

TITLE No. 34240-DLR
 REGISTERED ON
 24-11-2017
 at 9.00 AM
 Asst. Registrar of Titles



Land Form No. 22

Stamp Duty Shs. 100/- Paid
 and Revenue Receipt No. 10375614
 of 20-10-2016 issued.
 Asst. Registrar of Titles

TANGANYIKA
 STAMP DUTY PAID ON
 ORIGINAL Shs. 93510/-
 Receipt No. 10375614 of 20-10-2016
 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
 (No. 4 OF 1999)

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Certified true copy of the original
 Sign: MENGI MIKERA KIGOMBEI
 Advocate, Notary Public & Commissioner
 for Oaths
 Date: 20/11/17

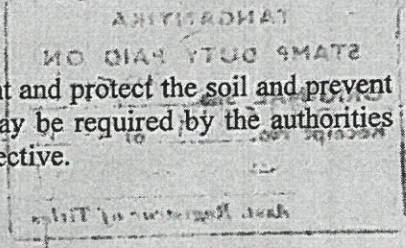
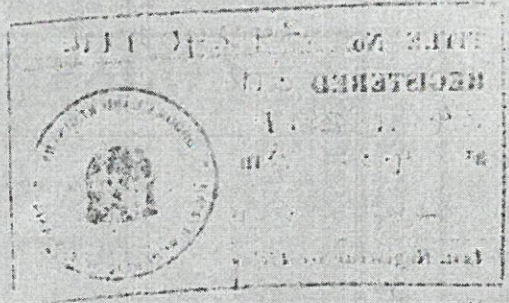
Title No. 34240-DLR
 L.O. No. 356886
 L.D. No. 70739

The 24th day of November.

Two thousand and Seventeen

THIS IS TO CERTIFY that PIRA CONSULTS LIMITED a limited liability company ^{Edm/SLO} incorporated in Tanzania under the Companies Act (Cap.212) of P.O. Box 1072, DODOMA (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 (99) from the first day of October, Two thousand and Sixteen 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 therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June 2017 shall thereafter pay rent of shillings one million one hundred twenty five thousand (1,125,000/=) 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 have to be re-established at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping;



- (i) 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.
- (ii) Building shall be in permanent materials.
- (iii) Building plans to be submitted to the **Dodoma Municipal Council** within six months from the commencement of the Right.
- (iv) Building construction to begin within six months after approval of the plans.
- (v) Building to be completed within thirty six months from the day of commencement of the Right.
- (iv) Not erect or commence to erect on the land buildings, bulky storage tanks and installations of any kind whatsoever except in accordance with building plans and specification which shall have been first approved by the Authority.
- (v) The occupiers shall observe and comply with the regulations for the time being in force relating to storage and sale of Petrol and Petroleum products and shall not do or after to be done anything of noisy, anxious or offensive nature or anything which may be a nuisance of annoyance or cause damage or disturbance to the owners or occupiers, adjoining, adjacent or neighboring.

- 3. **USER:** The land, buildings, bulk oil storage tanks and installations of the type to be erected thereon shall be used for **Industrial Service Trades** purposely only. Use Group 'L' and 'M' use classes (a) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
- 4. The Occupier shall not assign the Right within three years of the date hereof 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 and in public interest.

Certified true copy of the Original
 Sign: *[Signature]* Date: 28/05/20
 MENGI MKERA KIGOMBE
 Advocate, Notary Public & Commissioner
 for Oaths

