

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



Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 3174

LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 11 Feb, 2024

SEEDLAND LIMITED
P.O Box 12103
ARUSHA
Sir/Gentlemen/Madam,

RE: TITLE NO: 3174 LAND OFFICE NO: 891728
PLOT NO. 1 BLOCK B AT LUHAFWE

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

Asst REGISTRAR OF TITLES

Copy to: Commisioner for Lands
Your LD File No: LD/MDC/1051 refers

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



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Asst REGISTRAR OF TITLES

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TITLE No: 3174 KTV
 REGISTERED ON: 07.02.2024
 AT: 01:00 P.M.
 Senior Asst. Registrar of Titles



Land Form No. 23

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 26008750/- Paid
 On Original Receipt Shs: 924009225723612
 of: 09.01.2024
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/- Paid
 Receipt No: 924009225723612
 of: 09.01.2024
 Stamp Duty Officer

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

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. ...3174 KTV
 L.O. No. 891728
 L.D. No. LD/MDC/1051

The 6th day of February Two Thousand and Twenty Four

THIS IS TO CERTIFY that **SEEDLAND LIMITED** a private company by share incorporated in Tanzania under the companies ordinance (cap 212 R.E 2002) of P.O. Box 12103, ARUSHA, Phone Number: +255 769 421 814 (hereinafter called "the occupier") is entitled to a Right of Occupancy (hereinafter called the Right) in and over the land described in the schedule here to (hereinafter called "the Land") for a term of **Ninety Nine (99)** years from the first day of **January**, Two Thousand and **Twenty Four** according to the true intent and meaning of the Land Act and subject to the provisions there of and any regulations made there under and to any enactment in substitution thereof of amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to the thirtieth day of June **2024** shall thereafter pay rent of shillings **Twenty Six Milion (26,000,000/=) 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 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 objectives.
- (iii) Plant trees all round the farm boundaries.
- (iv) (Demarcate the boundaries of the land to the satisfaction of the **Tanganyika District Council** (hereinafter called "the Authority") and thereafter to maintain such demarcation that the boundaries are always easily identifiable.
- (v) The permanent, exclusive rights to the land, the subject of the right of occupancy against all persons other than the Commissioner;

3. USER: The land shall be used for **Plant and Animal Husbandry Purpose only**; Use Group '**R**' use class **(a) &(c)** as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.

4. The Occupier shall not assign the Right within three years of the date there of without the prior approval of the Commissioner.

5. 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.

6. The president may revoke the Right for good cause or in public interest.

SCHEDULE

ALL that land known as **Plot No.1 Block 'B'** situated at **Luhafwe area** in **Tanganyika District- Katavi Region** containing **Two Thousand One Hundred and Five decimal Zero Eight Only (2105.08 Ha.)** hectares shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **188921** deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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

Amntm

ASSISTANT COMMISSIONER FOR LANDS.

We the within named **SEEDLAND LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said SEEDLAND LIMITED and DELIVERED in the Presence of us this.....^{11th}.....day of **JANUARY**....., **2024**

Name **GESO HEGRON BAJUTA**

Signature *[Signature]*

Postal Address **P.O. BOX 12103, ARUSHA**

Qualification **DIRECTOR**

Name **ARNOLD ERKO OOSTERHUIS**

Signature *[Signature]*

Postal Address **P.O. BOX 12103, ARUSHA**

Qualification **DIRECTOR**



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

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 3175



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 11 Feb, 2024

SEEDLAND LIMITED
P.O Box 12103
ARUSHA
Sir/Gentlemen/Madam,

RE: TITLE NO: 3175 LAND OFFICE NO: 891729
PLOT NO. 2 BLOCK B AT LUHAFWE

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

Asst. 
REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: LD/MDC/01052 refers

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

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 3175



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 11 Feb, 2024



SEEDLAND LIMITED
P.O Box 12103
ARUSHA
Sir/Gentlemen/Madam,

RE: TITLE NO: 3175 LAND OFFICE NO: 891729
PLOT NO. 2 BLOCK B AT LUHAFWE


I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

Asst. 
REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: LD/MDC/01052 refers

TITLE No. 3175 KTV
REGISTERED ON: 07.02.2024
AT: 01.00 P.M.


Senior Asst. Registrar of Titles

Land Form No. 23

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 1,100,037/- Paid
On Original Receipt Shs: 924,009,225,680,566
of: 09.01.2024

Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 100/- Paid
Receipt No: 924,009,225,680,566
of: 09.01.2024

Stamp Duty Officer

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

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. ...3175.KTV
L.O. No. 891729
L.D. No. LD/MDC/1052

The 6th day of February Two Thousand and Twenty Four

THIS IS TO CERTIFY that **SEEDLAND LIMITED** a private company by share incorporated in Tanzania under the companies ordinance (cap 212 R.E 2002) of P.O. Box 12103, ARUSHA, Phone Number: +255 769 421 814 (hereinafter called "the occupier") is entitled to a Right of Occupancy (hereinafter called the Right) in and over the land described in the schedule here to (hereinafter called "the Land") for a term of **Ninety Nine (99)** years from the first day of **January**, Two Thousand and **Twenty Four** according to the true intent and meaning of the Land Act and subject to the provisions there of and any regulations made there under and to any enactment in substitution thereof of amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to the thirtieth day of June 2024 shall thereafter pay rent of shillings **Twenty Two Milion (22,000,000/=) 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 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 objectives.
- (iii) Plant trees all round the farm boundaries.
- (iv) (Demarcate the boundaries of the land to the satisfaction of the **Tanganyika District Council** (hereinafter called "the Authority") and thereafter to maintain such demarcation that the boundaries are always easily identifiable.
- (v) The permanent, exclusive rights to the land, the subject of the right of occupancy against all persons other than the Commissioner;

3. USER: The land shall be used for **Plant and Animal Husbandry Purpose only**; Use Group 'R' use class (a) & (c) as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.

