

TANZANIA

THE LAND ACT 1999

(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 19372 LAND REGISTRY - MOSHI

Land Office Number: 222055

Land: FARM NO. 1756 NGORBOB VILLAGE ARUMERU DISTRICT

Term: SIXTY SIX (66) YEARS

HALMASHAURI YA WILAYA YA ARUMERU

HW 5

S.L.P. 3083 ARUSHA



STAKABADHI

320705

Tarehe 30-3-05

Fungu la mapato—Kasma: VI-2

Nimepokea kwa Sokwe Camp LTD

wa (arwani)

Hesabu ya shilingi Efu tano tu senti

Kwa ajili ya Ushuru wa Halmashauri

Karu 1756 Ngarob Village

Taslimu/Hundi Na

Na

Sahihi ya Mpokeaji

Sh. 5000/-

Cheo DJ

JAMHURI YA MUUNGANO WA TANZANIA

THE UNITED REPUBLIC OF TANZANIA

STAKABADHI YA SERIKALI

EXCHEQUER RECEIPT

NIMEPOKEA KWA

Received from

SOKWE CAMP LTD

24214211

1

TFN. 61- rev. 8.9

KIASI Amount

Sh.	Cts.
2500	

JUMLA YA SHILINGI (Kwa mabeki)

The Sum of Shillings (Words)

Two thousand five hundred only.

KWA MALIPI YA

In respect of

Regn. person CO. NO. 222055

KWA FEDHA TASLIMU/HUNDI

By Cash/Cheque No

Cash

Kituo—Station

Moshi

AHIBI YA MPOKEAJI

Signature

[Signature]

REGISTRY
Box 190

6/9/2005

UJUMBUZI WA MUUNGANO WA TANZANIA
THE UNITED REPUBLIC OF TANZANIA
STAKABADHI YA SERIKALI
EXCHEQUER RECEIPT

SUVV - Deed - bond - S/Duty - 1200/-
22510043
Cert - 1500/-

TFN. 614 (Rev. 83)

Received from
Sokwe Camp LTD



KIASI
Amount

Shs.		Cts.
8700		

UMLA YA SHILINGI (Kwa maneno)
The Sum of Shillings (Words) Efu hane mia saba tu

NA SENTI
And Cents

MAIPI YA
respect of SUVV - Deed, Cert, S/Duty on Farm 1756 Ng'arohi

FEDHA TASLIMU/HUNDI NAMBA
Cash/Cheque No.

KIFUO - Station

MWAZI YA MPOKAAJI - Receiving Officer's
Signature

CHEO - Title

TARIHI - Date
30-3-05

ARUMBA

UJUMBUZI WA MUUNGANO WA TANZANIA
THE UNITED REPUBLIC OF TANZANIA
STAKABADHI YA SERIKALI
EXCHEQUER RECEIPT

22510044 1

TFN. 614 (Rev. 8.94)

Received from
Sokwe Camp LTD



KIASI
Amount

Shs.		Cts.
13300		

UMLA YA SHILINGI (Kwa maneno)
Sum of Shillings (Words) Efu kumi na tatu mia tatu

NA SENTI
And Cents

MAIPI YA
respect of Rent on Farm 1756 Ng'arohi Village

FEDHA TASLIMU/HUNDI NAMBA
Cash/Cheque No. 14-05-30-6-2005

KIFUO - Station

MWAZI YA MPOKAAJI - Receiving Officer's
Signature

CHEO - Title

TARIHI - Date
30-3-05

ARUMBA

Telephone No. 53210

MINISTRY OF LANDS,
LAND REGISTRY,

P.O. BOX 190

MOSHI.

Date:.....

6th SEPT 2005

Ref. No:.....

To:

UR/MS/T/19372/2
SOKWE CAMP ED

Sir/Gentlemen/Madam,

RE: THE LAND REGISTRATION ORDINANCE (CAP. 334)

TITLE No:.....

L.O. No. 22055

PLOT NO.

BLOCK No. NIORBO B VILLAGE ARUMERU DISTRICT

FARM 1756

I have the honour to enclose herewith the duplicate of certificate Title numbered as above.

Please endorse your signature on the enclosed form of receipt and return the same to me in due course.

I am, Sir/Gentlemen/Madam

Your Obedient Servant

PRINCIPAL ASSISTANT REGISTRAR OF TITLES

MOSHI

E. J. Muya

C.C.

