

TANZANIA

Land Form 51

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue: _____

Title Number: 25135

Land Office Number: 107984

Land PARM NO. 26
MIDWA (23)
AT KISANGATA KILOSA DISTRICT.

Term: THREE YEARS.

(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 Director 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 Director 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 condition.

5. The said Right of Occupancy confers no water right.

6. The President may revoke the Right for good cause.

SCHEDULE

ALL that Land known as Farm No. 25 ^{MSOWERE} at Kisangeta Kilosa ^{D/110} District having one thousand, tow hundred forty three (1,343) Acres shown for identification only edged red on the plan attached to this Certificate and defined on registered survey plan numbered 9239 deposited at the Office of the Director of 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.


DIRECTOR OF LAND DEVELOPMENT SERVICES.

TITLE No. 35135
 REGISTERED 8.4.89
 At 10.00 A.M.
Paluha
 Land Form 33.
 Senior Asst. Registrar of Titles

Stamp Duty Shs. 45/=
 and Revenue Receipt No. 8/875575
 of 15.12.88
Paluha
 P.O. NO. 107984.

MG/LD/No. 271.

THE UNITED REPUBLIC OF TANZANIA

The Land Ordinance (Section 9 (1))
 CERTIFICATE OF OCCUPANCY

Stamp Duty Shs. 90/=
 and Revenue Receipt No. 8/875575
 of 15.12.88
Paluha

The *6th* day of *April*
 nine hundred and eighty nine.

One thousand

TITLE NO. 35135

THIS IS TO CERTIFY that M/S FARMLANDS TANZANIA LIMITED a limited liability company incorporated in Tanzania and having its registered office in Dar-es-Salam 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 thousand, eight hundred and fifty three (Shs.1,853/=) 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 1999, 2009 and 2019 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 Kilosa 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

SURVEY OF LAND NO. 25

LB 347			+ 7 596 409.1	- 116 483.1
	206° 51' 30"	3518.5		
LB 349			7 593 270.1	118 072.7
	206° 51' 30"	6521.8		
LB 350			7 587 451.8	121 019.2
	297° 56' 10"	7714.4		
LB 351A			7 591 065.9	127 834.6
	33° 30' 30"	7143.9		
CB 18			7 597 022.6	123 890.9
	113° 58' 10"	6702.6		
CB 17			7 594 299.6	117 766.3
	24° 45' 20"	819.1		
CB 16			7 595 043.4	117 423.3
	24° 45' 20"	1604.9		
CB 15			7 596 500.8	116.751.3
	108° 52' 30"	283.4		
LB 347				

Area = 1243 acres

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

SEALED with the COMMON SEAL of the said M/S FARMLANDS TANZANIA LIMITED and DELIVERED in the presence of us this day of 16th January 1989.

