

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

006/012556

Date of Issue:

Title Number: 8036 LAND REGISTRY. MOSHI

Land Office Number: 125259:

Land: FARM NO. 367 KWAMSISI, HANDENI DISTRICT:

Term: NINETY NINE YEARS:

TITLE No. **8036**
 REGISTERED ON
11-7-91
 at **8.00** a.m.
W. D. K. M. M. M.
 Asst. Registrar of Titles



L.O. NO. 125259:

TRHF. NO. 38:

CERTIFICATE OF OCCUPANCY

The *Fifth* day of *July*
 One thousand nine hundred ninety one.

TITLE NO. **8036** LAND REGISTRY. **MOSHI**

THIS IS TO CERTIFY that TANZANIA COTTON MARKETING BOARD established under Act No. 19 of 1984 of P.O BOX 9161, Dar es Salaam (hereinafter called "the Occupier") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land") for a term of ninety nine years from the first day of January One thousand nine hundred and ninety one according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The Occupier's having paid rent up to the thirtieth day of June, 1992 shall thereafter pay rent of twenty two thousand nine hundred only (22,900/-) 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 Minister for the time being responsible for Lands (herein after called "the Minister") on the first day of July in each of the years 2001, 2011, 2021, 2031, 2041, 2051, 2061, 2071 and 2081 or within three years thereafter in each case.
2. The Land shall be used only for agricultural and purposes only.
3. The Occupier shall:-
 - (a) demarcate the boundaries of land to the satisfaction of the Handeni District Council (hereinafter called "the Authority") and thereafter so maintain such demarcation that the boundaries are always easily identifiable.
 - (b) do everthing necessary to protect the soil and preserve soil fertility and prevent the land so as not to cause soil erosion out side its boundaries and do all things which may be required by the Director of Agriculture to a chieve such objects.
 - (c) 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 for Surveys and Mapping.

Stamp Duty Shs. 100/- Paid
 and Revenue Receipt No. 513130
 of 13.6.91 issued.
W. D. K. M. M. M.

Stamp Duty Shs. 1060/-
 on Original Revenue Rece
513130 of 13.6.91
W. D. K. M. M. M.

SEALD with the COMMON SEAL of the said)
 TANZANIA COTTON MARKETING BOARD and
 DELIVERED in the presence of us this
 24th day of June
 1991
 Witness's X *Mr. Kim. Shw*
 Signature:
 Postal Address:
 Qualification:
Director

We the within-named TANZANIA COTTON MARKETING BOARD hereby
 accept the terms and conditions contained in the foregoing
 Certificate of Occupancy.

COMMISSIONER FOR LANDS

(Signature)

GIVEN under my hand and seal and by Order of the Minister
 the day and year first above written.

ALL that land known as Farm No. 367 Kwamisi, Handeni District
 shown for identification only edged red on the plan attached to
 this Certificate and defined on registered survey plan number
 22360 deposited at the Office of the Director of Surveys and Mapping
 at Dar es Salaam.

SCHEDULE

7. The President may revoke the right for failure by the
 Occupier to comply with the conditions expressly or impliedly
 contained in the right and in the Public Interest.
6. The Occupier shall pay to the Minister on demand made by
 the Commissioner for Lands on his behalf any further fees or
 stamp duties which may be discovered to be payable by him in
 connection with the right.
5. The right shall confer no water right.
4. The occupier shall not subdivide the land or assign, sublet
 or otherwise dispose of it or part out of it without the previous
 written consent of the Commissioner for Lands. Any person other
 than the Occupier working or occupying the land otherwise than
 in the capacity of a servant or contractor of the Occupier shall
 be deemed to be a sub-tenant for the purposes of this condition.

MORTGAGE

Filed Document No. 17743
Date of registration 01-2-2005 8:00 A.
1ST ABILI BANCORP LIMITED
(To secure an unspecified Amount).
ON 01-2-2005 at 8:00 am

ST. REG. OF TITLES. Asst. Registrar of Titles

MORTGAGE

Filed Document No. 19837
Date of registration 27-6-2006 1:00 P.
THE BOARD OF TRUSTEES OF THE
NATIONAL SOCIAL SECURITY FUND
(To secure TSHS. 474,000,000/-)
ON 27-6-2006 at 11:40 am