The Regional Land Officer,

P.O. BOX

KILIMANJARO/ARUSHA/TANGA

DLDO

3013

Date of 23-08-2005

*(20,800/-)
420,800/-*



Nº 00004459

THE UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS AND HUMAN SETTLEMENTS DEVELOPMENT

THE LAND ACT NO. 4 OF 1999

LETTER OF OFFER OF RIGHT OF OCCUPANCY

(Under Section 27)

Telograms: 'Mashamba'

Telephone: 2121241-9

Box 9230,

Dar es Salaam

Date 20.....

Ref: ARUM/LD/1756/71
To: SOKWE CAMP LIMITED,
P.O BOX 3052
ARUSHA

Re: Farm No: 1756
Location: NGORBOB VILLAGE - AMURU DISTRICT
Area of the Farm: 2.961 Ha.

Your application for a Long Term Right of Occupancy (Letter in this letter called "the Right") over this land has been approved. The terms and conditions of the Right are as follows:-

1. (i) Term 66 Years from 1st January 2005
- (ii) Rent T.Shs. 26,600/- a year revisable after every ten years.
- (iii) User: The land shall be used for farming and/or livestock keeping. Residential purposes. Use Group 'A' use class (a) as defined in the town and country planning (use classes) reg. 1960 as amended in 1993.
- (iv) You must pay fees, charges etc. and refund any contribution in lieu of rates which may be paid by the government.
- (v) You shall be responsible for the protection of all Beacons on the land throughout the term of the Right. Missing Beacons will have to be re-established at any time at your expenses as assessed by the Director of Surveys and Mapping.

2. The following information is required by me:-

- (d) Your full name(s) in block letters. Requests to have the Certificate of Occupancy issued in the name of a person or person other than the offeror shall not be entertained.

- (e) Name of spouse (s):
- (f) Your full residential address, giving the house number, name of street, your post office box number, telephone, fax (if any) and your business address;
- (g) Whether you wish to hold the Right individually or as joint occupiers or as accupiers in common. If it is occupancy in common, indicate the share to be taken by each of you.

3. The amount payable on acceptance of the offer is:-

Premium	.....	TShs. etc. 5000.00
Fees for Certificate of Occupancy:	.....	1500.00
Registration fees:	.....	5300.00
Survey fees:	.....	NIL
Deed Plans fees:	.....	6000.00
Stamp Duty on certificate & duplicate:	.....	1200.00
Land Rent from 1.1.2005 to 30.6.2005	.....	13,300.00
TOTAL		32,300.00

4. The amount shown above should be paid to the Commissioner for Lands or authorized officers. The original exchequer receipts so obtained should then be sent to me with the information requested above.

5. This offer shall lapse unless payments are made and receipts are returned to me within thirty (30) days from the date of its receipt by you.

Yours faithfully,

Name: Nico de Vries J. H. M.
Signature:

N. de Vries

COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date: 29th March, 2005

Copy to: The Land Officer/Commissioner for Lands.

6. ACCEPTANCE

I/We hereby accept the offer or right of occupancy on the terms and conditions contained therein, this day of 20.....

Name(s) SOKWE LAMP LTD

Signature/Seal *[Signature]* *[Signature]*



Official Stamp

TITLE No. 19372
 REGISTERED ON
6-09-2005
 at 11:00 A

 Asst. Registrar of Titles

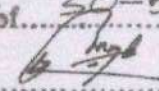


Stamp Duty Shs. 100/= Paid
 and Revenue Receipt No. 22510043
 of 30-3-2005 Issued

 Asst. Registrar of Titles

Land Form No. 23



Stamp Duty Shs. 1,100/= Paid
 on Original Revenue Receipt No.
22510043 of 30-5-2005

 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
 NO.4 OF 1999

CERTIFICATE OF ACCUPANCY
 (Under Section 29)

LAND REGISTRY - MGSSEI
 Title No. 19372
 L.O No. 222055
 L.D. No. ARUM/LD/PARM1756

The 15th day of August 2005

THIS IS TO CERTIFY that **SOKWE CAMP LIMITED** is a liability company incorporated in Tanzania and having its registered office at P.O. BOX 3052 ARUSHA

(hereinafter called "the Occupier" / "the Occupiers") is /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") as joint occupants /occupants in common in equare shares for a term of sixty six years from the first day of January Two thousands and five 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 -

- The Occupier(s) having paid rent up to the thirtieth day of June 20 05, shall there after pay rent of shillings twenty six thousand six hundred only (2shs. 26,600/=) 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 only for farming and/or livestock keeping.~~

3. The Occupier(s) shall:-

(a) Demarcate the boundaries of the land to the satisfaction of

(Hereinafter called "the Authority") and thereafter to maintain such demarcation that the boundaries are always easily identifiable.

