

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 156361

LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 22 Dec, 2016

BAGAMOYO SUGAR LIMITED
P.O Box 2517
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 156361 LAND OFFICE NO: 748531
PLOT NO. 3565/1 BLOCK - AT MAKURUNGE

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: 310849 refers

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

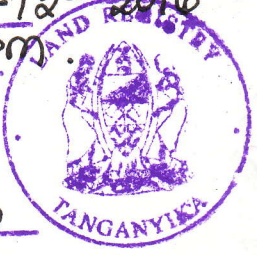
Date of Issue:

Title Number: 156861MG.

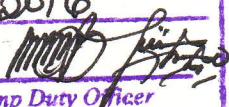
Land Office Number: 748531

Land: FARM NO. 3565/1 MAKURUNGE AT BAGAMOYO DISTRICT

Term: SIXTY SIX YEARS

TITLE No. 156361 MG.
 REGISTERED 21-12-2016
 AT 01:00 PM

 Registrar of Titles

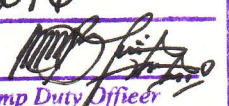
Land Form 23

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 100/= Paid
 Receipt No. 12530362
 of 14-12-2016

 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. 1,235,490/= Paid
 On Original Receipt Shs. 12530362
 of 14-12-2016

 Stamp Duty Officer

Title No. 156361 MG.
 L.O. No. 748531
 Ref. No. LD/310849.

The 20th day of December

Two thousand and Sixteen.

THIS IS TO CERTIFY that **BAGAMOYO SUGAR LIMITED** a limited liability company incorporated under the Companies Act, 2002 of P.O. Box 2571, DAR ES SALAAM (hereinafter called "the Occupier") is 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 **sixty six** years from the first day of **October, Two thousand and Sixteen** 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 therefor or amendment thereof and to the following conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2017; shall there after pay rent of shillings **one hundred twenty three million five hundred fifty five thousand (123,555,000/=)** only 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 for **Agricultural and Industrial** Purposes Only. Use Group 'R' use classes (a) and (c) and Use Group "M" (3) class (a) as defined in the Town and Country Planning (Use Classes) Regulations 1960, as amended in 1993.
3. The Occupier shall:
 - (a) Demarcate the boundaries of the land to the satisfaction of the **Bagamoyo District Council** (hereinafter called "the Authority") and thereafter to maintain such demarcation that the boundaries are always easily identifiable.

(c) Do everything necessary to preserve the environment and protect the soil and preserve soil fertility and prevent soil erosion 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.

(d) Be responsible for the protection of all beacons on the 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 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.

(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 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.

BAGAMOYO DISTRICT



LOCATION: MAKURUNGE

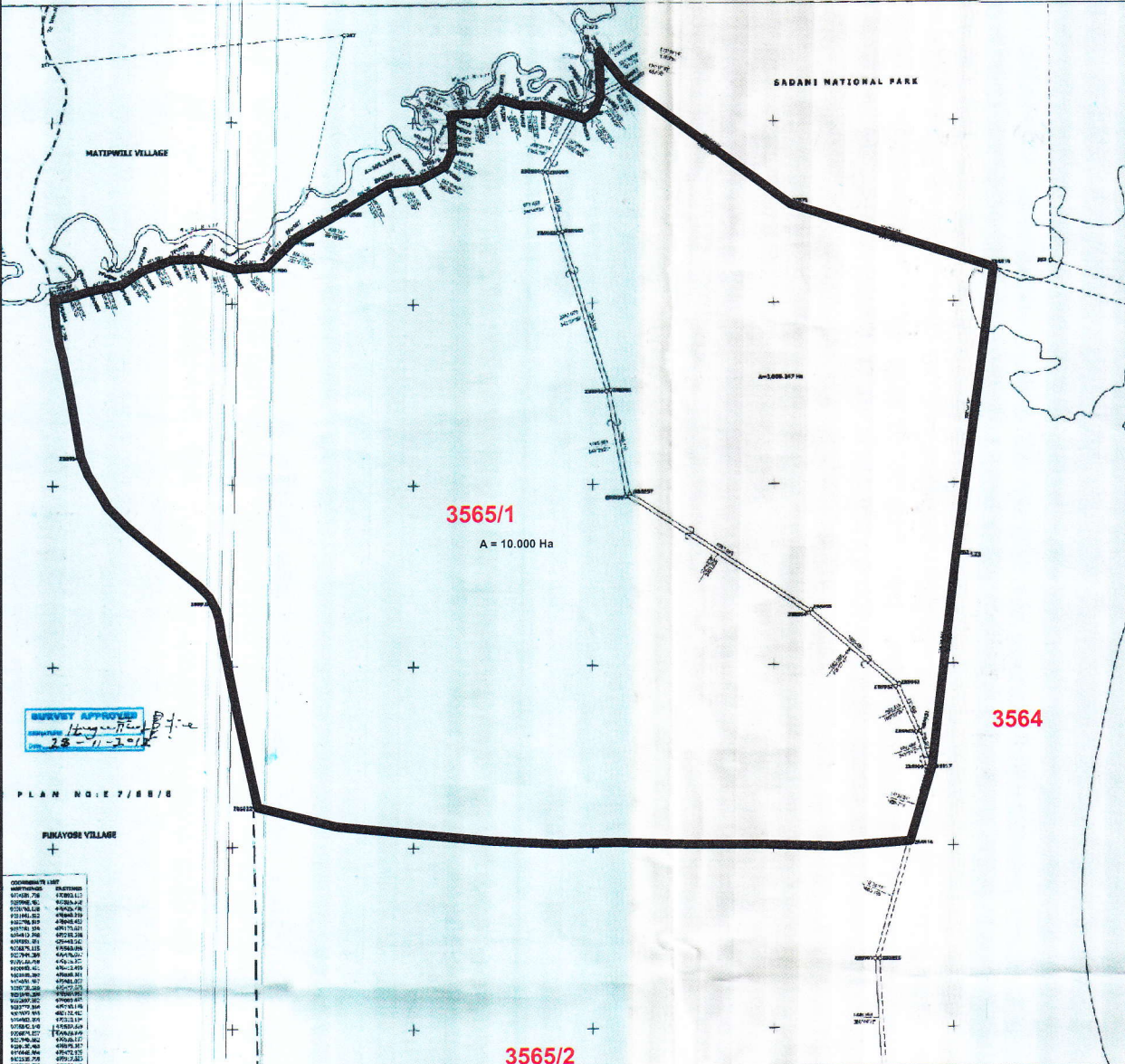
BLOCK:.....

FARM No:.....3565/1.....

L.O. No:.....748531

AREA:10,000.....Ha

RESURVEY OF BAGAMOY



PLAN NO: E 7 / 8 8 / 8

FUKAYOSE VILLAGE

[illegible]

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

3565/2

The plan prepared in accordance with Registered Plan No: 71349

is approved for purpose of the Land Registration ordinance

Director of Surveys and Mapping.....Date. 25-11-2016

Ministry of Lands Human Settlements Development, Dar es Salaam.

SCHEDULE

ALL that land known as Farm No. **3565/1** at **Mkurunge** in **Bagamoyo District** containing **ten thousand (10,000) Hectors** shown for identification only edged **black** on the plan attached to this certificate and defined on registered surveys plan numbered **71349** 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.

I, the within named **BAGAMOYO SUGAR LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
BAGAMOYO SUGAR LIMITED)
and **DELIVERED** in the presence of us)
this.....day of....., 2016.)

Signature.....)

Name.....)

Postal Address.....)

Qualification.....)

Signature.....)

Name.....)

Postal Address.....)