ST. REG. OF TITLES. Asst. Registrar of Titles

LAND REGISTRY, MOSHI
CHANGE OF NAME

Filed Document No. 17744
Date of registration 01-2-2005 8:00 A.
AZANIA BANCORP LIMITED
ON 01-2-2005 at 8:00 am

ST. REG. OF TITLES. Asst. Registrar of Titles

LAND REGISTRY, MOSHI
TRANSFER

Filed Document No. 22733
Date of registration 21-2-2008 8:30 A.
To SASUMUA HOLDINGS LIMITED
of P.O. Box 40624, Dar es Salaam
CONS. TSHS. 200,000,000/-

Asst. Registrar of Titles

LAND REGISTRY, MOSHI
TRANSFER under Power of Sale

Filed Document No. 17863
Date of registration 01-2-2005 8:00 A.
IMRA HOLDINGS LIMITED
P.O. Box 25, Dar es Salaam.
(Consideration TSHS. 60,000,000/-)

Asst. Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE DISCHARGED

Filed Document No. 25215
Date of registration 2-6-2009 8:00 A.
FBME BANK LIMITED
(To secure US \$1,600,000/-) subject
to the fluctuations in the effective rate
or rates of the exchange ruling in any
given date plus interest during the
continuance of a charge.

Asst. Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE

Filed Document No. 17864
Date of registration 01-2-2005 8:00 A.
CRDB BANK LIMITED
(To secure an unspecified Amount).
ON 13-4-2006 at 10:00 am

ST. REG. OF TITLES. Asst. Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE

Filed Document No. 33581
Date of registration 26-09-2012 11:00 A.
F.A. KUMWIKI BANK OF AFRICA
(To secure US \$500,000/-) subject to the
fluctuations in the effective rate
or rates of the exchange ruling in any
given date plus interest during the
continuance of a charge.

Filed Document No. 10652
Date of registration 23-4-98 time 10.00 a.m.
To F.A. KWAMCOT LIMITED of P.O.
Box 31065, DAR-ES-SALAAM.
(Cons SHS 200,000,000/=)

