

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 18701 PWN

Land Office Number: 1098607

Land: PLOT NO:12 BLOCK 'C' MIONO

Term: NINETY NINE (99) YEARS.

TITLE No. 18701 PwN
 REGISTERED ON 20-9-2023
 AT 09:30 P M
 Senior Asst. Registrar of Titles



Land Form No. 22
 TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 40130 / 5 Paid
 923228196334201
 On Original Receipt Shs:
 of: 16-08-2023
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
 (NO.4 OF 1999)

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100 / 5 Paid
 Receipt No: 923228196334201
 16-08-2023
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Certified as True Copy of the Original
 Kanti Peter Mjata
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: [Signature]
 Date: 04/10/2023

Title No. 18701 PwN

L. O. No. 1098607

Ref. No. CHAL/LD/3324

The 18th day of September Two thousand and twenty three.

THIS IS TO CERTIFY that **SUNRISE INTERGRATED FARMS LIMITED** a limited liability company incorporated under the Companies Act, No. 12 of 2002 and having its registered offices in Tanzania of P. O. Box 32480, DAR ES SALAAM (hereinafter called "the occupiers") are entitled to the 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 **ninety nine (99) years** from the first day of **July, two thousand and twenty three** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to the 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, 2024** shall thereafter pay rent of **Shillings eight hundred two thousand eight hundred and fifteen (T. shs. 802,815/=)**, a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall:-
 - (i) 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 occupiers' expenses as assessed by the Director responsible for Surveys and Mapping.

- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment to achieve such objective.
 - (iii) Building to be in permanent materials
 - (iv) Submit building plans to the **Chalinze District Council** within six months from the date of the commencement of the Right
 - (v) Begin construction within six months after approval of plans
 - (vi) Complete the buildings within thirty six months from the date of the commencement of the right
3. **USER:** The land and buildings to be erected thereon shall be used for **LIGHT INDUSTRY PURPOSES ONLY**, Use Group 'M' Use Classes 'a' as defined in the Urban Planning Act No. 8 of 2007, (Use Groups and Classes) Regulations, **2018.**
 4. The Occupiers shall not assign the Right within three years of date hereof without the prior approval of the Commissioner.
 5. 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 all dues prescribed in connection with the disposition.
 6. The President may revoke the Right of Occupancy for good cause or in public interest