DODOMA MUNICIPALITY

INSET SHOWING DETAILS OF PLOT



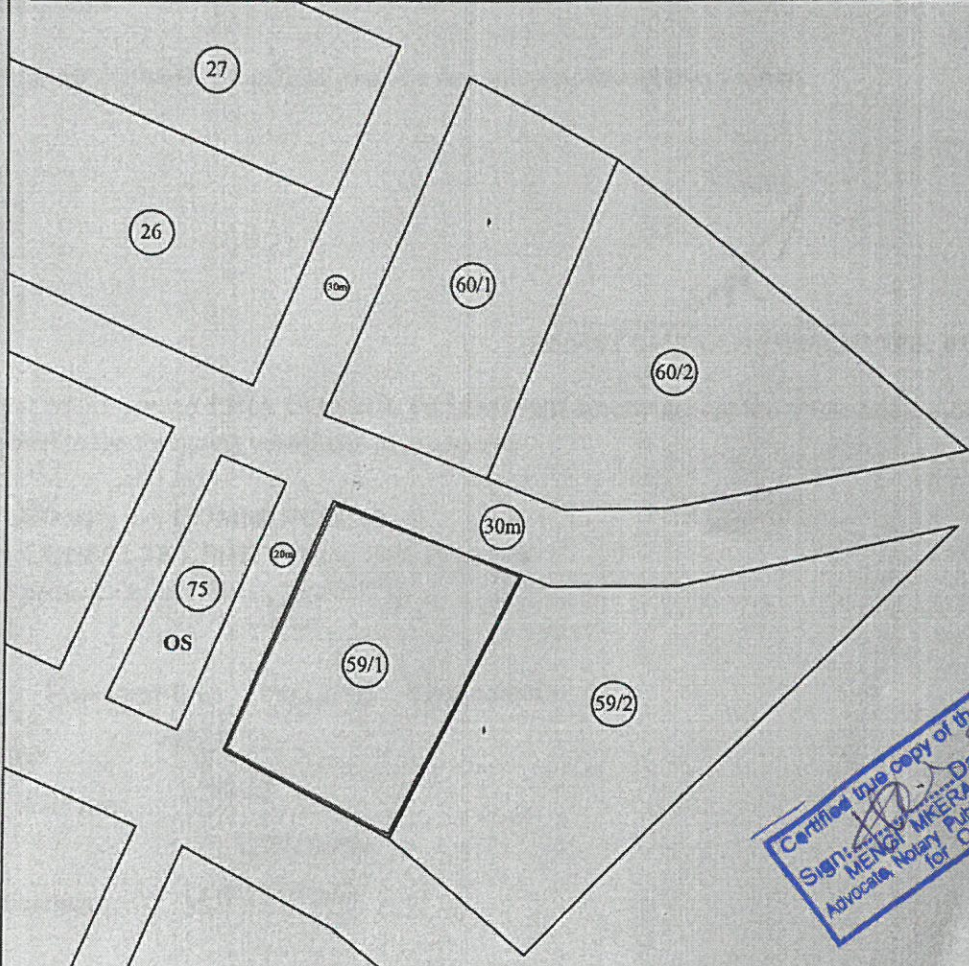
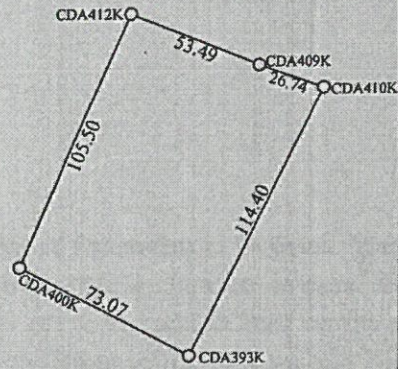
LOCATION WIA EXTENSION

PLOT No 59/1

BLOCK A

L.O No 356886

AREA 8,382 SQM



20/9/2017
Certified true copy of the Original
Signed: *[Signature]* Date: *20/9/2017*
MENO MWERERA KIGOMBE
Advocate, Notary Public & Commissioner
for Oaths

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

This plan prepared in accordance with the Registered plan No 46816 is approved for the purposes of Lands Registration Ordinances for the Director of Surveys and Mapping
[Signature]
Date: *14-9-2017*
Ministry of Lands and Human Settlement Development.

SCHEDULE

All land known as Plot No. 59/1 Block "A" situated at W.I.A Extension in Dodoma Municipality containing Eight thousand three hundred eighty two (8382) Square meters shown for identification only edged red on the plan attached to this certificate and defined on the registered Survey Plan Number 46816 deposited at the Office of the Director for Surveys and Mapping at Dar-es-Salaam.

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

Certified true copy of the Original
Sign: MENEKI KIGOMBE
Advocate, Notary Public & Commissioner for Oaths
Date: 29/9/17

Handwritten mark

ASSISTANT COMMISSIONER FOR LANDS

We, the within-named PIRA CONSULTS LIMITED hereby accept the terms and conditions contained in the foregoing certificate of occupancy.

SEALED with the COMMON SEAL of
PIRA CONSULTS LIMITED and DELIVERED
in the presence of us this 29th
day of September 2017

Name: RAMADHAN HUSSEIN KAGWANDI
Signature: *[Signature]*
Postal Address: 1072
DODOMA
Qualification: DIRECTOR

Name: FLORA FLORENCE NGATOLUWA
Signature: *[Signature]*
Postal Address: 3000
MOROGORO
Qualification: SECRETARY

TRANSFER OF R/O
Filed by 18078-DLR
Date of Registration 28-04-2020 Time 1:00 P.M.
- VEGGIE FOODS LIMITED OF
P.O. BOX 80524, DODOMA, DSM
(IN CONS OF ISH 50,000,000/=)
Asst. registrar of Titles

Certified true copy of the Original
Sign: MENO MERA NIGOMA
Date: 28/04/2020
Registrar of Titles
for Dodoma

Handwritten text at the bottom of the page, including the word "RECEIVED" and other illegible markings.