

TITLE NO: 8562-M4UL
 REGISTERED NO: 15.09.2023
 AT: 1.00 PMA
 Asst. Registrar of Titles
 TANGANYIKA

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 48700/-
 Receipt No: 92315618221363
 Of: 05.06.2023
 Land Form No. 23
 Stamp Duty Office

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: 1000/-
 Original Receipt Shs: 92315618221363
 Of: 05.06.2023
 Stamp Duty Officer

8562-M4UL
 Title No.
 L.O. No. 721937.
 MVDC/LD/5375.

The 13th day of September, Two thousand and Twenty Three.

THIS IS TO CERTIFY that **IFFA SEED COMPANY (T) LIMITED** incorporated under the **Companies Act 2002** of P.O. Box 398, ARUSHA. TEL NO. +255 656 218 028 (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 **ninety nine** years from the first day of **April, Two Thousand and Twenty Three** 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, 2023, shall there after pay rent of shillings **Four hundred ninety seven thousand (Tshs. 497,000/=)** 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 **Farming** Purposes Only. Use Group 'R' use classes (a) and (b) as defined in the Urban Planning Act No. 8 of 2007, Use Class Regulations of 2018.
3. The Occupier shall:-
 - (a) Demarcate the boundaries of the land in accordance with the conditions of the Right and conform to the farming principles decided by the **Mvomero District Council** (hereinafter called "the authority").