

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

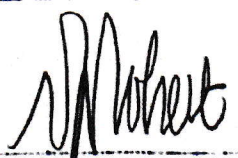
Date of Issue:


Title Number: 9164b

Land Office Number: 455827.

Land: PARM NO. 299/1 DAKAWA IN MOROGORO DISTRICT.

Term: NINETY NINE YEARS.

TITLE NO. 91646
 REGISTERED 26-10-2011
 AT 11:00 AM

 Senior Dist. Registrar of Titles



TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 100/- Paid
 Receipt No. 44533511
 of 4-8-2011
 Land Form No. 22
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 742,470/-
 on original Receipt No. 44533511
 of 4-8-2011
 Stamp Duty Officer

Title No. 91646
 L.O. No. 455827
 L.D. No. 300213

The 25th day of October, Two thousand and eleven.

THIS IS TO CERTIFY that **MTIBWA SUGAR ESTATES LIMITED** a limited liability Company incorporated under the Companies Ordinance (Cap.212) of P.O. Box 42, **MTIBWA-MOROGORO** (hereinafter called "the Occupier") is 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** years from the first day of **July, Two thousand and eleven** according to the true intent and meaning of the Land Act 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, 2012, shall hereafter pay rent of shillings **Fourteen million eight hundred twenty nine thousand six hundred (14,829,600/=)** only 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 land shall be used for **Agriculture** purposes only. Use Group 'R' use class (b) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as **amended in 1933**.
3. The Occupier shall:-
 - (a) Demarcate the boundaries of the land to the satisfaction of **Morogoro District** (Hereinafter called "the Authority") and thereafter to maintain such demarcation that the boundaries are always easily identifiable:-

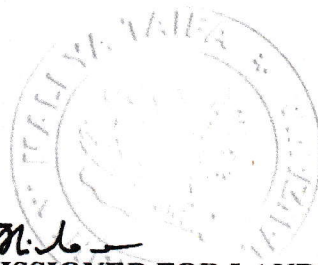
- (i) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier expenses as assessed by the Director responsible for Surveys and Mapping.
 - (ii) Do everything necessary to preserve the environment 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 and to achieve such objective.
 - (i) Building shall be in permanent materials.
 - (ii) Building plans to be submitted to the **Morogoro District** within six months from the commencement of the Right.
 - (iii) Building construction to begin within six months after approval of the plans.
 - (iv) Building to be completed within thirty six months from the day of commencement of the Right.
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.
 - (b) The Right shall confer no water rights.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner for Lands.
6. The Occupier shall deliver to the Commissioner 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 that disposition.
7. The President may revoke the right for good cause and in public interest.

SCHEDULE

ALL that Land known as Farm No. 299/1 situated at Dakawa in Morogoro District containing ~~Thirty point zero zero seven (30.007)~~ ^{Thirty thousand and seven (30007.30)} Hectares shown for identification only edged black on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 35932 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

*158R dr
Dorwa F.S.*

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

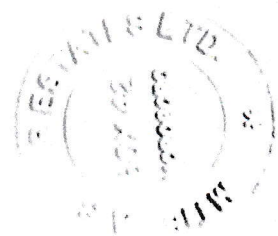


M. L.
ASSISTANT COMMISSIONER FOR LANDS

The within named MTIBWA SUGAR ESTATES LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the)
said MTIBWA SUGAR ESTATES)
LIMITED and Delivered in the)
presence of us this ^{24th} day of.....)
..... OCTOBER 2011.)

Signature..... *[Signature]*)
Postal Address: Box 16541)
DAR ES SALAAM)
Qualification: DIRECTOR)



Signature..... *[Signature]*)
Postal Address: Box 16541)
DAR-ES-SALAAM)
Qualification: DIRECTOR)