(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 in 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(s) expenses as assessed by the authority responsible for surveys and Mapping.

4. The following are the rights of the occupier -

(a) The permanent, exclusive rights to the land, the subject of the right of occupancy against all persons other than the commissioner.

(b) The right shall confer no water rights.

5. The Occupier(s) shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner for Lands.

6. The Occupier(s) 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 and or in the public interest.

2. **USER:** The land shall be used for Residential purposes.

Use Group 'A' Use class (a) as defined in the Town and Country Planning (Use classes) Regulations 1960 as amended in 1993.

SCHEDULE

Para No. 1756 Ngorbon Village Aruseru District containing
ALL that land known as ~~two decimal point nine six one (2.961) Hectares~~

shown for identification only, edged on the plan attached to this Certificate and defined on registered survey plan numbered _____ deposited at the Office of the Director for Surveys and Mapping

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

COMMISSIONER FOR LANDS.

WE, SOKWE CAMP LIMITED the within-named HEREBY ~~accept the terms and conditions~~ contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of
SOKWE CAMP LIMITED and DELIVERED in the
presence of us)

this _____ day of November 2005)

Signature:..... [Signature])

Postal Address:..... Box 3052)

Qualification:..... ARUSHA)

..... DIRECTOR)

Signature:..... [Signature])

Postal Address:..... Box 3052)

Qualification:..... ARUSHA)

..... DIRECTOR)



LAND REGISTRY, MOSHI

TRANSFER

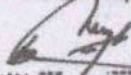
Filed Document No. 21241

Date of registration 3-11-2008 time 8:30 A.m

To AARDVARK HOLDING LIMITED

of P.O. Box 3052, ARUSHA.

(CONS. TSHS. 1 (=))



Asst. Registrar of Titles



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/1 5068



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 15 Jul, 2022

BENJAMIN JOEL MCHWAMPAKA AND SUSAN BENJAMINI MCHWAMPAKA
P.O Box BOX 13369
DAR-ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 5068 LAND OFFICE NO: 319448
PLOT NO. 826 BLOCK A AT BURKA

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

REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: ARD/19535 refers

(Under Section 29)

Date of Issue:

Title Number: 5068

Land Office Number: ~~313534~~. 319448 KOL/NUU

Land: PLOT NO 826 BLOCK 'A' BURKA, ARUSA, CITY.

Term: SIXTY SIX (66) YEARS.

6370/2024

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT
(Act No.4 of 1999)

C.T NO. 5068
PLOT NO. 826
BLOCK "A"
BURKA AREA
ARUSHA CITY

TRANSFER OF A RIGHT OF OCCUPANCY
(Under Section 62)

IN CONSIDERATION of **Tanzanian Shillings Forty Five Million (TZS 45,000,000.00) only**
We, **BENJAMIN JOEL MCHWAMPAKA AND SUSAN BENJAMINI MCHWAMPAKA** of Postal
Office Box 13369 Dar es Salaam Region - Tanzania (hereinafter referred to as the
"Transferor") HEREBY TRANSFER TO **LASHKU TUNU LASHKU** an adult natural person of
Postal Office Box Number 8357 Arusha Region, Tanzania, the Right of Occupancy
registered under the above reference.

SIGNED and DELIVERED by the said **BENJAMIN JOEL MCHWAMPAKA** who is known to me personally/
identified to me by in my presence
this 15th day of April 2024


TRANSFEROR

Before me,



COMMISSIONER FOR OATHS



SIGNED and DELIVERED by the said **SUSAN BENJAMINI MCHWAMPAKA** who is known to me
personally/identified to me by in my
presence this 15th day of April 2024


TRANSFEROR

Before me,



COMMISSIONER FOR OATHS



SIGNED AND DELIVERED by the said **LASHKU TUNU**
LASHKU who is known to me personally / identified to me by
..... in my presence this 15th day of
Sept 2024.

