



Telephone: 2502318

OFFICE OF THE REGISTRAR OF TITLES,  
SOUTHERN HIGHLANDS ZONE,  
P.O. BOX 2984,  
MBEYA.

04 October 2016

In reply please quote:

38861-MB1LR  
Ref: MS/MSPAZI/FA/199  
TO: LIMITED OF P.M. BAY  
32 - SIMBA KULI-COA.

RE: THE LAND REGISTRATION ACT (CAP.334)

TITLE NO. 38861-MB1LR NO. 500037  
FA/199 BLOCK - LOCATION China village, Nkasi District

I have the honor to enclosed herewith duplicate of the Certificate of Title Numbered as above please.

1. I have the honor to refer to letter referenced H/SUR/28216 from the Assistant Commissioner for Lands dated 4-10-2016 and enclosures thereto.
2. Having been registered, enclosed herewith find the counter part of Certificate of Title Number as above for your sole custody.

I have the honor to be Sir/Gentleman/Madam  
Your Obedient Servant

PRINCIPAL ASST REGISTRAR OF TITLES

  
Certified as True Copy of the Original  
**Joseph D. Towa**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: [Signature]  
Date: 25.3.2025

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1027022

TANZANIA

THE LAND ACT 1999  
(No. 4 of 1999)

**CERTIFICATE OF OCCUPANCY**


(Issued Under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 38861-MB-142

Land Office Number: 500037

Land: Farm No. 99 at Chima Village, Mwanza District.

  
Certified as True Copy of the Original  
Joseph D. Tewa  
Advocate, Notary Public & Commissioner  
for Oaths



Sign: 

Date: 25-3-2021



THE UNITED REPUBLIC OF TANZANIA  
CERTIFICATE OF OCCUPANCY  
(Section 29 of the Land Ordinance)

The 4<sup>th</sup> day of Oct 2016, Two thousand and Sixteen

TITLE NO.....

THIS IS TO CERTIFY that M/S MSIPAZI FARM LIMITED LIMITED a limited liability Company incorporated under the Companies Ordinance (Cap. 212) of P.O. Box 32, Sumbawanga (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 **July, nineteen eighty eight** according to the true intent and meaning of the Land Act 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 following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 1989, shall thereafter pay rent of shillings **Eighty hundred thirty (Tshs. 830/=)** 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 (hereinafter called "the Minister") on the first day of July in each of the years **1998, 2008, 2018, 2028, 2038, 2048, 2058, 2068 and 2078** or within three years thereafter in each case.