W. M. M. M. M.
Asst. Registrar of Titles

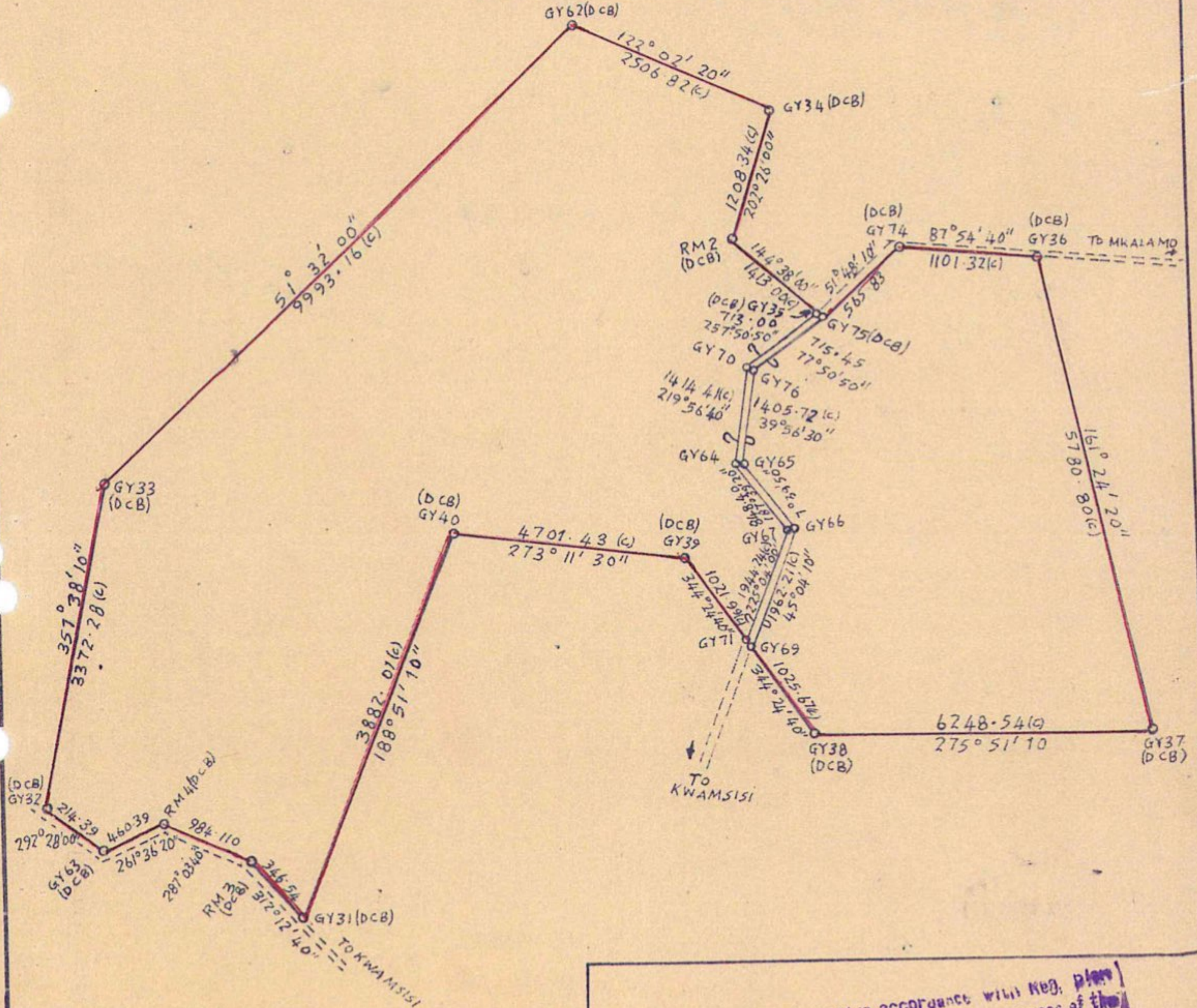
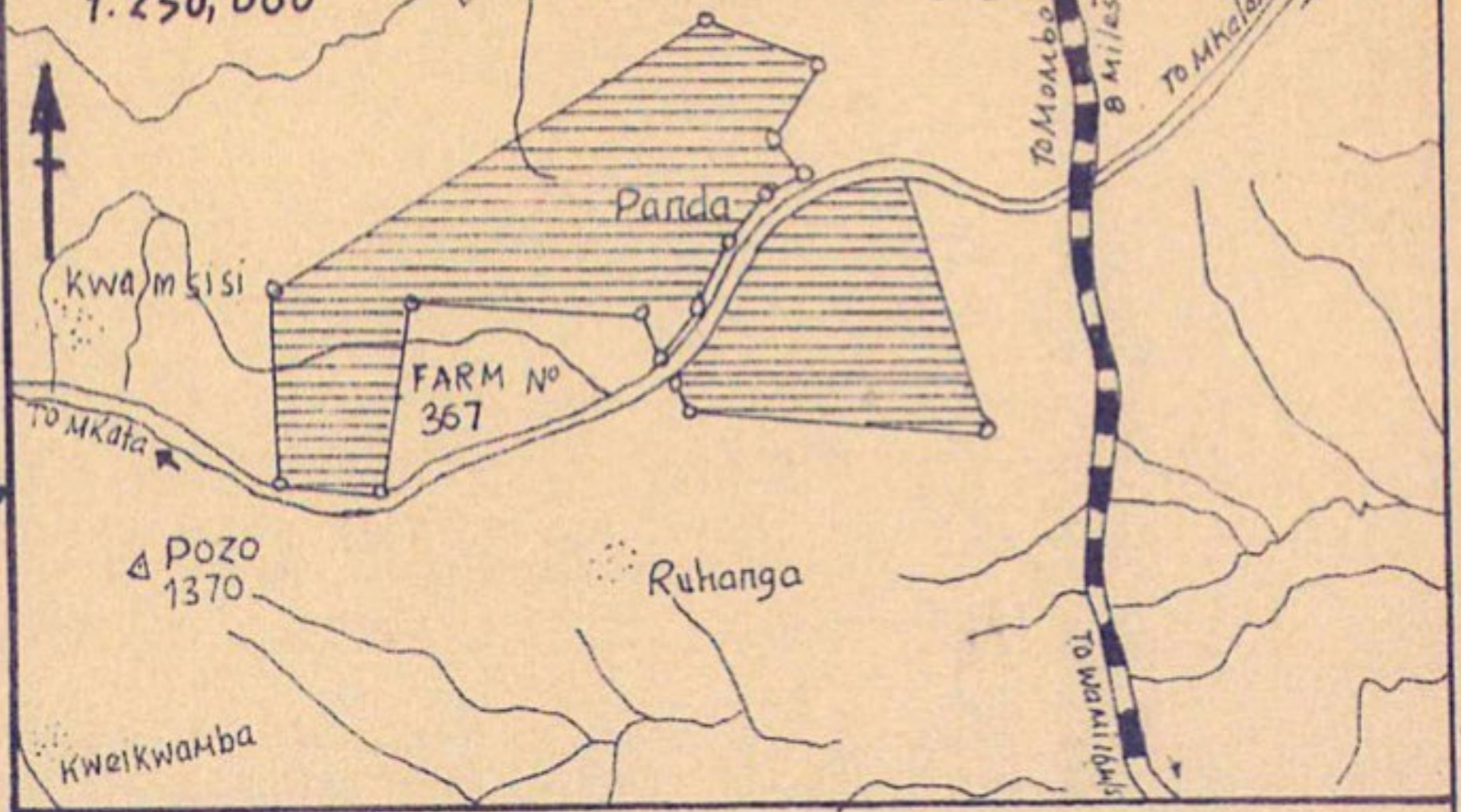
HANDENI DISTRICT

