

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)



Date of Issue:

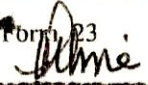
Title Number: 59602


Land Office Number: 157495

Land: FARM NO. 509 RUDWA KILOSA DISTRICT

Term: THIRTY THREE YEARS.

TITLE NO. 59602
 REGISTERED 4-7-06
 AT 9-00 Am

 Senior and Registrar of Titles


Original Receipt No. 1001
 on original Receipt No. 25144071
27-4-06 Land Form 83

 Stamp Duty Officer

Stamp Duty No. 8610
 on original Receipt No. 25144071
27-4-06

 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999
NO. 4 OF 1999**

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. 59602
 L.O. No. 157495
 KL/L.D. No. 4712

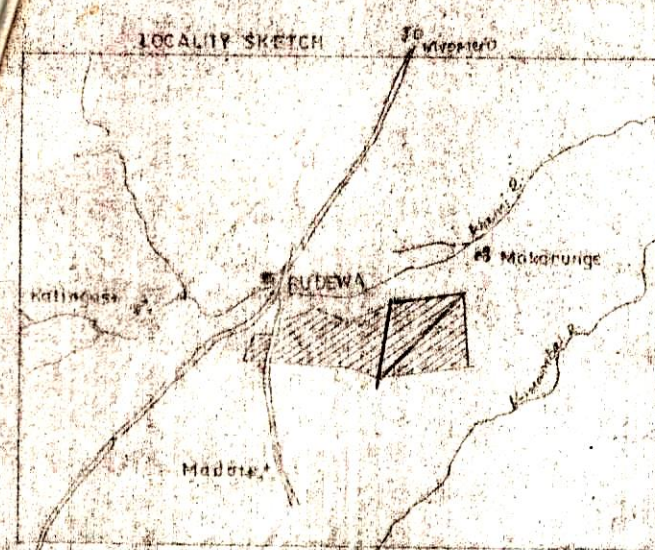
The 28th day of June 2006

THIS IS TO CERTIFY that M/S RUDEWA ESTATE LIMITED a limited liability company incorporated in Tanzania and having its registered office at Dar es Salaam of P.O. BOX 4921 DAR ES SALAAM (hereinafter called "the Occupiers") are 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 January two thousand and six according to the true intent and meaning of the land Act and subject to the provisions thereof and to regulations made thereunder and to any enactment in substitution therefore or amendment thereof and to the following condition:-

