

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

355/1 Kingolwira

Telephone: 026 2322185
Fax: 026 2320029
Email:
In reply please quote:
Ref. No. LR/DOM/T/



REGISTRAR OF TITLES
P. O. Box 1062,
DODOMA

28
36

18-6-2019

TO M/S MICHIANA STATES LTD
Box 71731
DAR ES SALAAM

TITLE No. 244795-NR L.O No. 189214
PLOT No. 355/1 BLOCK No. _____ LOCATION KINGOLWIRA
ALOKOSORE DISTRICT

I have the honor to enclose herewith duplicate of the certificate of Title Numbered as above please.

cc L.A.A/D DIVISION

J. AWADH
ASST. REGISTRAR OF TITLES

Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: [Signature]
Date: 09/05/2025


355/1
Kingolwira

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 29/05/2025

Date of Issue:

Title Number: 44795 - DL2

Land Office Number: 189214

Land: FARM NO.355/1 AT KINGOLWIRA IN MOROGORO DISTRICT

Term: NINETY NINE YEARS

TITLE No. 44795-DLR
 REGISTERED
 15.06.19
 of [Signature]
 Asst. Registrar of Titles

Land Form 23

Stamp Duty Shs. 100 Paid and
 Revenue Receipt No. 9909557392
 of 03-12-2018 issued
 by [Signature]
 Stamp Duty Officer

TANZANIA
 STAMP DUTY PAID ON
 ORIGINAL Shs. 212,450
 of 03-12-18
 by [Signature]
 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA
 THE LAND ACT, 1999
 NO.4 OF 1999


CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 44795-DLR
 L.O. No. 189214
 Ref. No. MGD/LD/1004
 Two thousand and nineteen


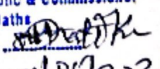
The 17th day of June

THIS IS TO CERTIFY that M/S HIGHLAND ESTATES LTD, established under the Companies Act No. 12 of 2002, of P.O. Box 71731, DAR ES SALAAM (hereinafter called "the Occupiers") are 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 October, Two thousand and eighteen 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 therefore or amendment thereof and to the following conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2019; shall there after pay rent of shillings **four million two hundred forty nine thousand (Tshs.4,249,000/=)** 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 **Plant and Animal Husbandry** purposes only; Use Group 'R' use classes (a) and (c) as defined in the Town and Country Planning (Use Classes) Regulations 1960, as amended in 2018.
3. The Occupiers shall:-
 - (b) Demarcate the boundaries of the land to the satisfaction of the **Morogoro District Council** (hereinafter called "the Authority") and thereafter to maintain such demarcation that the boundaries are always easily identifiable.


 Certified as True Copy of the Original
Hendrick Daniel Matiku
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: [Signature]
 Date: 29/05/2025

- (b) 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.
 - (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 following are the rights of the occupiers:-
- (b) The permanent, exclusive rights to the land, the subject of the right of occupancy against all persons other that the Commissioner.
 - (b) The Right shall confer no water rights.
5. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner for Lands.
6. The Occupiers 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 or in the public interest.


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Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 09/05/2025

SCHEDULE

All that Land known as Farm No. 355/1 situated at Kiogolwira in Morogoro District containing One Thousand Six Hundred Seventy one decimal point five eight eight Hectars (1671.588 Ha) shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 105919 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

The within-named M/S HIGHLAND ESTATES LTD hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
M/S HIGHLAND ESTATES LTD)
And DELIVERED in presence of)

us this 7th day of JUNE 2012.)

Signature [Signature])
Name MWAZEB MWAIGI MUGA)
Postal Address: P.O. BOX 71731, DAR ES SALAAM)

Qualification: Director)
Signature [Signature])
Name ABDUL HAKIM HANCOH PIRUJAHMED)
Postal Address: P.O. BOX 71731, DAR ES SALAAM)
Qualification: DIRECTOR)


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: [Signature]
Date: 09/05/2012