INSET SHOWING DETAILS OF PLOT

LOCALITY KWAMSISI
 FARM N^o 367
 L.O. N^o 125259
 AREA 6,174 HA

LOCATION SKETCH Sheet n^o SB 37-6 & Part of SB 37-7

1:250,000



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

Plan prepared in accordance with Reg. plan 22360... is approved for the purposes of the Land Registration Ordinance.
 for Director of surveys and Mapping.
 Date: 17-6-91
 Surveys and Mapping Division, Ministry of Lands and Urban Development

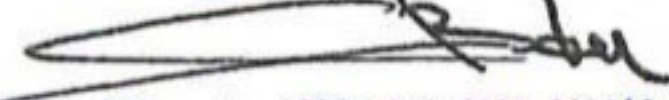
LAND REGISTRY, MOSHI

MORTGAGE

Filed Document No. 33581

Date of registration 06-09-2012 time 11:00 A.M.

COMMERCIAL BANK OF AFRICA (TANZANIA) LTD
(To secure USD 5091,000/=) subject to
the fluctuations in the effective rate/rates
of the exchange ruling in any given
date plus interest during the continuance
of a charge.


Asst. Registrar of Titles

LAND REGISTRY, MOSHI

MORTGAGE

39839

27-11-2014 time 1:00 P.M.

AGDEVCO TANZANIA LIMITED
PO BOX 62 D SARAAN
(To secure USD 2,000,000/=)


Asst. Registrar of Titles

TRANSFER

Filed Document No. 10652

Date of registration 23-4-98 time 10.00 a.m.

To F. A. KWAMCOT LIMITED of P.O.
Box 31065, DAR-ES-SALAAM.
(Cons SHS 200,000,000/=)

W. M. M. M. M.
Reg. of Titles

LAND REGISTRY, MOSHI

MORTGAGE LAPSED ON

Filed Document No. 33581 27.06.2023

Date of registration 06.09.2012 Time 11:00 AM

COMMERCIAL BANK OF AFRICA (TANZANIA) LTD
(To secure USD 500,000/=) subject to
the fluctuations in the effective rate/rates
of the exchange ruling in any given
date plus interest during the continuance
of a charge. FD No. 1701 TNG

ASST. REG. OF TITLES

LAND REGISTRY, MOSHI LAPSED
MORTGAGE

39839

27.06.2014 27.06.2023

AGDEVCO TANZANIA LIMITED
PO BOX 62 D. SAAHAM
(To secure USD 2,000,000/=)

FD No. 1708 TNG

ASST. REG. OF TITLES

LAND REGISTRY TANGA

APPL. US. 71 DISCONTINUED
1707 TNG

27.06.2023 27.06.2023

NCBA BANK (T) LIMITED
P.O. Box 20268, D. SAAHAM.

AT: 01:00 PM

ASST. REG. OF TITLES

LAND REGISTRY TANGA
TRANSFER UNDER POWER
OF SALE.

1709 TNG

27.06.2023 Time 01:00 PM

GOD MWANGA GEMS LTD
P.O. BOX 8004, ARUSHA.
(Cons. USD. 1,300,000/-)

ASST. REG. OF TITLES