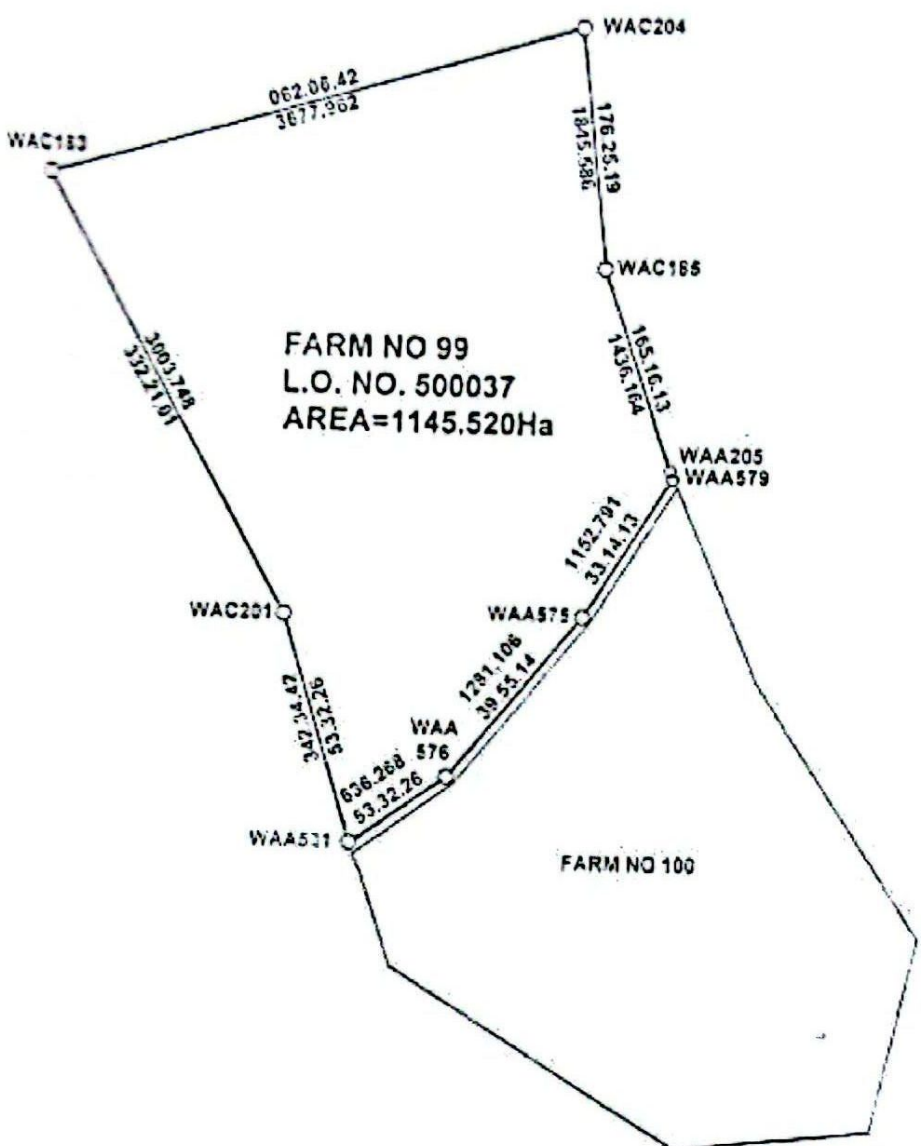
  
Certified as True Copy of the Original  
**Joseph D. Tewa**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 25.3.2025

2. The land shall be used only for **Agricultural and Pastoral purposes only Use Group "R" use class (c)** as defined in the Town and Country Planning (Use Classes) Regulations, 1960
3. The Occupier shall:-
  - (a) Demarcate the boundaries of the land to the satisfaction of the **Nkasi District Council** (hereinafter so maintain such demarcation that the boundaries are always easily identifiable
  - (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 land 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 Director responsible for Surveys and Mapping.
4. The Occupier shall not subdivide the land or assign, sublet or otherwise dispose off the whole or any part of it without the previous written consent of the Commissioner for Lands. Any person other than the Occupier working or occupying the land otherwise than in the capacity of a servant or contractor of the Occupier shall be deemed to be a sub-tenant for the purposes of this condition.
5. The right shall confer no water rights.
6. The Occupier shall pay the Minister on demand made by the Commissioner for Lands on his behalf any further fees or stamp duties which may be discovered to be payable by him in connection with the Right.
7. The President may revoke the right for failure by the occupier to comply with the conditions expressly or impliedly contained in the Right and in the Public interest..

  
Certified as True Copy of the Original  
**Joseph D. Towa**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 25.3.2021

NKASI DISTRICT

N



FARM NO 99  
 L.O. NO. 500037  
 AREA=1145.520Ha

FARM NO 100

This plan prepared in accordance with registered plan No. 87323 is approved for the purpose of Land Registration Ordinance  
 Director of Surveys & Mapping... Date: 03/10/2016  
 Ministry of Lands Housing and Urban Development  
 Dar es Salaam.

The issue of this plan implies a guarantee of admission of title by the Government;

Certified as True Copy of the Original  
**Joseph D. Tewa**  
 Advocate, Notary Public & Commissioner for Oaths  
 Sign: *[Signature]*  
 Date: 25.3.2025

**SCHEDULE**

ALL that land known as Farm No.99 at China Village, Nkasi District containing One thousand One hundred Forty Five Decimal Five Two Zero (1145.520) Hectares shown for the purpose of identification only shown edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 87323 deposited at the Office of the Director of Surveys and Mapping at Dar es Salaam.

Given under my hand and official seal and by Order of the Minister the day and year first above written.

*M/S*

**ASSISTANT COMMISSIONER FOR LANDS**

We within-named M/S MSIPAZI FARM LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said M/S )  
MSIPAZI FARM LIMITED in our presence )  
this 22<sup>nd</sup> ..... day of SEPTEMBER )  
..... 2016 )

Name: HAMUD MOHAMMED HAMUD )  
Signature: [Signature] )  
Postal Address: P.O. BOX 345, )  
SUMBAWANGA )  
Qualification: DIRECTOR )

Name: SALUM MOHAMMED HAMUD )  
Signature: [Signature] )  
Postal Address: P.O. BOX 345, )  
SUMBAWANGA )  
Qualification: DIRECTOR )

  
Certified as True Copy of the Original  
Joseph D. Tewa  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: [Signature]  
Date: 25.3.2021