

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 59611

Land Office Number: 157494

Land: FARM NO. 508 BUDWA KILOSA DISTRICT

Term: THIRTY THREE YEARS.

NO. 59611
REGISTERED 4-7-06
11:00 AM



[Signature]

Senior Asst. Registrar of Titles

TANZANIA STAMP DUTY ACT.
Stamp Duty Shs. 100/= *[initials]*
on original Receipt No. 25144075
27-4-06 25144075
6-7-06 *[Signature]* Land Form 23
Stamp Duty Officer

TANZANIA STAMP DUTY ACT.
Stamp Duty Shs. 22828/= *[initials]*
on original Receipt No. 25144075
27-4-06 25296431
6-7-06 *[Signature]*
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
NO. 4 OF 1999

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. 59611
L.O. No. 157494
KL/L.D. No. 4711

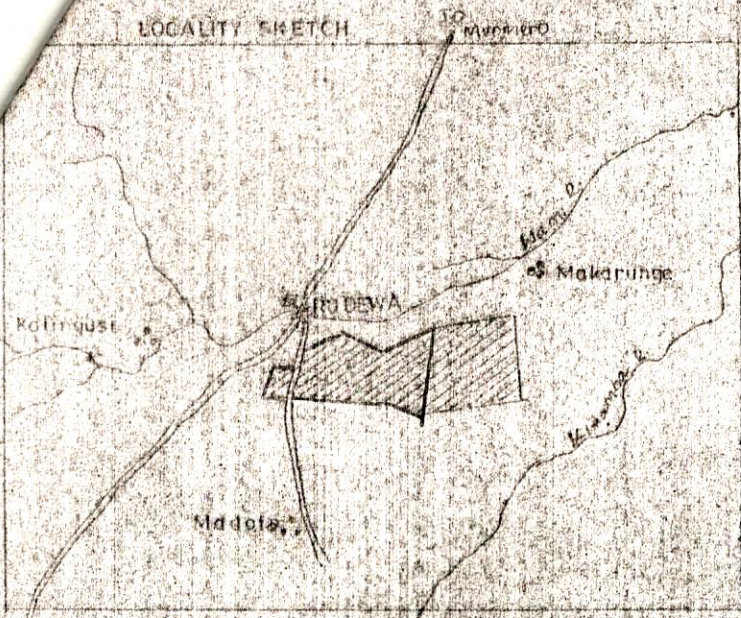
The *28th* day of *June* 2006

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 four hundred fifty four thousand six hundred (Shs. 454,600.00/=) 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.