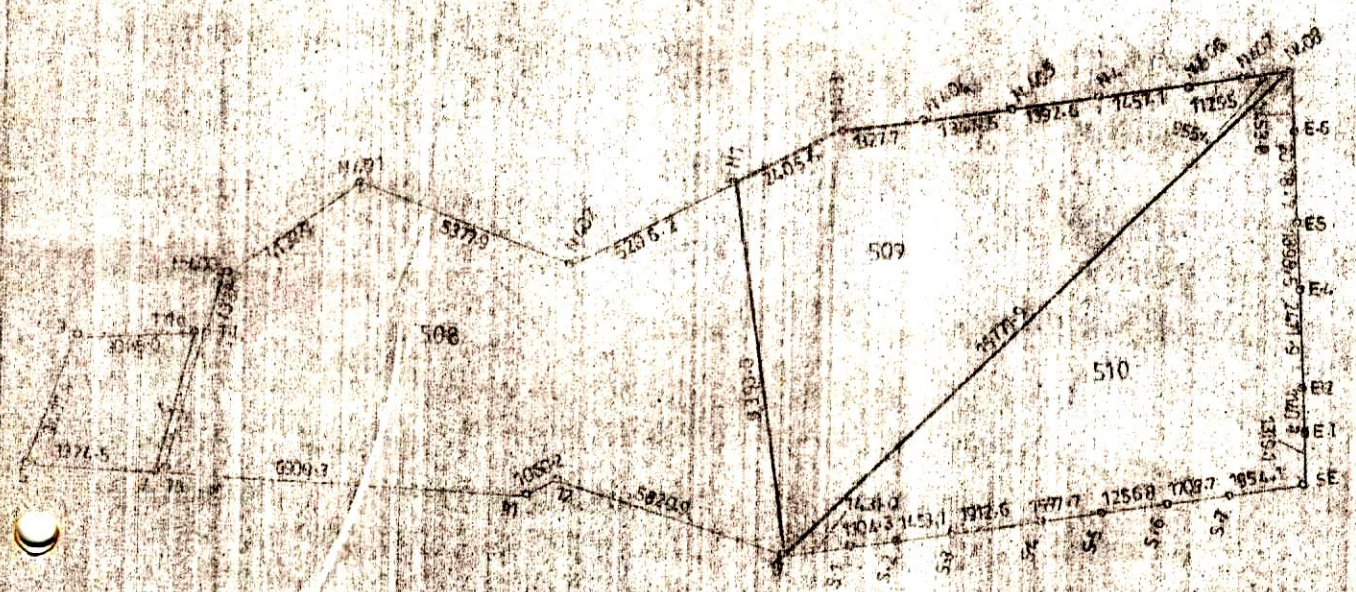
1. The Occupiers having paid rent up to the thirtieth day of June 2006, shall thereafter pay rent of shillings two hundred fifteen thousand two hundred (Shs. 215,200.00/=) a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the commissioner for Lands.
2. The land shall be used only, for farming 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 Occupiers shall:-
 - (a) Demarcate the boundaries of the land to the satisfaction of the Kilosa District Council (Hereinafter called "the Authority") and thereafter to maintain such demarcation that the boundaries are always easily identifiable.
 - (b) Do everything necessary to preserve the environment and protect the soil and preserve soil fertility and prevent soil corrosion on the land and use the land so as not to cause soil erosion outside its boundaries and do all things which may be required by the authorities responsible for agriculture and environment to achieve such objective.
 - (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 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 persons other than the commissioner.
5. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner for Land.
6. The Occupiers shall deliver to the Commissioner for lands notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia taxes and dues prescribed in connection with the disposition.
7. The President may revoke the Right of Occupancy for good cause and or in the public interest.

KILOSA DISTRICT



RUDEWA
 FARM
 509
 157495
 AREA 1076 ACRES



This plan is approved by the Director of Land Registration and Mapping
 E 1528
 Director of Surveys and Mapping
 18-05-2006

This plan is approved by the Director of Land Registration and Mapping
 Director of Surveys and Mapping

FARM NO. 509 RUDEWA
MOROGORO DISTRICT

N. 408 (WE)			7 577 041.5	113 957.7
	223 38 20	15 771.9		
D. (16)			7 565 627.4	124 842.1
	7 20 20	9 393.0		
H. 1.(T.10)			7 574 943.4	123 642.2
	63 10 50	2 405.5		
N. 403 (H)			7 576 028.7	121 495.5
	82 19 50	1 327.7		
N.404(N.2)			7 576 205.9	120 179.7
	82 23 30	1 347.5		
N.405(N.3)			7 576 385.1	118 844.2
	82 24 10	1 392.4		
N. 4			7 576 569.2	117 464.0
	82 23 00	1 457.1		
N.406(N.5)			7 576 762.3	116 019.8
	82 19 00	1 125.5		
N.407(N.6)			7 576 912.8	114 904.4
	82 15 30	955.4		
N. 408(WE)				

AREA = 1076 ACRES.

SCHEDULE


ALL that land known as Farm No. 509 situated at Rudewa in Kilosa District containing One thousand and seventy six (1076) Acres shown for identification only edged red on the plan attached to this certificate and defined on registered Survey plan numbered E¹¹ 6/1 deposited at the Office of the Director for Surveys and Mapping.
7528

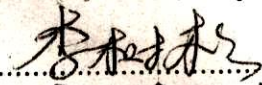
GIVEN under my hand and official seal the day and year first above written.


COMMISSIONER FOR LANDS

We the within named M/S RUDEWA ESTATE LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL**)
of the said RUDEWA ESTATE LIMITED)
and **DELIVERED** in the presence of us,)
this ...*i.o.T.H.*... day of ...*MAY*..... 2006)

Signature: )
Postal Address: P. O. BOX 4921)
DAR ES SALAM)
Qualifications: *MANAGING DIRECTOR*)

Signature: )
Postal Address: P. O. BOX 4921)
DAR ES SALAM)
Qualifications: *DIRECTOR*)