

TANZANIA

Land Form 51

# CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:


Title Number: 35077

Land Office Number: 107982

Land: FARM NO 24 / ~~MISOWEP~~  
KISANGATA KILOSA DISTRICT

Term: THIRTY THREE YEARS.

TITLE No. **35077**  
 REGISTERED **8-4-89**  
 At **10.00 AM**  
*Waina*  
 Land Form 33  
 Senior Asst. Registrar of Titles



Stamp Duty Shs. **20/-** Paid  
 and Revenue Receipt No. **8/005052**  
 of **5-12-88**  
*Waina*  
 10/10/1989

MG/LD/256.

TANZANIA STAMP DUTY ACT  
 Stamp Duty Shs. **16/-**  
 on original Receipt No. **8/005052**  
 of **5-12-88**  
*Waina*  
 Stamp Duty Officer

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

The **6<sup>th</sup>** day of **April** One thousand  
 nine hundred and eighty nine.

TITLE NO. **35077**

THIS IS TO CERTIFY that FARM LANDS TANZANIA LIMITED a limited liability company established under the companies Ordinance and having its registered office in Dar-es-Salaam of P.O.Box 2293, 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 Thirty Three years from the first day of October, 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 one hundred sixty four (Shs.164/=) 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 and 2018 or within five years thereafter in each case.

2. The Land shall be used only for agricultural purposes and for other purposes ancillary thereto.

3. The Occupier shall:-

(a) demarcate the boundaries of the land to the satisfaction of the Kilelesh District 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 do all things which may be

(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 the Occupier's expenses as assessed by the Director of Surveys and Mapping.

4. The Occupier shall develop at least 60% of the total area of the Land with sisal to the satisfaction of the said Director for Agriculture.

5. 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 Director of Land Development Services (hereinafter called "the Director"). 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 condition.

6. The right shall confer no water rights.

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.

8. The President may revoke the Right for failure by the Occupier to comply with the conditions expressly or impliedly contained in the Right or in the Public interest.

#### SCHEDULE

26/10  
ALL that piece of land known as Farm No. <sup>MSO 222</sup> 24 Kisangata Kilelesh District measuring one hundred and nine (109) Acres shown for identification only edged red on the plan attached to this Certificate and defined on registered survey plan numbered "E" 217/1 deposited at the Office of the <sub>7234</sub> Director for Surveys and Mapping at Dar es Salaam.



