

TITLE NO: 7312-MGR
REGISTERED NO: 19-06-2023
AT: 1.00 PM
Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 5132/-
On Original Receipt Shs: 923087169488111
Of: 28.03.2023
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 1000/- Paid
Receipt No: 923087169488111
Of: 28.03.2023
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
NO.4 OF 1999

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. 7312-MGR
L.O. No. 1237688.
Ref No LD/MG/5626.

The 19th day of June, Two thousand and Twenty Three.

THIS IS TO CERTIFY that TANZANIA INVESTMENT CENTRE established under Act No.26 of 1997 of P.O. Box 938, 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 Ninety nine years from the first day of January, Two thousand and twenty three 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, 2023, shall there after pay rent of shillings One million two hundred twenty four thousand six hundred thirty (Tshs. 1,224,630/=) 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) as defined in the Urban Planning Act No.8 of 2007, Use Class Regulations of 2018.

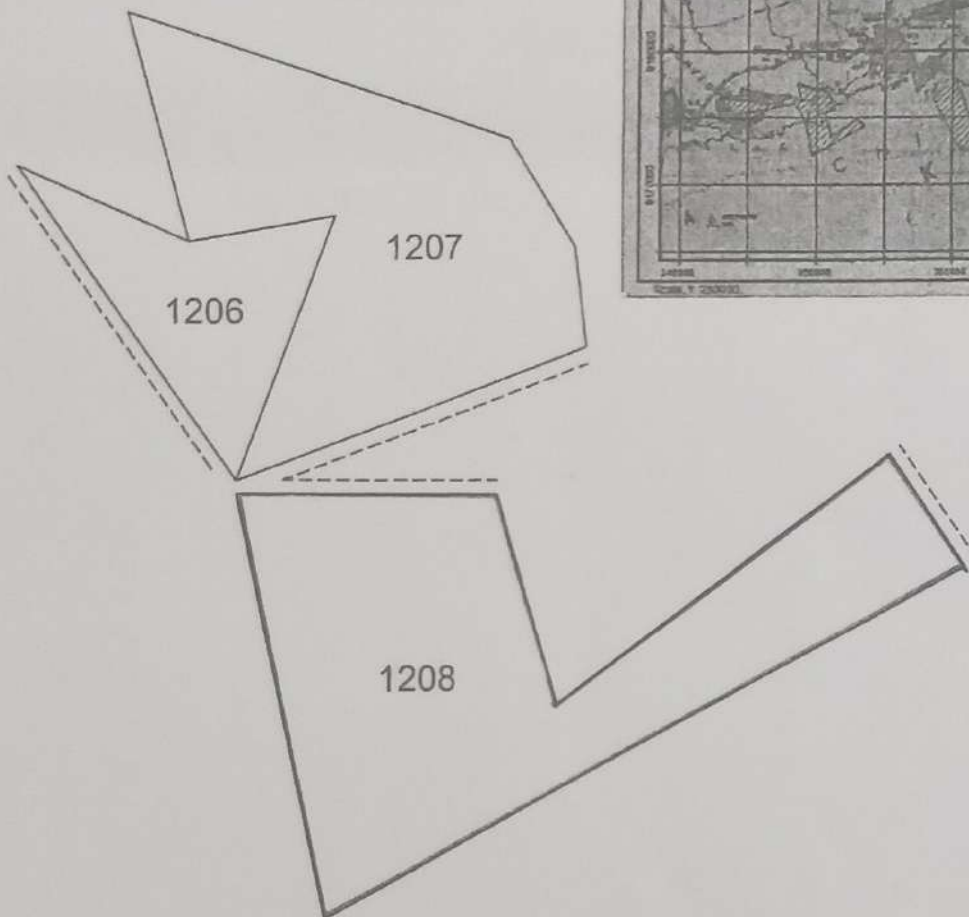
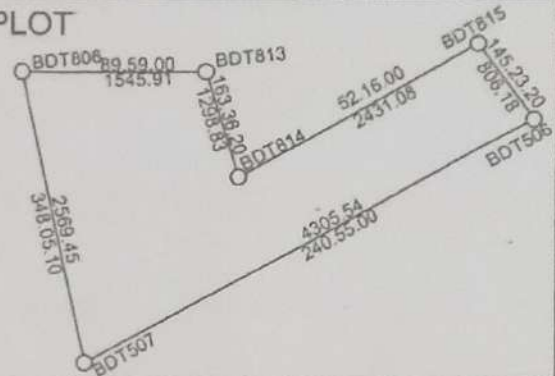
3. The Occupier shall:-
 - (a) Demarcate the boundaries of the land in accordance with the conditions of the Right and conform to the farming principles decided by the **Morogoro District Council** (hereinafter called "the authority")
 - (b) Do everything necessary to preserve the environment and protect 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.
 - (c) 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 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.
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 following are the right of occupier The permanent exclusive rights to the land, the subject of the right of occupancy against all persons other than the Commissioner
7. The President may revoke the Right of Occupancy for good cause and or in the public interest.