TRANSFEREE



Before me,

COMMISSIONER FOR OATHS



Stamp duty on
original and
duplicate paid
vide ERV.
No.....of
TShs.....

FILED DOCUMENT No: 2047
92.4271.271.279648480
REGISTERED ON: 27.09.2024
AT: 27.09.2024 M

Senior Asst. Registrar of Titles

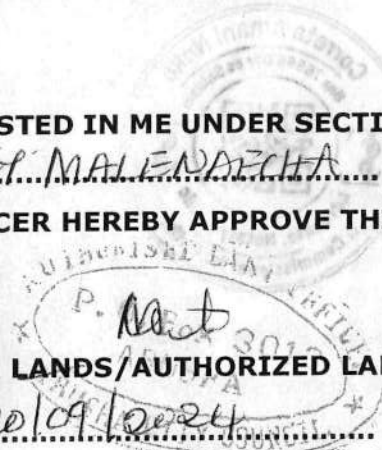
Consent fees
paid vide ERV
.....of
TShs.....

***Where applicable**

IN EXERCISE OF THE POWERS VESTED IN ME UNDER SECTION 37 OF THE LAND
NO. 4 OF 1999 I MARY MALENDICHA COMMISSIONER
LANDS/AUTHORIZED LAND OFFICER HEREBY APPROVE THIS DISPOSITION.

COMMISSIONER FOR LANDS/AUTHORIZED LAND OFFICER

DATE: 20/09/2024



TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/= Paid
Receipt No: 92.4271.271.279648480
of: 27.09.2024

Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/= Paid
On Original Receipt Shs: 92.4271.271.279648480
of: 27.09.2024

Stamp Duty Officer



THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

(NO.4 OF 1999)

CERTIFICATE OF APPROVAL OF A DISPOSITION

(UNDER SECTION 39)

C T, No. 5068

L.O No.319448

PLOT NO. 826 BLOCK A BURKA

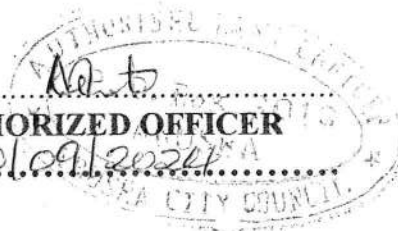
ARUSHA CITY

I, **MARY V MALENDECHA** Authorized officer hereby **APPROVE** the disposition of Right of Occupancy under the above reference subject to the following:

1. Land Form No. 29, 30 and 35 have been submitted and dully filled
2. The status of the ownership is in the name of the applicant
3. The following fees have been paid;

Item	Tshs.	Receipt no.	Date
Application for approval of disposition	80,000/=	924232270948028	19/08/2024
Stamp duty on original	450,000/=	924232270948028	19/08/2024
Notification for disposition	40,000/=	924232270948028	19/08/2024

.....
AUTHORIZED OFFICER
 Date... 20/09/2024



To:
LASHKU TUNU LASHKU
 P. O BOX 3013
 ARUSHA,

Copy to,

The Registrar of Titles.

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
(NO 4 OF 1999)

**APPLICATION FOR APPROVAL
OF DISPOSITION**
{Under Section 39}

**C.T NO. 5068
PLOT NO. 826
BLOCK "A"
BURKA AREA
ARUSHA CITY**

We, **BENJAMIN JOEL MCHWAMPAKA AND SUSAN BENJAMINI MCHWAMPAKA** of Postal Office Box 13369 Dar es Salaam Region - Tanzania (hereinafter referred to as "the Applicant") **HEREBY APPLY for APPROVAL** of disposition of right of occupancy registered under the above reference.

- 1 Nature of disposition; **Transfer of a Right of Occupancy**
2. Particulars of purchaser: **LASHKU TUNU LASHKU**
P.O. BOX,
Arusha - Tanzania.
3. Particulars of seller: **BENJAMIN JOEL MCHWAMPAKA AND SUSAN**
BENJAMINI MCHWAMPAKA,
P.O. BOX 13369,
Dar es Salaam - Tanzania.
4. We, the Applicants supply the following information and or documentation
 1. **Certificate of Title No. 5068.**
 2. **Transfer of Right of Occupancy.**
 3. **Copy of the Capital Gain Tax Clearance Certificate.**
 4. **Valuation Report**

Date:.....*15/02/2019*.....