CHALINZE URBAN AREA

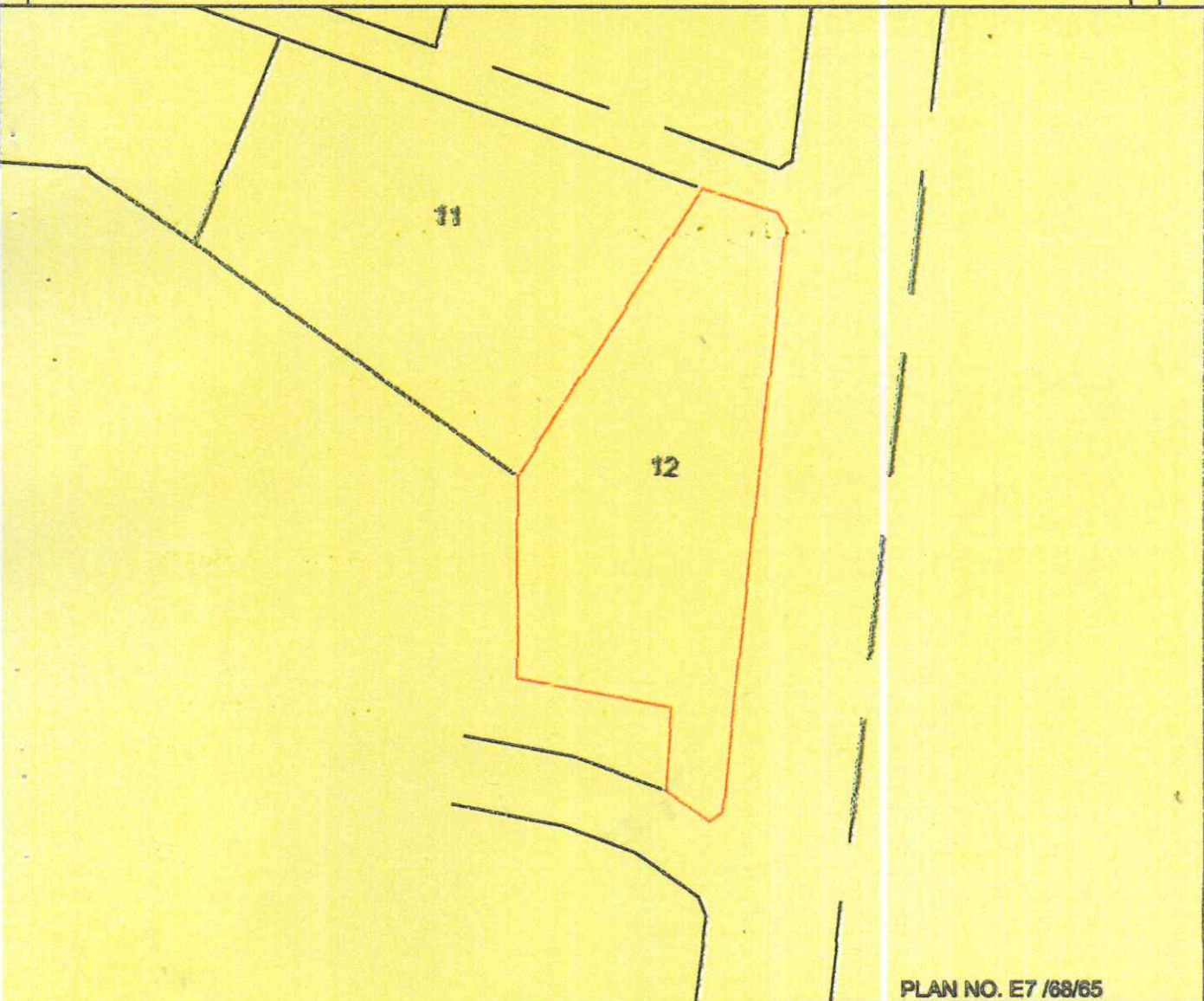
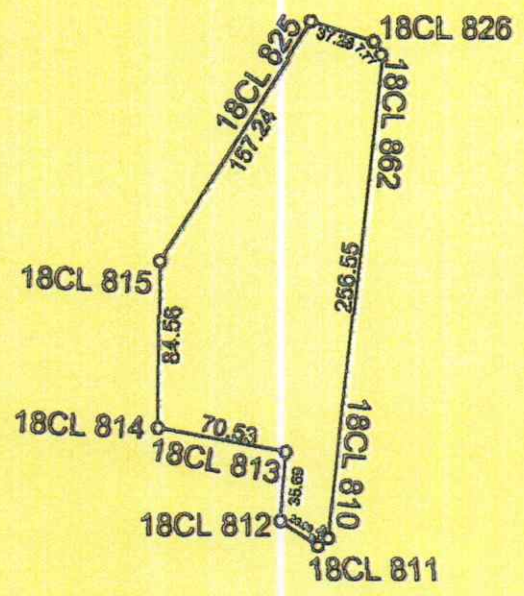
Locality.....Miono

BLOCK.....C

Plot No.....12

L.O No.....1098607

Area.....20585Sqm



PLAN NO. E7 /68/65

This prepared in accordance with the Registered Plan Number 175473

is approved for the purpose of the Land Registration Ordinance

Director of Survey and Mapping Date 04/09/2023

Ministry of Lands, Housing and Human Settlement Development, Dodoma

The issue of this plan implies no guarantee or admission of title by the Government

Certified as True Copy of the Original
Kanti Peter Mjata
Advocate, Notary Public & Commissioner
for Oath
Sign: *[Signature]*
Date: *02/10/2023*

'SCHEDULE'

ALL that land known as Plot No.12 Block 'C' situated at Miono in Chalinze District Council containing twenty thousand five hundred and eighty five (20,585m²) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the Registered Survey Plan Number 175473 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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



ASSISTANT COMMISSIONER FOR LANDS

We, the within named **SUNRISE INTERGRATED FARMS LIMITED** Hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

**SEALED with the COMMON SEAL of the said
SUNRISE INTERGRATED FARMS LIMITED
and DELIVERED**

in the presence of us
This *29th* day of *August* 2023.

Name: *STEPHEN JACOB KIBWANA*

Signature: *[Signature]*

Postal Address: *P.O. BOX 32480*

Qualification: *DIRECTOR*

Name: *MKUNDE STEPHEN KIBWANA*

Signature: *[Signature]*

Postal Address: *P.O. BOX 32480*

Qualification: *DIRECTOR*

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT



Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 18701

LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 22 Sep, 2023

SUNRISE INTERGRATED FARMS LIMITED
P.O Box 32480
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 18701 LAND OFFICE NO: 1098607
PLOT NO. 12 BLOCK C AT MIONO

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

 
REGISTRAR OF TITLES

Copy to: Commisioner for Lands
Your LD File No: LD/PW/16274 refers


Certified as True Copy of the Original
Kanti Peter Mjata
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 09/10/2023