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

(Postal Address)..... P.O. Box 2293
Dar es Salaam

(Qualification)..... DIRECTOR

(Signature)..... *J. M. M.*

(Postal Address)..... P.O. Box 2293
Dar es Salaam

Director

LAND REGISTRY, DAR ES SALAAM

DISCHARGED

Document No. 83729

ON 17-4-2000

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

AT 12.15 PM UNDER B 104734

EASI AFRICAN DEVELOPMENT BANK of P.O. Box 7128, Kampala, Uganda

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

Including title nos. 35076 and 35077

SEN-ASST-REG OF TITLES

LAND REGISTRY, DAR ES SALAAM

DISCHARGED

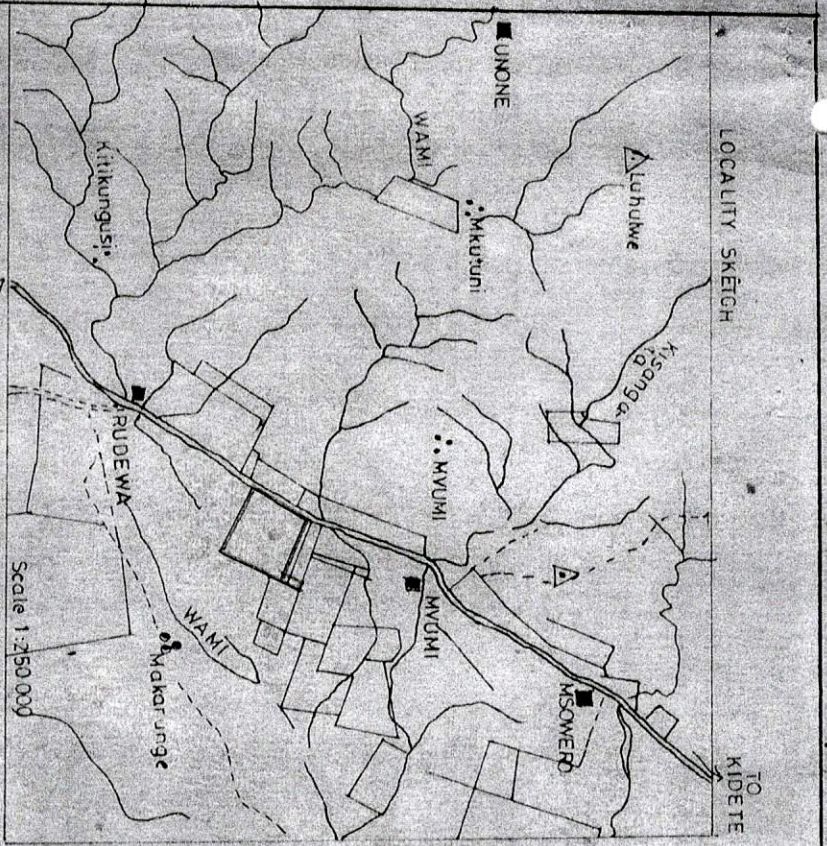
Document No. 83730

at 11.42 am FB 104971

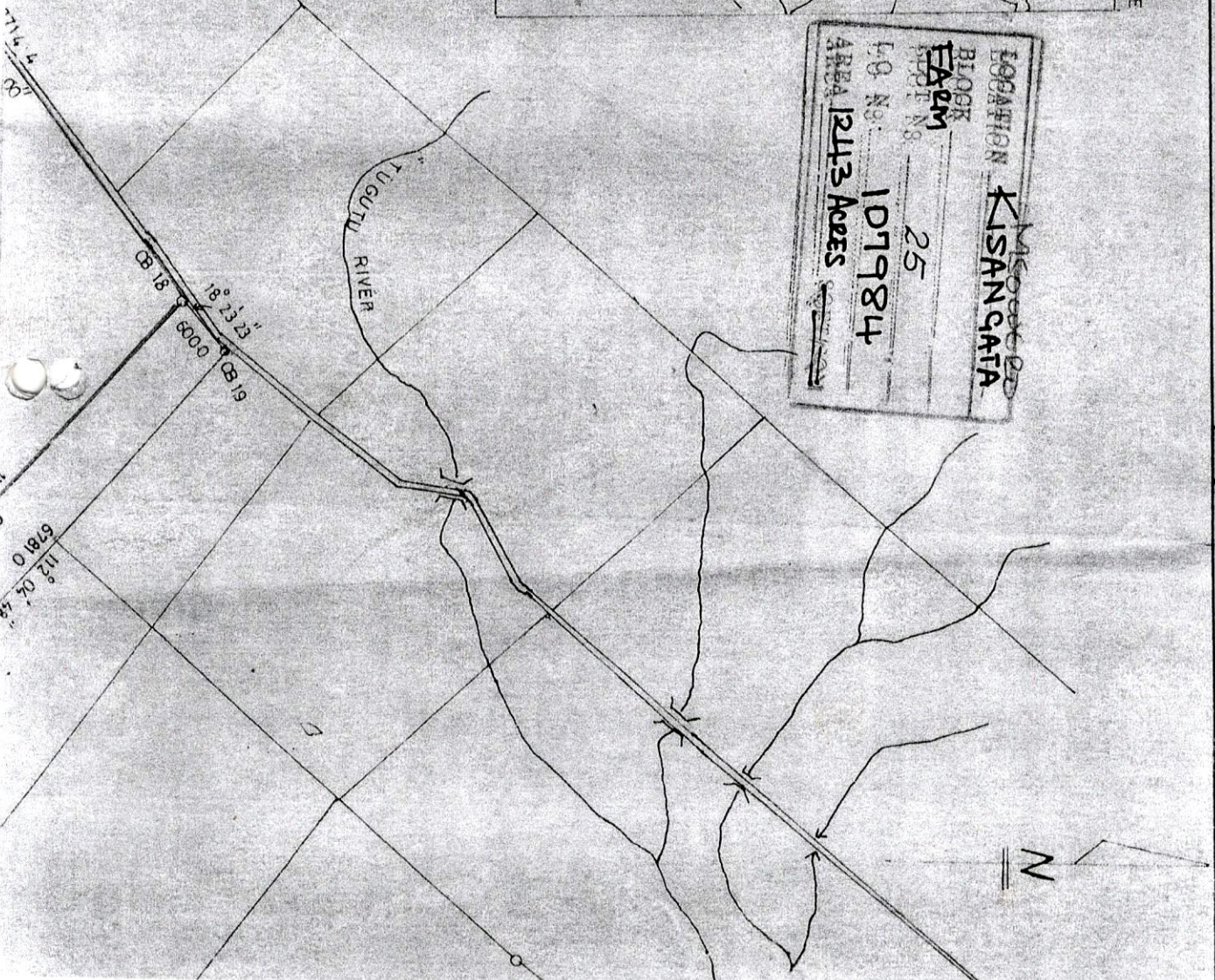
Date of Registration 16-11-92 Time 12.30 P.M.

