

Land Form 23A

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 59607.

Land Office Number: 157496

Land: FARM NO. 510 RUBEWA KILOSA DISTRICT.

TITLE NO. 59607
REGISTERED 4-7-06
AT 9:00 Am



[Signature]
Senior Joint Registrar of Titles

TANZANIA STATE GOVT. ACCT.
Stamp Duty Sh. 100/-
and Revenue Receipt No. 25144073
of 27-4-06 Land Form 23
[Signature]
Stamp Duty Office

TANZANIA STATE GOVT. ACCT.
Stamp Duty Sh. 14030/-
on original Receipt No. 25144073
of 27-4-06
[Signature]
Stamp Duty Office

THE UNITED REPUBLIC OF TANZANIA

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

**CERTIFICATE OF OCCUPANCY
(Under Section 29)**

Title No. 59607...
L.O. No. 157496
KL/L.D. No. 421

The *28th* day of *June* 2006

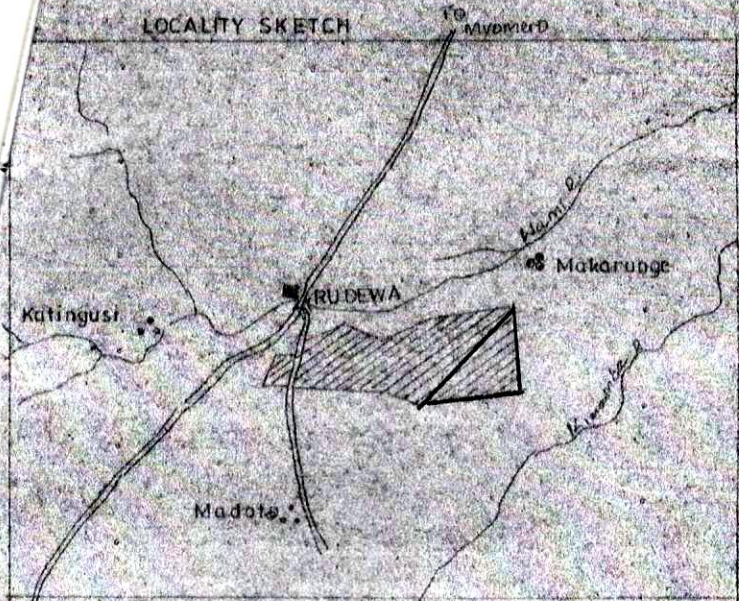
THIS IS TO CERTIFY that M/S RUDEWA ESTATE LIMITED a limited liability company incorporated in Tanzania and having its registered office at Dar es Salaam of P.O. BOX 4921 DAR ES SALAAM (hereinafter called "the Occupiers") are entitled to a Right of Occupancy (Hereinafter called "the Right") in and over 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 Seventy nine thousand (Shs 279,000.00/=) 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

