

TITLE No. 186527
REGISTERED 26.07.19
At 2:30PM
LAND REGISTRY
TANGANYIKA
Asst. Registrar of Titles

Land form No. 22

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 1145/- Paid
On Original Receipt Shs: 99015051200
of: 08.04.2019
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT 1999
(NO. 4 OF 1999)
CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No.: 186527
L.O. NO. 913230
LD/MK/5439

The 12th day of July

Two thousand and Nineteen

THIS IS TO CERTIFY that, PHOENIX FARMS LIMITED, a limited liability company incorporated in Tanzania under the Companies Ordinance (Cap 212) of P.O. Box 1063, DAR ES SALAAM, (hereinafter called "the Occupier") is entitled to the 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 Nineteen according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under 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 2019, shall thereafter pay rent of shillings twenty three thousand ninety six (23,096/=) 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 land shall be used for Poultry Farming purposes only. Use Group 'R' use classes (c) as defined in the Town and Country Planning (Use Classes) Regulations 1960, as amended in 1993.

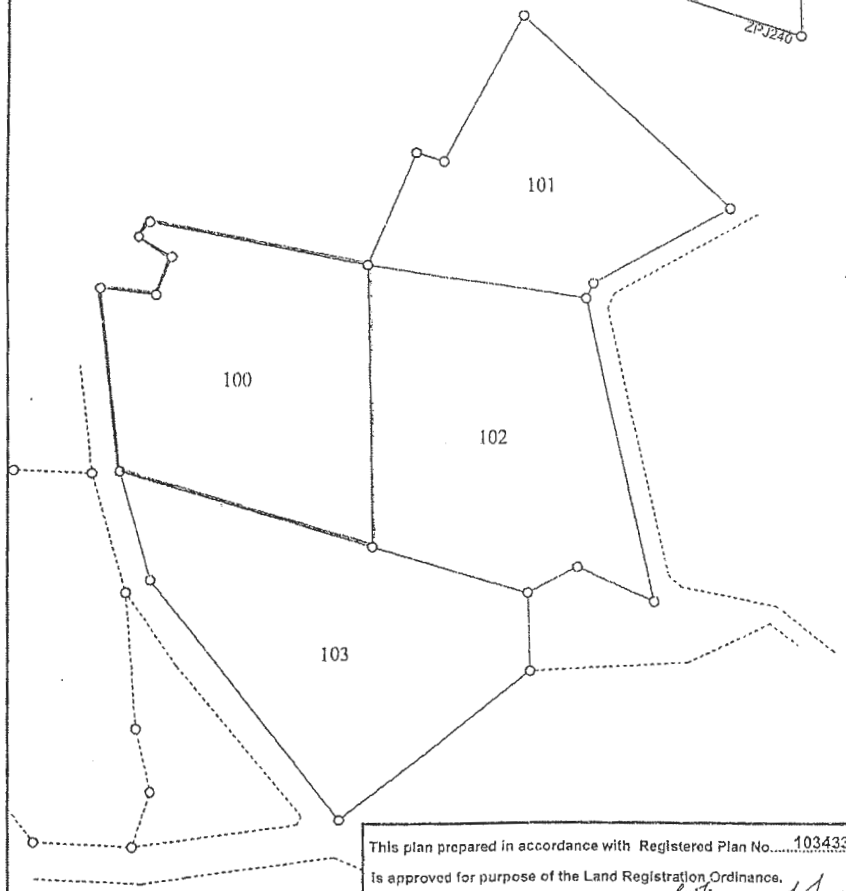
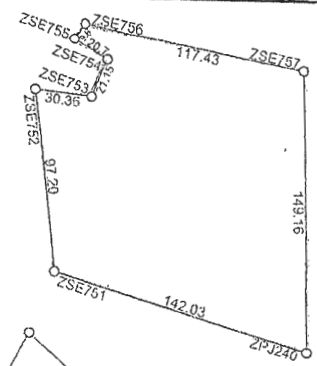
TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 100/- Paid
Receipt No: 99015051200
of: 08.04.2019
Stamp Duty Officer

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 Mkuranga 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 notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premier, taxes and dues prescribed in connection with that disposition.
5. The occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. The following are the rights of the occupier, the permanent exclusive rights to the land, the subject of the rights of occupancy
7. The President may revoke the right for good cause or in public interest.

MKURANGA DISTRICT



LOCALITY..... DUNDANI.....
BLOCK:..... N.....
PLOT No:..... 100.....
LO.No:..... 913230.....
AREA:..... 18,694 SQM.....



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

This plan prepared in accordance with Registered Plan No.....103433.....
is approved for purpose of the Land Registration Ordinance.
For Director of Surveys and Mapping.....*[Signature]*.....Date, 25/01/2019
Ministry of Lands and Human Settlements Development - Dar es Salaam.

SCHEDULE

ALL that land known as Plot No. 100 Block 'N' situated at Dundani in Mkuranga District Containing eighteen thousand six hundred ninety four (18,694) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 103433 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 PHOENIX FARMS LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
PHOENIX FARMS LIMITED)
and delivered in the presence of us this)
this.....12th.....day of July.....2019)

Signature:.....*[Signature]*.....))
Postal Address: P.O. Box 1063.....))
Qualification: Director.....))

Signature:.....*[Signature]*.....))
Postal Address: P.O. Box 1063.....))
Qualification: Director.....))