NEDERLANDSE FINANCIERINGS-MAATSCHAPPIJ VOOR ONWIKKELINGSLANDEN N.V. of 'al 62 Benviden, houl'seweg P.O. Box 93060, 2509 AB The Hague, The Netherlands

KILOSA DISTRICT



LOCATION	KISANGATA
BLOCK	25
EA No.	107984
AREA	1243 Acres



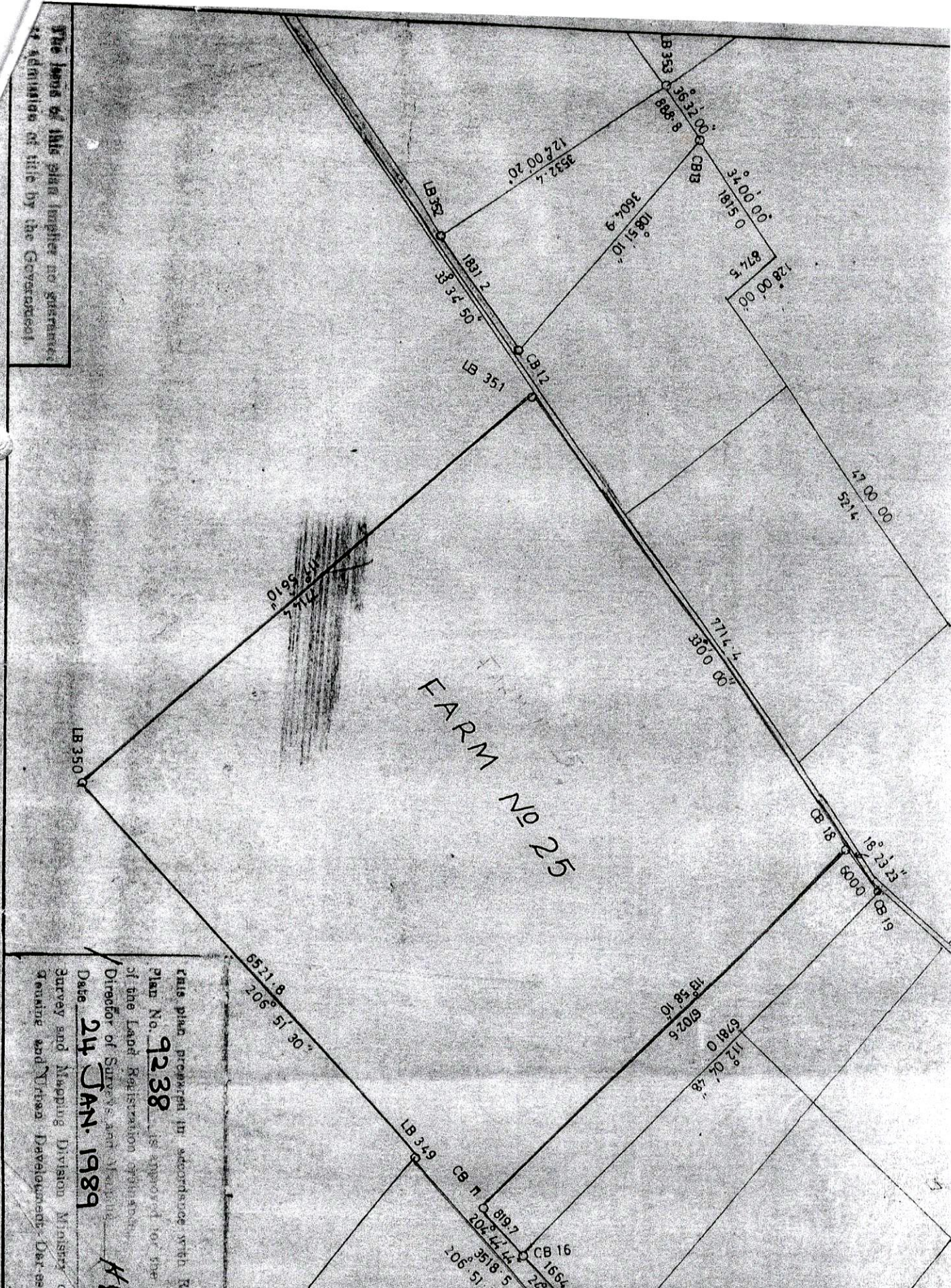
128 00 00

42 00 00

1.35

671

The lands of this plan together no statement of administration of title by the Government.



FARM NO 25

This plan prepared in accordance with Rules
Plan No. 9238 is approved for the part
of the Land Registration Ordinance
Director of Survey and Mapping
Date 24 JAN. 1989

Survey and Mapping Division Ministry of Land
and Urban Development Dar-es-Salaam

[Signature]