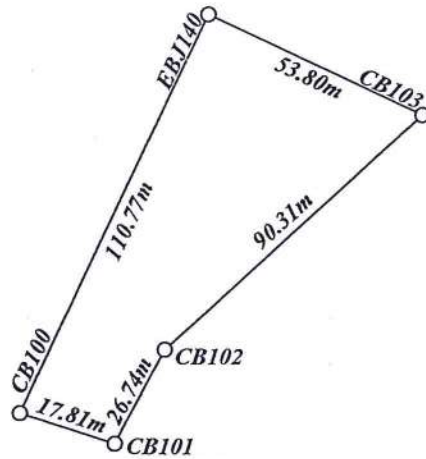
Locality..... **ENDURENCE** .....

Farm No..... **181/3/2** .....

Plot No..... **26B/1** .....

L.O No..... .....

Area..... **0.9 Acre** .....



*This plan prepared in accordance with Registered plan No..... is approved for the purpose of the Land Registration Ordinance.*

*Director of Survey & Mapping.....  
Date.....*

*Ministry of Lands, Housing and Urban Settlement  
Dar es salaam.*

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

# ARUMERU DISTRICT

COPY

## INSERT SHOWING DETAILS OF PLOT

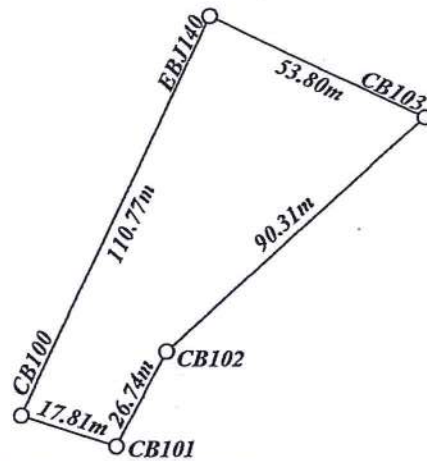
Locality..... **ENDURENCE** .....

Farm No..... **181/3/2** .....

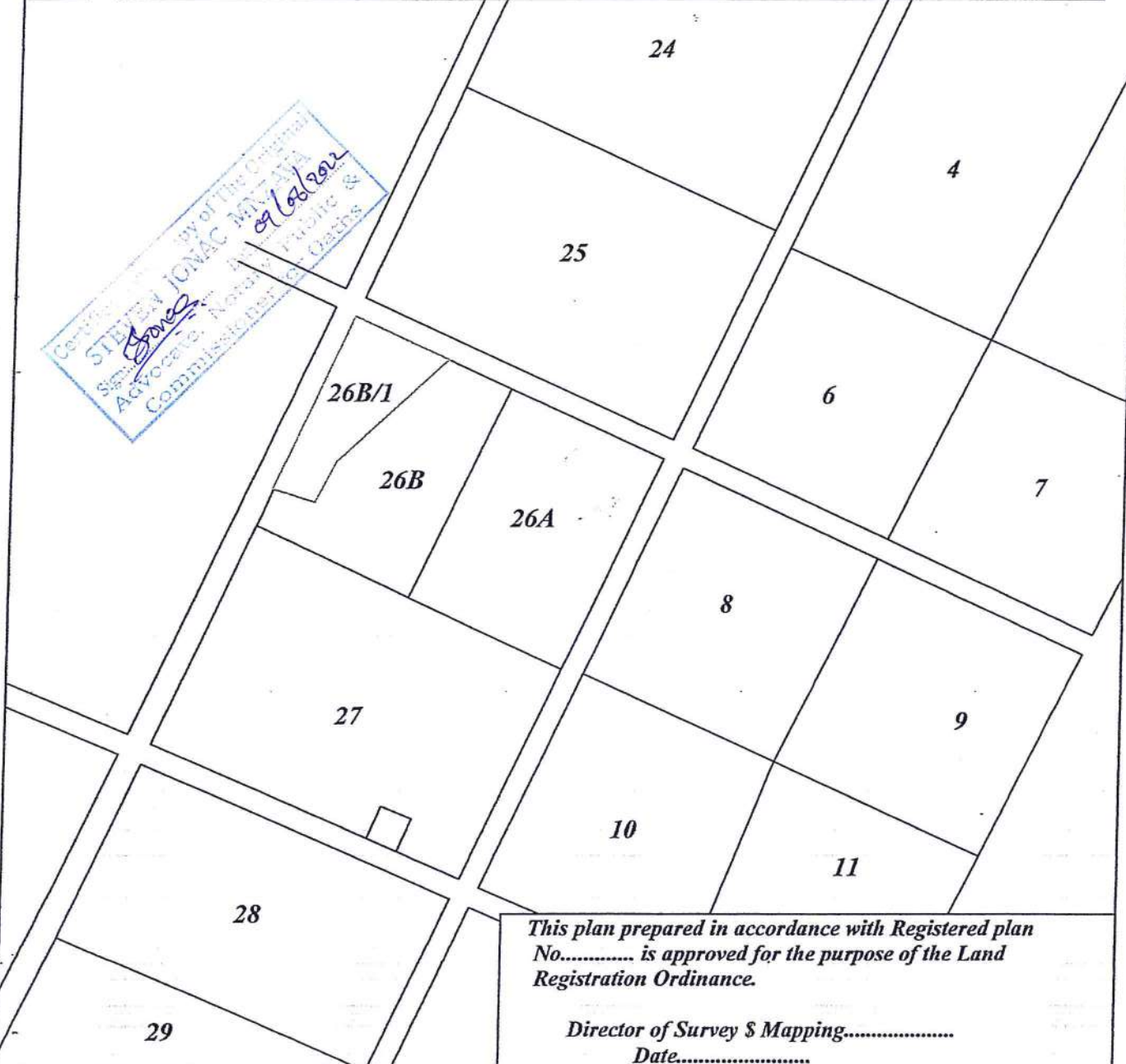
Plot No..... **26B/1** .....

L.O No..... .....

Area..... **0.9 Acre** .....



Stamp: **STATIONER** JONMAC  
Sign: *Jonas*  
Advocate: *Jonas*  
Commissioner of Lands & Survey  
Date: *20/10/2022*



This plan prepared in accordance with Registered plan No..... is approved for the purpose of the Land Registration Ordinance.

Director of Survey & Mapping.....  
Date.....

Ministry of Lands, Housing and Urban Settlement  
Dar es salaam.

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