[Handwritten signature] *[Handwritten initials]*

APPLICANT

For Official Use Only

a) Approved/~~Refused~~

b) Remarks Approved

[Handwritten signature]
F. O. M. 3013
ARUSHA
CITY COUNCIL
Commissioner for Lands/Authorised officer

Date 20/09/2024

Served upon me/us

[Handwritten signature] *[Handwritten initials]*
Signature of Applicant

Date.....

Fee:

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999
(NO. 4 OF 1999)**

**NOTIFICATION OF A DISPOSITION
{Under section 36}**

**C.T NO. 5068
PLOT NO. 826
BLOCK "A"
BURKA AREA
ARUSHA CITY**

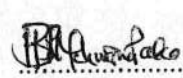
TO COMMISSIONER FOR LANDS/AUTHORISED OFFICER

We, **BENJAMIN JOEL MCHWAMPAKA AND SUSAN BENJAMINI MCHWAMPAKA** of Postal Office Box 13369 Dar es Salaam Region - Tanzania, **HEREBY NOTIFY** you of the disposition which is intended to be made in favor of **LASHKU TUNU LASHKU** an adult natural person of Postal Office Box NumberArusha Region, Tanzania, in respect of a Right of Occupancy registered under the above reference.

WE HEREBY present the following particulars:-

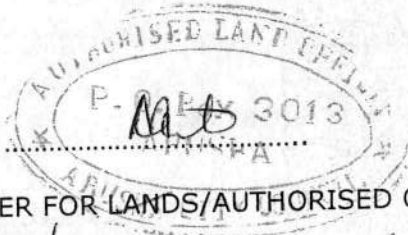
1. Nature of disposition: Transfer of a Right of Occupancy
2. Particulars of Transfer to **LASHKU TUNU LASHKU** an adult natural person of Postal Office Box NumberArusha Region, Tanzania
3. The following documents are enclosed:
 - (i) **Original Certificate of Title No. 5068,**
 - (ii) **Transfer Deed x 4,**
 - (iii) **Copy of the Capital Gain Tax Clearance Certificate.**
 - (iv) **Valuation Report**

Date: 15/04/....., 2024.


.....
APPLICANT(S)

Fee:.....

Seal/official stamp:



COMMISSIONER FOR LANDS/AUTHORISED OFFICER

DATE: 20/09/2024 PLACE: AREKSHA

Copy : The Registrar.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 9986

Land Office Number: 322360

Land: PLOT NO 1113 BLOCK 'A' BURKA, ARUSHA CITY

Term: SIXTY SIX (66) YEARS

TANGANYIKA

The Land Registration Ordinance (Cap. 334 of the Laws)



RIGHT OF OCCUPANCY
CERTIFICATE OF TITLE TO LEASEHOLD LAND

This is to certify that the annexed ^{Certified true copy of} Certificate of Occupancy dated
the Seventh day of March, ~~2004~~ 1965
is registered in the Land Registry under Title No. 17757
Copies of the subsisting entries in the register are within
Dated the Seventeenth day of March, 2004...

Asst. Registrar of Titles

Title No. 17757 Description of registered land.
ALL THAT piece or parcel of land known as Farm No. 175/1 measuring approximately seventy one decimal point eight (71.8) Acres or thereabouts situate in Arumeru District shown for identification only edged in red on the plan attached to this Certificate and defined on the registered Survey Plan Nos. 11409 and 19346 deposited at the Office of the Director of Surveys and Mapping at Dar es Salaam.

GP Dem-Tamala Subject: to conditions contained in the certified true copy of the Certificate of occupancy attached hereto.

