

TITLE No. 4216 PWA
 REGISTERED ON 16 Jul 2009
 AT 02:00 P.M



Rau
 Senior Ass. Registrar of Titles

TANGANYIKA STAMP DUTY ACT Form No. 22
 Stamp Duty Shs. 425,000 Paid
 On Original Receipt Shs. 22862023
 of 09 11 2009

Rau
 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. 100/= Paid
 Receipt No. 37862023
 of 09 11 2009

Rau
 Stamp Duty Officer

Title No. 4216 PWA
 L. O. No. 304285.
 KTC/LD/PT/1830/2.

This 21st day of October Two thousand and Twenty.

THIS IS TO CERTIFY that ANGELINA YUSUPH NGALULA of P.O. Box 38387, DAR ES SALAAM (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 October, Two thousand and Nine 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 thereof or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2010; shall hereafter pay rent of shillings two million seven hundred sixty four thousand seven hundred ten (2,764,710/=) 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 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 Occupier's 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.

- (iii) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the Kibaha Town Council (hereinafter called "the Authority").
 - (iv) At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner").
 - (v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved by the Authority.
 - (vi) Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.
3. The Occupier shall further
- i. Make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.
 - ii. Make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose.
 - iii. Provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.
 - iv. Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority. Loading/unloading facilities shall be provided within the boundaries of the land.
4. USER: The land shall be used for Light Industry purposes only. Use Group 'M' Uses classes (a) - (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
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.

LAND REGISTRY DAR - ES - SALA/
TRANSFER

Filed Document No. 212843

Date of Registration 28-07-21mc. 10:30A

To. VEGGIE FOODS LTD OF

P.O. BOX 80524, N' SALAAM

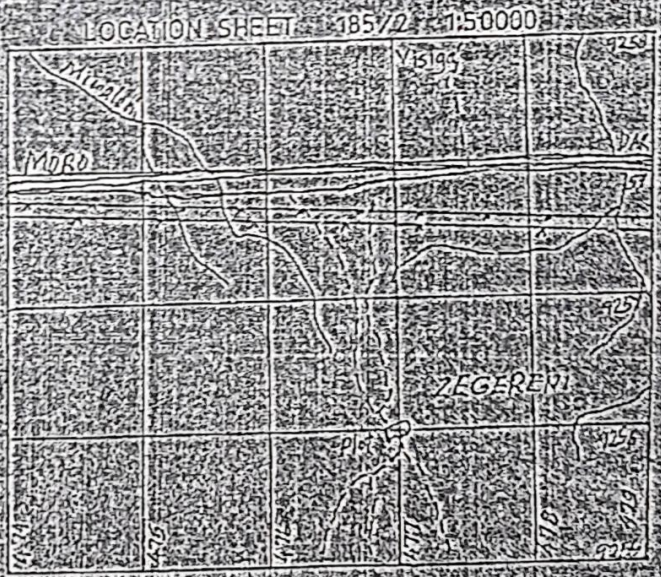
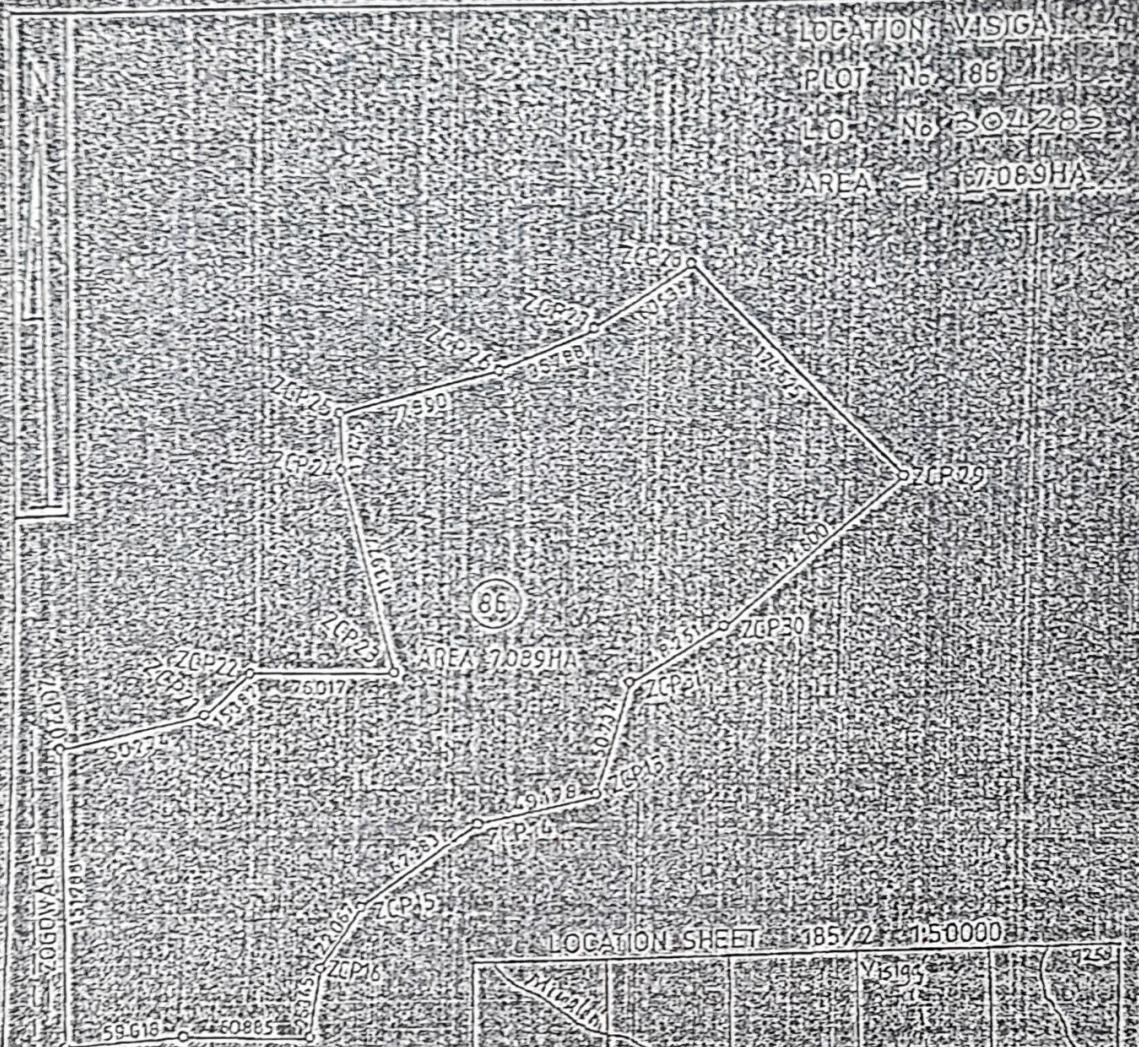
(CONSIDERS 250,000,000/=)

[Signature]

Senior Asst. Registrar of Titles

KIBAHA TOWNSHIP

LOCATION: VISIGA
 PLOT No: 185
 L.O. No: 304283
 AREA = 17.069HA



This plan prepared in accordance with Registered
 No 56058. It is approved for purposes of land
 registration and filed in the office of the
 Director of Survey and
 Mapping. *Ituma* Date: 02.11.2016
 Ministry of Lands, Housing and Urban Development
 Dar es Salaam

The issue of this plan implies no liability
 on the part of the Government