MOROGORO DISTRICT

INSET SHOWING DETAILS OF PLOT



LOCATION. DAKAWA
 FARM No. 1208
 L.O No. 1237688
 AREA. 495.59 Ha



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

This plan prepared In accordance with Registered plan no...92467.

is approved for the purpose of Land Registration Ordinance.

For Director of Surveys and Mapping..... *[Signature]*

Date... 15 - 02 - 2023

Ministry of Lands, Housing and Human Settlements Development Dodoma

FARM NO1208				
Station	Northings	Eastings	BEARING	DISTANCE
BDT 506	9174341.748	358501.724		
			240.55.00	4305.54
BDT 507	9172248.966	354739.020		
			348.05.10	2569.45
BDT 806	9174763.067	354208.583		
			89.59.00	1545.91
BDT 813	9174763.525	355754.497		
			163.36.20	1298.83
BDT 814	9173517.513	356121.114		
			52.16.00	2431.08
BDT 815	9175005.260	358043.815		
			145.23.20	806.18
BDT 506	9174341.748	358501.724		

AREA 495.59 Ha

SCHEDULE

ALL that Land known as Farm No. 1208 situated at Dakawa in Morogoro District containing four hundred ninety five decimal five nine (495.59) hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 92467 deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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

ASSISTANT COMMISSIONER FOR LANDS

The within named TANZANIA INVESTMENT CENTRE hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL by the said TANZANIA INVESTMENT CENTRE and Delivered in the presence of us this...~~8th~~...day of... JUNE..., 2023

Name..... GILEAD TERI
Signature..... Gilead Teri
Postal Address:..... 938 DSM
Qualification:..... EXECUTIVE DIRECTOR

Name..... ALEXANDER MUYANI
Signature..... [Signature]
Postal Address:..... P.O. Box 938 DSM

Qualification:..... SENIOR LEGAL OFFICER



LAND REGISTRY MOROGORO

LEASE
2425

Document No: 2425

Date of Registration: 7-11-2023 Time: 1:00 P.M

To: MOROGORO SUGAR INDUSTRIES LTD
OF P.O. BOX 105097, D'SALAAM FOR
A TERM OF 98 YRS W-EF 1st JANUARY
2023. Lease hold

W/te no- 7312/1-M.G.R. [Signature]



TANZANIA INVESTMENT CENTRE

LEASEHOLD AGREEMENT

(Issued under Section 20 of the Land Act, Cap. 113 [R.E.2002])

TANZANIA INVESTMENT CENTRE

THE LAND ACT
(No. 4 of 1999)

DERIVATIVE RIGHT
(Under Section 20)

C.T. No: 7312-MGLR

L.O. No: 1237688

REF NO. No: LD/MG/5626

Made and entered into this 17th day of October 2023

BETWEEN

TANZANIA INVESTMENT CENTRE (TIC)

A body corporate established under The Tanzania Investment Act, 2022 (Act No. 10 of 2022) by order published in the Official Gazette as Government Notice no. 94 of 2023, of P.O Box 938 DAR ES SALAAM (hereinafter referred to as the "LESSOR") on the one part

AND

MOROGORO SUGAR INDUSTRIES LIMITED

of P.O Box 105097 DAR ES SALAAM and having certificate of incentives No. 010649 (hereinafter referred to as the "LESSEE") on the other part.

THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in the Land Registry at MOROGORO under Title No. 7312-MGLR in respect of land within Farm No. 1208 situated at Dakawa in Morogoro District Council and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of Ninety Eight years commencing on the First day of January, Two Thousand and Twenty Three and expiring on the Thirty First day of December, Two Thousand One Hundred and Twenty subject to the provisions of the land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

The Land shall be used for **Farming Purposes Only**; Use Group 'R' Use Class (a) defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 2018.

PART A: THE LESSEE SHALL:

1. **HAVING** paid in advance Land Rent up to June, 2022, thereafter continue to pay Tshs 1,224,630/= (Tanzania Shillings One Million Two Hundred Twenty Four Thousand Six Hundred Thirty) other amount as assessed by the Commissioner for Lands or Authorised Officer being annual Land Rent, and 10% thereto being TIC Facilitation Fee, payable on the first day of July in every year of the term.
2. **BE** liable to pay any and all costs arising here from and in particular;
 - (i) Any fees or stamp duties which may be discovered to be payable in connection with the Lease;
 - (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
 - (iii) An amount or amounts equal to any rates or like levy paid by the Lessor in respect of the Land or improvements thereon;
3. **DEVELOP** the land by establishing a project for sugar plantation and sugar production plant **within thirty-six months** from the date of signing of this Derivative Right. To that end, the lessee shall;
 - (i) Submit building plans to the **Morogoro District Council** within six months from the commencement of this lease.
 - (ii) Begin construction of building(s) in permanent materials within six months after the approval of the plans.
 - (iii) Complete construction within thirty six months from the day of commencement of this lease.
4. **BE RESPONSIBLE** for:
 - i. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expenses as assessed by the Director responsible for Surveys and Mapping.
 - ii. Preserving the environment and protecting the soil against soil erosion: and do all things which may be required by the authorities responsible for environment, to achieve such objective.
 - iii. Fence the land with a good quality fencing, car parking spaces shall be provide as required by the Authority. Loading unloading facilities shall be provided within the boundaries of the land

5. **NOT** make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed the land substantially, while regarding mortgage the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least **60% of the total investment cost as indicated in the investor's Business Plan.**
6. Allow the lessor or any other authorized government officer to get access to the leased land for official duties.
7. **SUBJECT** to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
8. **YIELD** up the Lessor the Land and improvement in good order and condition upon determination of the Lease by affliction of time or otherwise.