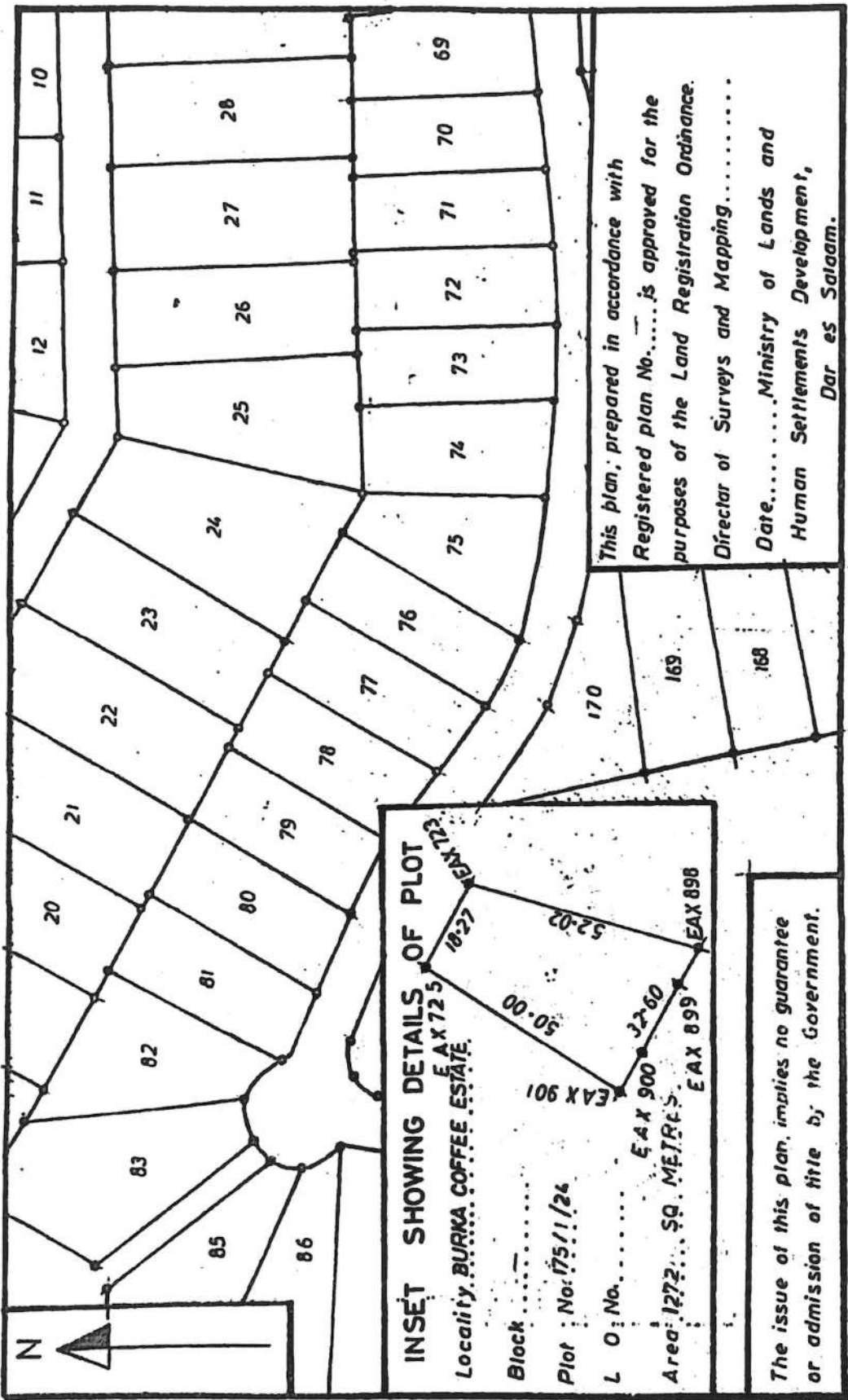
Subject: to Section 88 as to Survey.

ENTRIES IN THE REGISTER

TITLE No. 17757

<p>No. 16652 Registered 17-5-2004 10.00am To MOUNT MERU VIEW ESTATES LIMITED of P.O. Box 2763, Dar es Salaam. - Registered</p> <p>as owner.</p> <p><i>[Signature]</i> Asst. Registrar of Titles</p>	<p>No. Registered at .....m To</p> <p>..... Asst. Registrar of Titles</p>
<p>LAND REGISTRY, MORU DEED OF VARIATION</p> <p>No. 16951 Registered 10-6-2004 1.00p To TERMS AND CONDITIONS OF RIGHT OF OCCUPANCY VARIED INCLUDING USER: TO INCLUDE RESIDENTIAL & COMMERCIAL PURPOSES</p> <p><i>[Signature]</i> Asst. Registrar of Titles</p>	<p>No. Registered at .....m To</p> <p>..... Asst. Registrar of Titles</p>
<p>DIVISION</p> <p>No. 17758 Registered 01-02-2005 at 11.00A To LAND DIVIDED INTO 183 PARCELS NAMELY Plot no 1-183.</p> <p><i>[Signature]</i> Asst. Registrar of Titles</p>	<p>No. Registered at .....m To</p> <p>..... Asst. Registrar of Titles</p>
<p>No. Registered at .....m To</p> <p>CERTIFIED TRUE COPY <i>[Signature]</i> Asst. Registrar of Titles Date 03-07-2005</p> <p>..... Asst. Registrar of Titles</p>	<p>No. Registered at .....m To</p> <p>..... Asst. Registrar of Titles</p>