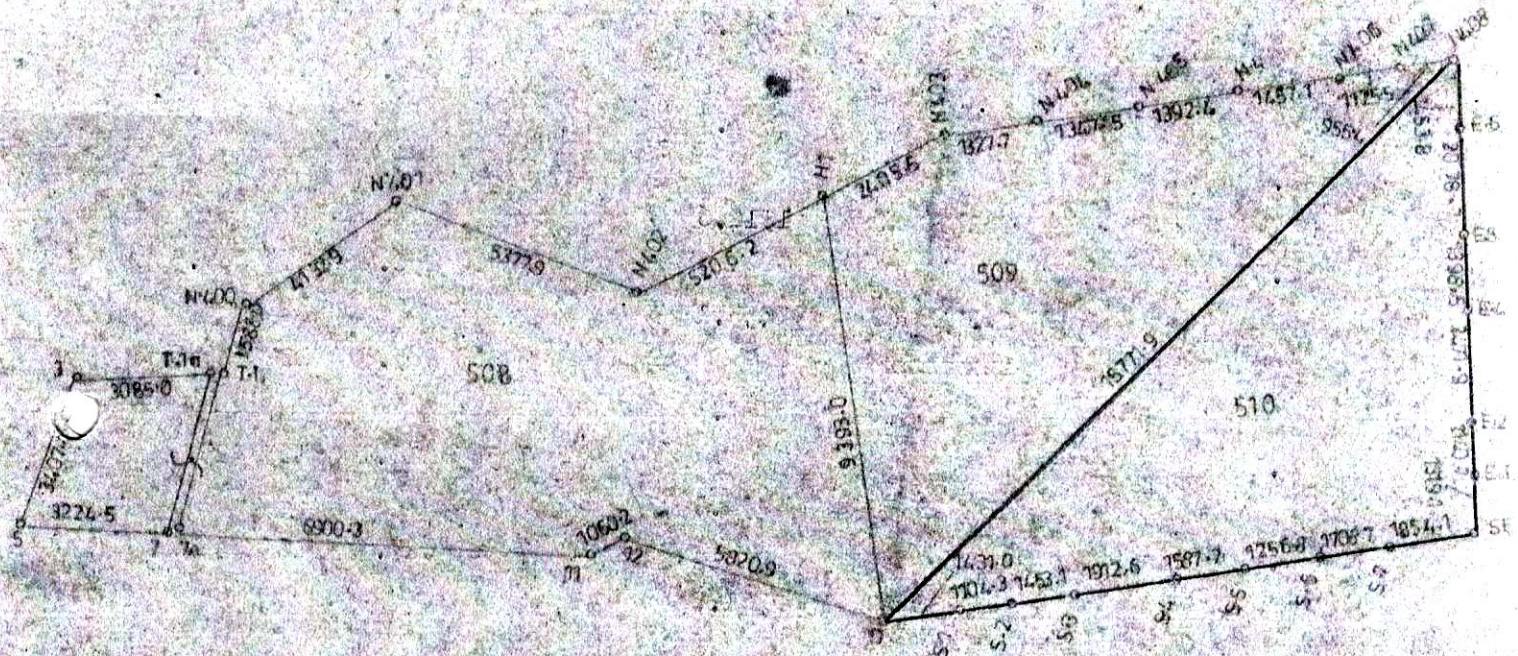
LOCALITY SKETCH



DISTRICT SHEET
SCALE 1:50000

LOCATION **RUDEWA**

RELATIVE
FARM
BLOCK No. **510**
L.O. No. **157496**
AREA **1395 ACRES**



E 11 6/11
7528

18-05-2006 *K. Mwangi*

FARM NO. 510 RUDEWA

KILOSA DISTRICT

N.408(NE)

| | | | | |
|-----|-------------|---------------|-------------|-----------|
| | 172 18 00 | 1453.9 | 7 577 041.5 | 113 957.7 |
| H.6 | | | | |
| | 172 21 10 | 2078.7 | 7 575 600.7 | 113 762.9 |
| H.5 | | | | |
| | 172 20 50 | 1398.5 | 7 573 540.5 | 113 486.3 |
| H.4 | | | | |
| | 172 20 50 | 2471.9 | 7 572 154.5 | 113 300.1 |
| H.2 | | | | |
| | 172 20 10 | 1140.7 | 7 569 704.6 | 112 970.9 |
| H.1 | | | | |
| | 172 21 30 | 1319.1 | 7 568 574.1 | 112 818.8 |
| SE. | | | | |
| | 262 19 50 | 1854.1 | 7 567 266.7 | 112 643.4 |
| S.7 | | | | |
| | 262 22 50 | 1708.7 | 7 567 019.5 | 114 480.9 |
| S.6 | | | | |
| | 262 20 30 | 1256.8 | 7 566 722.7 | 116 174.5 |
| S.5 | | | | |
| | 262 20 40 | 1587.7 | 7 566 625.2 | 117 420.1 |
| S.4 | | | | |
| | 262 20 40 | 1912.6 | 7 566 413.7 | 118 993.7 |
| S.3 | | | | |
| | 262 20 40 | 1453.1 | 7 566 158.9 | 120 889.5 |
| S2 | | | | |
| | 262 20 20 | 1104.3 | 7 565 965.5 | 122 329.5 |
| S.1 | | | | |
| | 262 20 30 | 1431.0 | 7 565 818.1 | 123 423.9 |
| D. | | | | |
| | 43 38 20 15 | 771.9 | 7 565 627.4 | 124 842.1 |

H.408(NE)

AREA = 1393 Acres

SCHEDULE

ALL that land known as Farm No. 510 situated at Rudewa in Kilosa District containing One thousand three hundred ninety five (1395) 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.

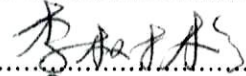


COMMISSIONER FOR LANDS

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 10TH day of MAY 2006)

Signature: )
Postal Address: P.O. BOX 4921)
DOR ES SALAMM)
Qualifications: MANAGING DIRECTOR)

Signature: )
Postal Address: P.O. BOX 4921)
DOR ES SALAMM)
Qualifications: DIRECTOR)