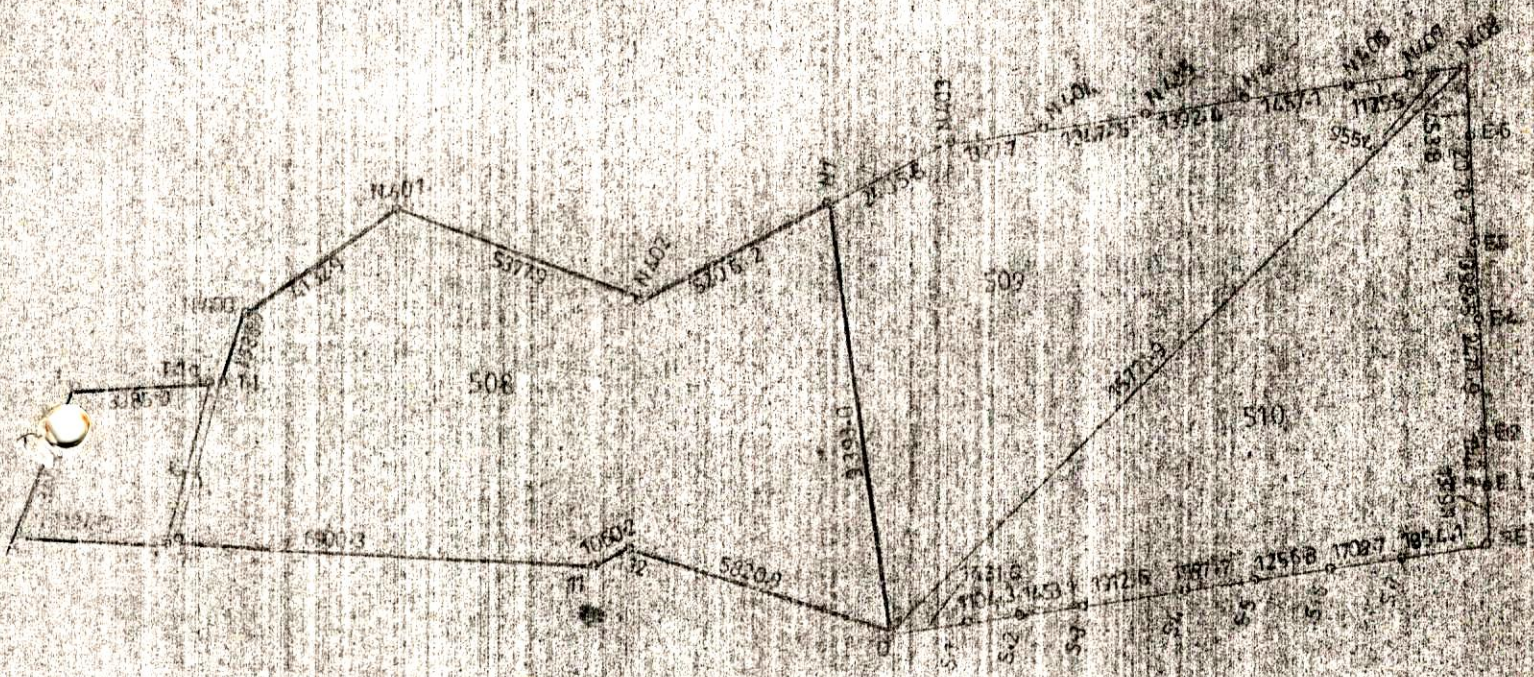
KILOSA DISTRICT

LOCALITY SKETCH



LOCATION RUDEWA
 FARM
 No. 508
 T.P. No. 157494
 AREA 2273 ACRES

DISTRICT SCALE 1:5000



18-05-2006

FARM NO. 508 RUDEWA
MOROGORO DISTRICT

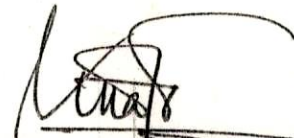
T.10(H.1)			7 574 943.4	123 642.2
	187 20 20	9393.0		
16 (D)			7 563 627.4	124 842.1
	287 33 00	5820.9		
12			7 567 382.7	130 392.0
	242 36 50	1060.2		
11			7 566 895.0	131 333.4
	273 52 00	6900.3		
7a			7567 360.4	138 218.0
	273 52 10	68.2		
7			7 567 365.0	138 286.0
	273 54 20	3224.5		
5			7 567 584.6	141 503.0
	22 12 20	3407.4		
3			7 570 759.3	140 215.3
	88 05 50	3086.0		
T.1a			7 570 841.8	157 132.0
	87 57 40	70.2		
T.1			7 570 844.3	137 061.8
	18 21 10	1588.0		
(T.3)N.400			7 572 331.5	136 361.8
	54 58 00	4132.9		
(T.5)N.401			7 574 724.0	133 177.7
	113 55 40	5377.9		
(T.7)N.402			7 572 542.9	128 261.9
	62 32 30	5206.2		
T.10 (H.1)				

AREA = 2277 ACRES

SCHEDULE

ALL that land known as Farm No. 508 situated at Rudewa in Kilosa District containing Two thousand two hundred seventy three(2273) 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

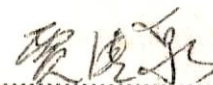
GIVEN under my hand and official seal the day and year first above written.

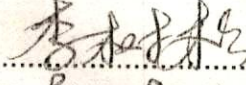


COMMISSIONER FOR LANDS

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. SALAM)
Qualifications: MANAGING DIRECTOR)

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