PART B. THE LESSOR SHALL:

1. **ENSURE** that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. **UPON** breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements thereon and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

PART C: ARBITRATION

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 33 of the Tanzania Investment Act, 2022 or under the provision of the Arbitration, Cap 15 of the Laws of Tanzania.

We, the within-named **MOROGORO SUGAR INDUSTRIES LIMITED** hereby accept the terms and conditions contained in the foregoing Lease Agreement.

SCHEDULE

ALL that Land known as Farm No. 1208 situated Dakawa in Morogoro District Council, measuring four hundred ninety five decimal point five nine (495.59) Hectares shown for identification only edged red registered on the plan attached to Lease Agreement and defined on the registered Survey Plan Numbered 92467 deposited at the Office responsible for Surveys and Mapping at Dodoma.

SEALED with the COMMON SEAL of the said]
TANZANIA INVESTMENT CENTRE and #]
DELIVERED in the presence of us this... 12th]
day of ... October2023]



Name: GILGAD TERY
Signature: Gilgad Teri
Postal Address: 938 DSOI
Qualification: EXECUTIVE DIRECTOR

Name: MARIAM A. ALVINO
Signature: [Signature]
Postal Address: 938 DSOI
Qualification: AG. ASSISTANT GENERAL MANAGER

SEALED with the COMMON SEAL of the said]
MOROGORO SUGAR INDUSTRIES LIMITED]
and DELIVERED in the presence of us this.....]
day of2023]

Name: KAMALESH MAHESHWARI
Signature: [Signature]
Postal Address: P.O. Box 1421, MOROGORO
Qualification: DIRECTOR



Name: MAULIK MAHESAWARI
Signature: [Signature]
Postal Address: P. O. Box 1421, MOROGORO
Qualification: DIRECTOR

DOCUMENT NO: 2424

REGISTERED NO: 7-11-2023

1:00PM



[Handwritten signature]

Chief Asst. Registrar of Taxes

UANGANYIKA STAMP DUTY ACT.

Stamp Duty Shs: 11250/- Paid

On Original Receipt Shs: 923311213085518

07-11-2023

[Handwritten signature]
Stamp Duty Officer

UANGANYIKA STAMP DUTY ACT.

Stamp Duty Shs: 500/- Paid

Receipt No: 923311213085518

07-11-2023

[Handwritten signature]
Stamp Duty Officer



UNITED REPUBLIC OF TANZANIA
THE LAND REGISTRATION ACT (CAP 334)
APPLICATION FOR LEASEHOLD TITLE
(Land Registry- Morogoro)

C.T. No: 7312-MGLR

L.O. No: 1237688

L.D. No. MG/5626

We, TANZANIA INVESTMENT CENTRE of P.O. Box 938 DAR ES SALAAM (Landlords) on the one part, and MOROGORO SUGAR INDUSTRIES LIMITED of P.O Box 105097 DAR ES SALAAM (Tenants) on the other part, have entered into Lease Agreement in respect of Farm No. 1208 situated at Dakawa in Morogoro District Council Pursuant to that, we hereby SUBMIT the Lease Agreement for registration and APPLY for the issue of a Leasehold Title to the said Company, in respect of the said Land which is registered under the above Certificate of Title.

SEALED with the COMMON SEAL of the said]
TANZANIA INVESTMENT CENTRE and #]
DELIVERED in the presence of us this... 17th]
day of October 2023]



Name: GILCAD TERU
Signature: [Signature]
Postal Address: 938 DSM
Qualification: EXECUTIVE DIRECTOR

Name: MARIAM J. MUANO
Signature: [Signature]
Postal Address: 938 DSM
Qualification: Ag. LEASE OFFICER MANAGER

SEALED with the COMMON SEAL of the said]
MOROGORO SUGAR INDUSTRIES LIMITED]
and DELIVERED in the presence of us this.....]
day of2023]

Name: KAMALESH MAHESHKAPU
Signature: [Handwritten Signature]
Postal Address: P.O. BOX 1421, MOROGORO
Qualification: DIRECTOR

Name: MAULIK MAHESHWARI
Signature: [Handwritten Signature]
Postal Address: P.O. BOX 1421 MOROGORO
Qualification: DIRECTOR



FILED DOCUMENT NO: 2425
REGISTERED NO: 7-4
AT: 1:00 PM
[Handwritten Signature]
Asst. Reg. Secy. & Titles

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 1000/- Paid
Or. Original Receipt Shs: 923311213085518
Of: 07-11-2023
[Handwritten Signature]
Stamp Duty Office

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/- Paid
Receipt No: 923311213085518
Of: 07-11-2023
[Handwritten Signature]
Stamp Duty Office