

TANZANIA

Land Form 51

## CERTIFICATE OF OCCUPANCY

*(Issued under Section 9 of the Land Ordinance)*


Date of Issue:

Title Number: 52211

Land Office Number: 188851.

Land: PLOT NO. 3 KINGOLWIRA MOROGORO DISTRICT.

Term: NINETY NINE YEARS.

Certified True Copy of the Original  
Sign:  Date: 12/7/22  
SALMA MOMMI JARUFU  
Advocate, Notary  
Public & Commissioner for Oaths

TITLE No. 52211

REGISTERED 25-1-2002

Land Form 32 A.M  
10.30

Senior Asst. Registrar of Titles



188851.  
L.O. No.

MGD/646.  
L.O. No.

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

TANZANIA STAMP DUTY ACT  
Stamp Duty Shs. 100/= Paid  
and Revenue Receipt No. 11415884  
of 29-1-2001  
Stamp Duty Officer

The 18th day of February One thousand  
nine hundred and Two thousand and one, two  
TITLE No. 52211

THIS IS TO CERTIFY that M/S UNNAT FRUIT PROCESSING LIMITED, a limited liability company incorporated in Tanzania and having its registered office at Mwanza, of P.O. BOX 2964 MWANZA.

(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") as joint tenants in common in equal shares for a term of Ninety nine years from the First day of January One thousand nine hundred and Two thousand and one 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:-

2001,  
1. The Occupier having paid rent up to the thirtieth day of June, 19 shall thereafter pay rent of Shillings Five Million Four Hundred and Eleven thousand Six Hundred and Ninety Four (Shs. 5,411,694/=) 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 2011, 2021, 2031, 2041, 2051, 2061, 2071, 2081 and 2091 or within three years thereafter in each case.

- 2. The Occupier shall:-  
(i) Erect on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by The Morogoro District Council (hereinafter called "the Authority");  
(ii) By the Thirtieth day of June, 2001, submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;  
(iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;  
(iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirty first day of December, 2003;  
(v) At all times during the term after the thirty first day of December, 2003, have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");

Certified True Copy of the Original  
Date: 12/1/02  
SALMA MOMMI JARI  
Advocate, Notary  
Public & Commissioner for Oaths

Certified True Copy of the Original  
Date: 12/1/02  
SALMA MOMMI JARUFU  
Advocate, Notary  
Public & Commissioner for Oaths

TANZANIA STAMP DUTY ACT  
Stamp Duty Shs. 224 670/= Paid  
on original Receipt No. 11415884  
of 29-1-2001  
Stamp Duty Officer

(vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provided;

(vii) 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.

Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupier's obligation under the conditions of the Right and shall not imply waiver of modification of any condition in the Right.

3.—(i) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary:—

~~to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;~~

to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or her employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

5. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:—


(i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;

(ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;

(iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

6. USER: The Land and the buildings to be erected thereon and the same shall be used for SPECIAL INDUSTRIAL purposes only. Use Group 'N' Use Classes (b), (b), (c) and (d) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

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

Certified True Copy of the Original  
Sign:  Date: 12/7/22  
SALMA MOMMI JARUFU  
Advocate, Notary  
Public & Commissioner for Oaths

**SCHEDULE**

ALL that land known as Plot No.3 Kingolwira Morogoro District containing Twenty three decimal point three zero (23.30) Hactres ~~square feet~~ shown for identification only ~~appear~~ on the plan attached to this Certificate and defined ~~red~~ on the registered survey plan numbered 31154 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.

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

COMMISSIONER FOR LANDS

C P Date

We, the within-named M/S UNNAT FRUIT PROCESSING LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said M/S UNNAT FRUIT PROCESSING LIMITED and DELIVERED in the presence this 02 day of January 2001.

Signature: *N. Lash S. Shau*

Postal Address: *Box 2964 Mwanza*  
*Tanzania*

Qualification: *Share holder*

Signature: *B. L. Thakore*

Postal Address: *Box 2964 Mwanza*  
*Tanzania*

Qualification: *Company Secretary*

UNNAT FRUITS PROCESSING LTD  
P.O. Box 2964 MWANZA-TANZANIA

Certified Original  
Signature: *[Signature]*  
SALMA MOHAMMAD JARUFU  
Advocate, Notary  
Public & Commissioner for Oaths  
12/1/22

LAND REGISTRY DAR-ES-SALAAM  
MORTGAGE  
Original Document no: *98779* *FD. 116709*  
Date of Registration: *6.12.05* time *12:00*  
STANDARD CHARTERED BANK  
TANZANIA LIMITED OF P.O. BOX 9011  
DAR-ES-SALAAM TO Secure TShs. 3,063,000,000/-  
*[Signatures]*  
Asst. Registrar of Titles