ARUMERU DISTRICT



This plan, prepared in accordance with Registered plan No. is approved for the purposes of the Land Registration Ordinance.

Director of Surveys and Mapping.....

Date..... Ministry of Lands and Human Settlements Development, Dar es Salaam.

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

TANGANYIKA

The Land Registration Ordinance (Cap. 334 of the Laws)



RIGHT OF OCCUPANCY

CERTIFICATE OF TITLE TO ~~LEASEHOLD LAND~~

Certified true copy of
This is to certify that the annexed Certificate of Occupancy dated
the Seventeenth day of March, ~~2004~~ 2004
is registered in the Land Registry under Title No. 18610

Copies of the subsisting entries in the register are within

Dated the Third day of February, ~~2005~~ 2005


Asst. Registrar of Titles.

Title No. 18610 Description of registered land.

ALL THAT piece or parcel of land known as Plot No. 175/1/24 Measuring approximately One thousand two hundred seventy two (1272) Square Metres or thereabouts situate in Arumeru District shown for identification only edged in red on the plan attached to this Certificate and defined on the registered Survey Plan Nos. 11409 and 19346 deposited at the Office of the
GP D...-Y... Director of Surveys and Mapping at Dar es Salaam.

Subject to: Conditions contained in the certified true copy of the Certificate of occupancy attached hereto.

Subject to: Section 68 as to Survey.

EK-07. No. 17757.

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

CERTIFIED TRUE COPY
[Signature]
 Asst. Registrar of Titles
 17-3-2004

CERTIFIED TRUE COPY
[Signature]
 Asst. Registrar of Titles
 Date 03-02-2004

Date of Issue:

Title Number: 1554 LAND REGISTRY - MOSHI


Land Office Number: 44454

Land: Piece of land measuring five hundred and thirty five decimal point eight six (535.86) hectares in Arumeru District.

Term: 99 Years.

[Handwritten signature]
12/04

TITLE No. 1554
 REGISTERED ON
 11-11-83
 at 8:00 a.m.
 Mwaligwa
 Asst. Registrar of Titles



L.O.NO. 44454
 AR/R/GL/1228

CERTIFIED TRUE COPY
 Asst. Registrar of Titles
 Date 17-3-2004

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

The 7th day of March One thousand nine hundred and eighty five
 J. M. M. M. M.

CERTIFIED TRUE COPY
 Asst. Registrar of Titles
 Date 03-02-2005

TITLE NO. 1554 LAND REGISTRY - MKISHI

THIS IS TO CERTIFY that DURKA COFFEE ESTATES LTD of P.O. Box 90 Arusha (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") and more particularly delineated on the plan annexed hereto for a term of ninety nine years from the first day of April One thousand nine hundred and seventy eight according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the covenants implied in the Right under the provisions of the Land Regulations 1948 and to the following special terms and conditions, viz:-

1. The Occupiers having paid rent up to the thirtieth day of June, 1984 shall thereafter pay rent of shillings one thousand eight hundred and ninety six and fifty cents (Shs. 1,896/50) 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 Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 1988, 1998, 2008, 2018, 2028, 2038, 2048, 2058 and 2068 or within three years thereafter in each case.

2. The said land shall be used solely for agricultural and pastoral purposes and for purposes ancillary thereto.

3. The occupiers hereby covenant:-

- (1) to maintain the arable land under cultivation to not less than approximately 906 acres and to maintain pastoral land to not less than approximately 70 acres at all times during the term of the Right to the satisfaction of the Arumeru District Council (hereinafter called "the Authority").