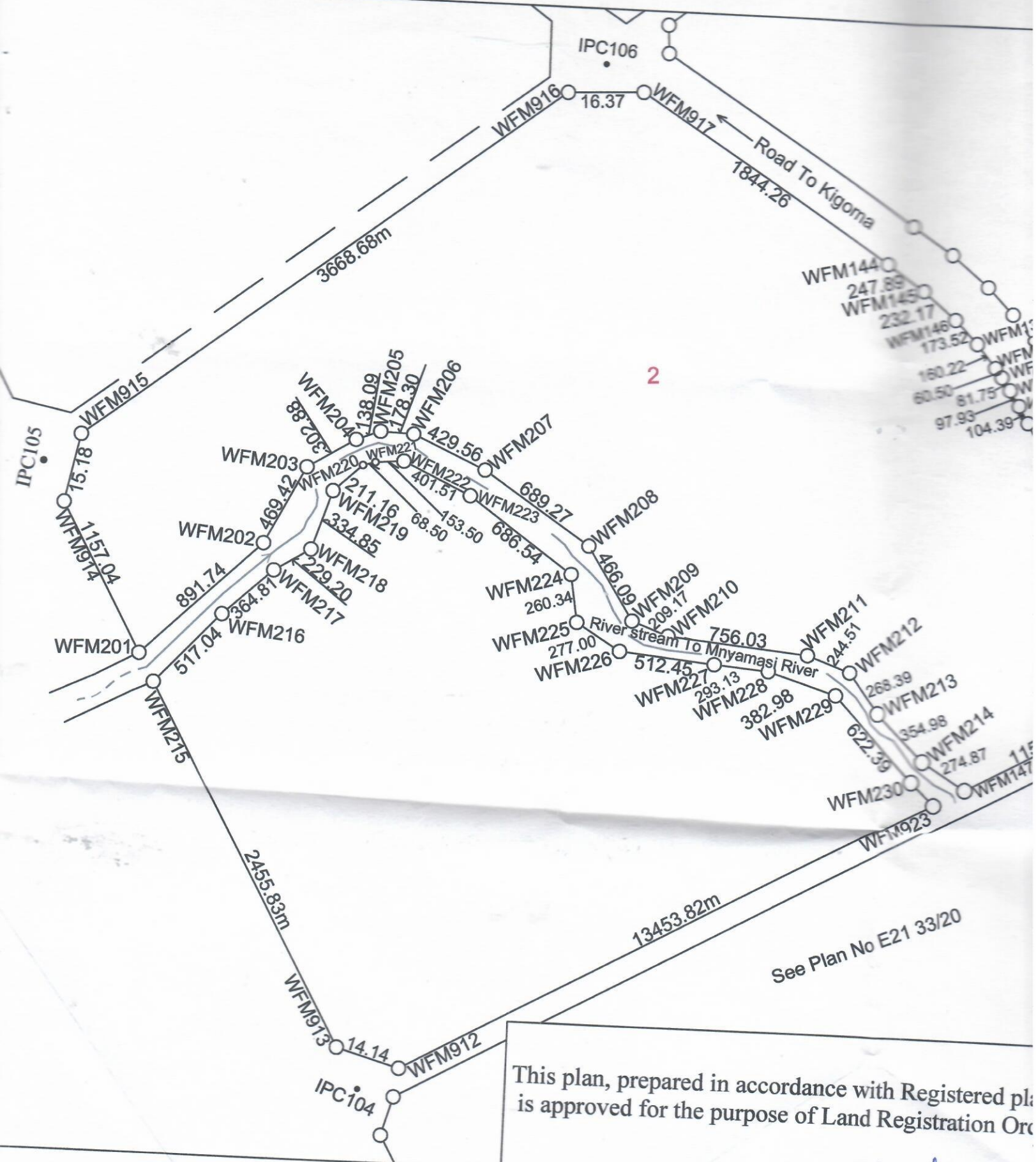
4. The Occupier shall not assign the Right within three years of the date there of without the prior approval of the Commissioner.

5. 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.

6. The president may revoke the Right for good cause or in public interest.

L.O. No 871729

Area 1780.37 Ha



issue of the plan implies no guarantee
admission of the title by the Government.

This plan, prepared in accordance with Registered plan
is approved for the purpose of Land Registration Ordinance

Director of Survey and Mapping
Ministry of Lands, Housing and Human Settlement Development

SCHEDULE

ALL that land known as **Plot No.2 Block 'B'** situated at **Luhafwe area** in **Tanganyika District- Katavi Region** containing **One Thousand Seven Hundred Eighty decimal Three Seven Only (1780.37 Ha.)** hectares shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **184791** deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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

Quintin
ASSISTANT COMMISSIONER FOR LANDS.

We the within named **SEEDLAND LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said SEEDLAND LIMITED and DELIVERED in the Presence of us this.....*11th*.....day of *JANUARY*....., 2024

Name *GUSSO HEGHOU BAJUTA*

Signature *[Signature]*

Postal Address *P.O. BOX 12103, ARUSHA*

Qualification *DIRECTOR*

Name *ARNOLD ERKHO OOSTERHUIS*

Signature *[Signature]*

Postal Address *P.O. BOX 12103, ARUSHA*

Qualification *DIRECTOR*