LAND REGISTRY DEPARTMENT  
MUSKOGEE

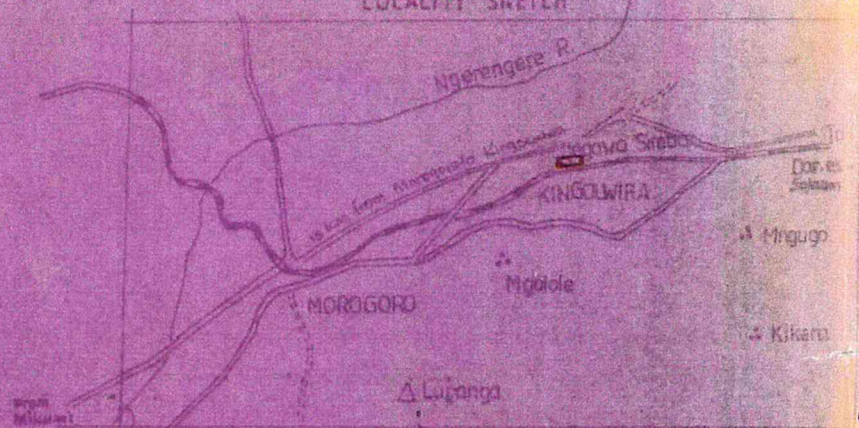
Title Document no. 123461  
Date of Registration 28-4-09 time 9:15  
EXIM BANK (TANZANIA)  
LIMITED OF P.O. Box 1431 Dar es Salaam  
To Secure Unspecified amount  
Byes  
Senior Ass't Registrar of Titles

Certified True Copy of the Original  
Sign: [Signature] Date: 28/4/09  
SALMA MOMMI JARUFU  
Advocate, Notary  
Public & Commissioner for Oaths

MOROGORO DISTRICT

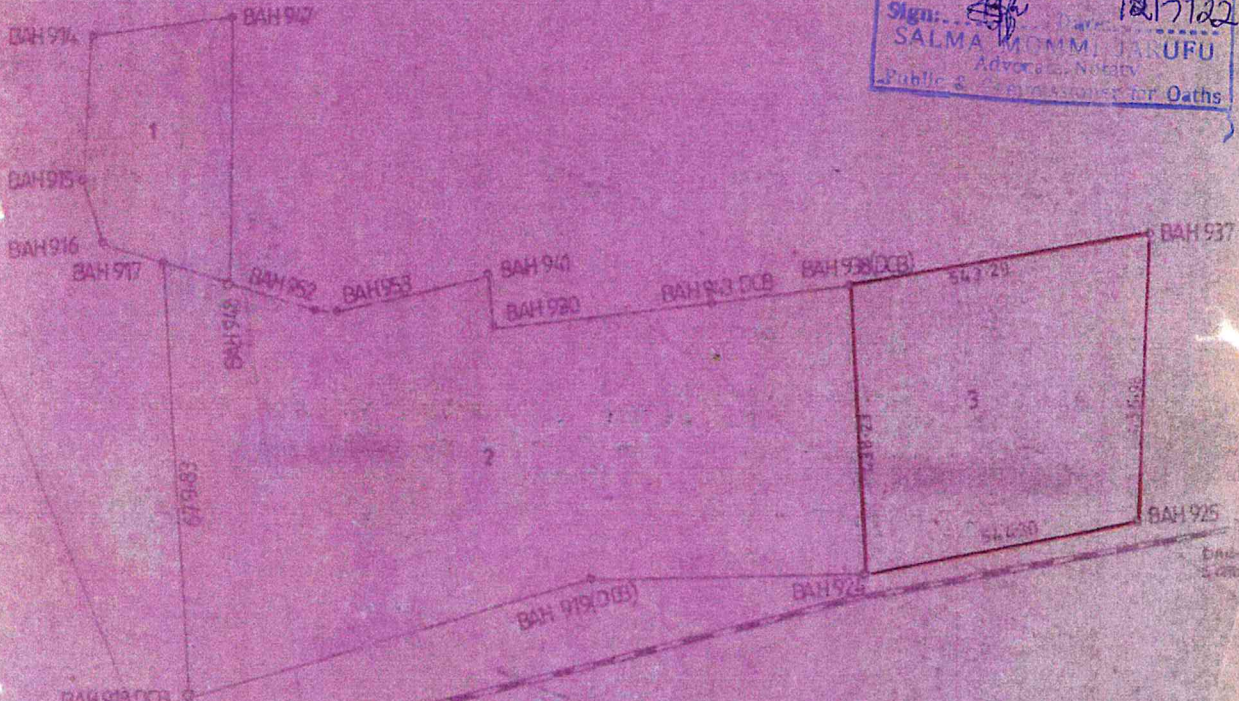
LOCALITY SKETCH

LOCATION KINGDLWIRA  
 BLOCK \_\_\_\_\_  
 PLOT No. 3  
 L.O. No. 188851  
 AREA 23.30 HA



DISTRICT SHEET SCALE 1:250 000

Certified Copy of Original  
 Sign: *[Signature]* 12/7/22  
**SALMA MUMU FARUFI**  
 Advocate, Notary  
 Public & Commissioner for Oaths



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

This plan prepared in accordance with Regulations  
 No. 31154 is approved to the purposes  
 of the Land Registration Ordinance.  
 Director of Surveys and Mapping *[Signature]*  
 19-02-2001  
 Survey and Mapping Division Ministry of Lands,  
 Housing and Urban Development Dar-es-Salaam