1.9.70. 107902

GB 13

+ 7 591 759.8 = 131 735.5

108 51 10 3 404.9

GB 12

7 590 070.1 128 322.0

213 34 50 1 070.2

LB 352

7 589 070.1 128 334.3

304 00 20 3 532.4

LB 353

7 591 045.6 132 262.6

36 32 00 888.8

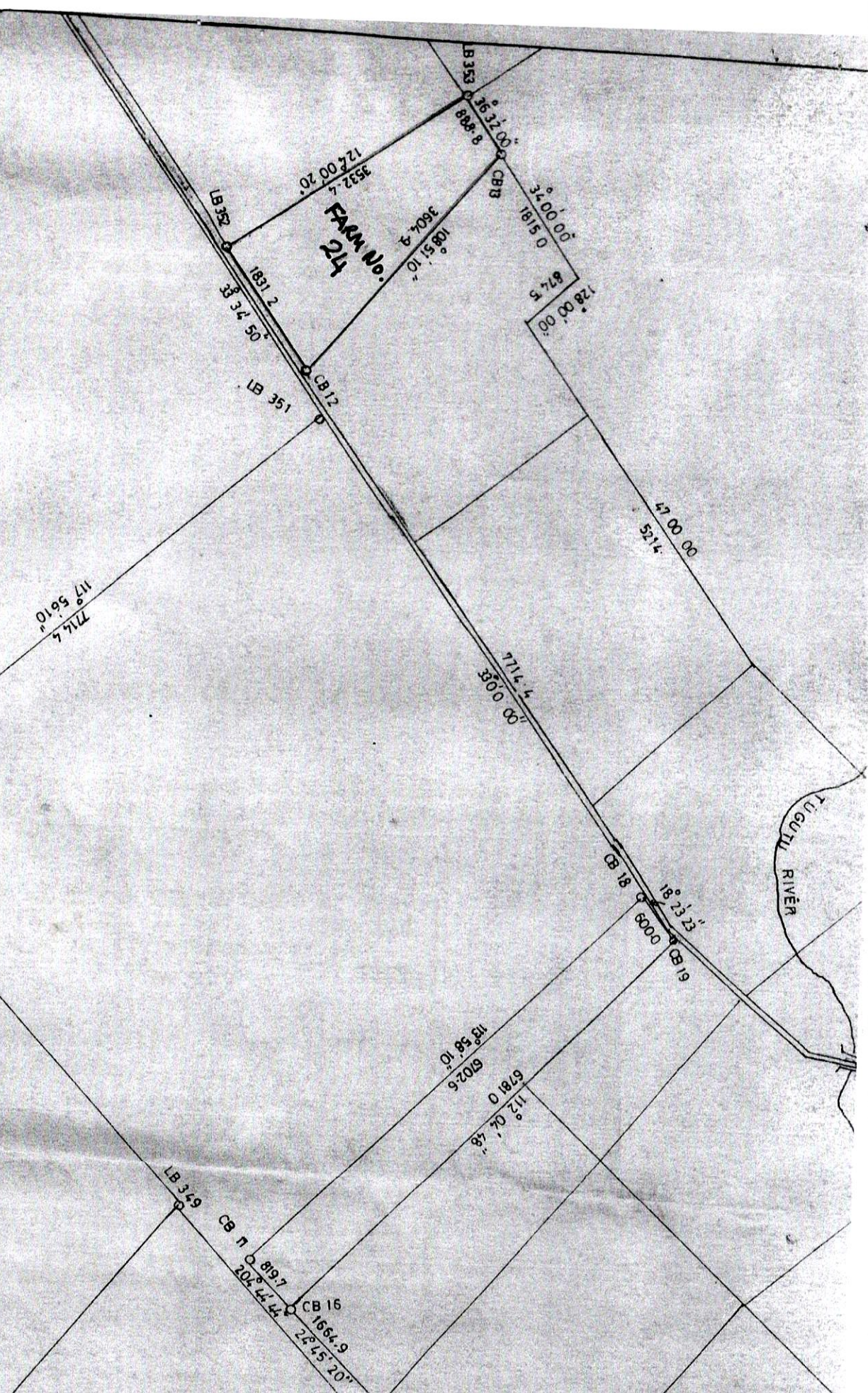
Area = 109 Acres

The issue of this plan has been approved at admission of title by the Registrar.

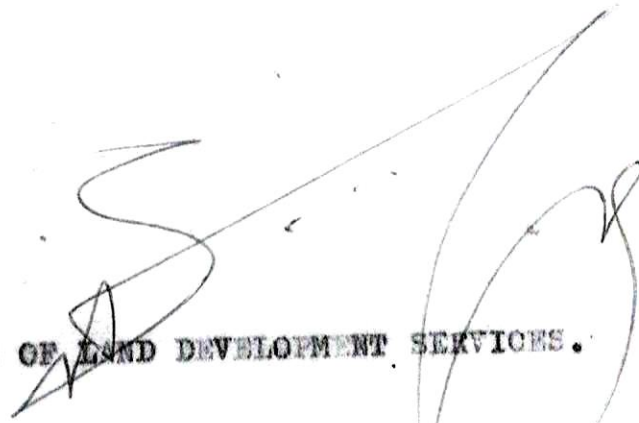
This plan prepared in accordance with Registered Plan No. \_\_\_\_\_ is approved for the purposes of the Land Registration Ordinance.

*NSV*

Survey and Mapping Division, Ministry of Lands, Surveying and Urban Development, Dar-es-Salaam.



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



DIRECTOR OF LAND DEVELOPMENT SERVICES.

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

SEALED with the COMMON SEAL of the said FARMLANDS TANZANIA LIMITED and DELIVERED in the presence of us this 16<sup>th</sup> day of *January* 1989.

(Signature).....*W. M. Faraj*.....

(Postal Address).....*Box 2293*.....

(Qualification).....*Director*.....

(Signature).....*[Signature]*.....

(Postal Address).....*P.O. Box 2293*.....

(Qualification).....*Director*.....

LAND REGISTRY, DAR-ES-SALAAM

MORTGAGE

DISCHARGED

Filed Document No. 83729

ON 17-4-2000  
Date of Registration 16-11-92 time 12.30 P.M.

AT 12.15 PM UNDER FD 104734  
EAS; AFRICAN DEVELOPMENT

BANK of P.O. Box 7128, Kampala Uganda

(to secure amount equivalent to SDR 1,000,000)

including title nos. 35076 & 35135

*Wama*

*Dohu*

REG. ASST. REG. OF TITLES

LAND REGISTRY, DAR-ES-SALAAM

MORTGAGE

DISCHARGED ON 26.6.2000

at 11:42 AM UNDER FD 104971  
Filed Document No. 83730

Date of Registration 16-11-92 time 12.30 P.M.

to NEDERLANDSE FINANCIERINGS-MAATSCHAPPIJ VOOR ONTWIKKELINGSLANDEN N.V.

Reg. of: 62 Benuidenhousweg, P.O. Box 92060,

1509 AB The Hague, The Netherlands,

(to secure Dfl 2,000,000) including title

nos. 3475, 4198, 4209, 13245, 13280, 13584

15084, 15652, 35076, 35135)

*Wama*

*Dohu*

Registrar of Titles REG. ASST. REGISTRY OF TITLES