

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

(Under Section 29)

Date of Issue:

Title Number: 42706

Land Office Number: 41944

Land: FARM NO: 287/13 KAKUNYU WARD IN MISSENYI DISTRICT

I, Deusededith Mayomba Duncan,  
advocate, notary public and commissioner for oaths,  
do hereby certify that the foregoing  
is a true and correct copy of the original

Term: **NINETY NINE YEARS**

Signature: \_\_\_\_\_

Date: 7th February 2013

42706

TITLE No.  
REGISTRATION ON  
06-05-2013  
10:00 A

M. M. Mway  
Commissioner of Lands



I, Deusedith Mayamba Duncan,  
Advocate, notary public and commissioner for oaths,  
do hereby certify that the foregoing  
is a true and correct copy of the original

Land Form No. 23

Signature: *[Signature]*  
Date: *7th February 2013*

100/-  
41754924  
24-02-2012  
*M. M. Mway*  
Commissioner of Lands

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shts. 3598 Paid  
Stamp Duty Receipt No. 41754924  
of 24-02-2012  
*M. M. Mway*  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY  
(Under Section 29)

Title No. 42706  
L.O. NO. 419424  
LD.NO. *HAKI/ACL*

The *5th* day of *February*. Two thousand and *thirteen*

THIS IS TO CERTIFY that **KAGERA SUGAR LIMITED** a limited liability Company incorporated under the Companies Ordinance (Cap. 212) of P.O. Box 815, **BUKOB**A (hereinafter called "the Occupier") are entitled to the 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 January, two thousand and twelve** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2012, shall hereafter pay rent of shillings **seven million three hundred twenty six thousand one hundred forty (Tshs. 7,326,140/=)** only a year in advance on the **first day of July** in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The land shall be used only for **Plant and Animal Husbandry purposes only. Use Group 'R' Use Classes (a) and (c)** as defined in the town and country Planning (Use Classes) Regulations, 1960 as amended in 1993.

3. The occupier Shall:-

- a) Plant trees all around the farm boundaries
- b) Demarcate boundaries of the land to the satisfaction of **Missenyi District Council** (hereinafter called 'the Authority') and there after to maintain such demarcation that the boundaries are always easily identifiable.
- c) Do everything necessary to preserve the environment and to protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
- d) 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 the time 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 person other than the Commissioner.
- b) The rights 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 the prescribed form before or at the time disposition is carried out together with the payment of all premia taxes and dues prescribed in connection with that disposition.

7. The President may revoke the right for good cause or in public interest.



SCHEDULE

ALL that Land known as Farm No. 2 87/13 s ituated at Kakunyu Ward in Missenyi District containing fourteen thousand eight hundred twenty nine decimal point four three six (14,829.436) Hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 40727 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam

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

I, Deusededith Mayomba Duncan, advocate, notary public and commissioner for oaths, do hereby certify that the foregoing is a true and correct copy of the original

Signature: [Handwritten Signature]

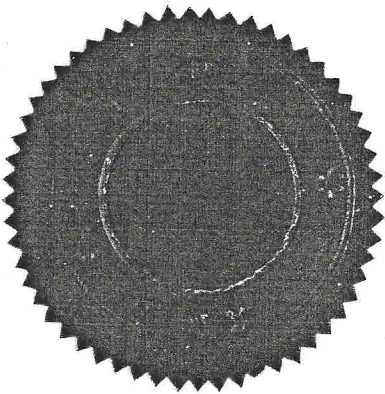
Date: 7th February 2013

[Handwritten Initials]

Asst COMMISSIONER FOR LANDS

I, the within named KAGERA SUGAR LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said KAGERA SUGAR LIMITED and DELIVERED in the presence of us this 27th day of December 2012



Signature: [Handwritten Signature] Postal Address: P.O. Box 16541 D.S. SALAM

Qualification: DIRECTOR

Signature: [Handwritten Signature] Postal Address: Box 16541 DAR

Qualification: DIRECTOR