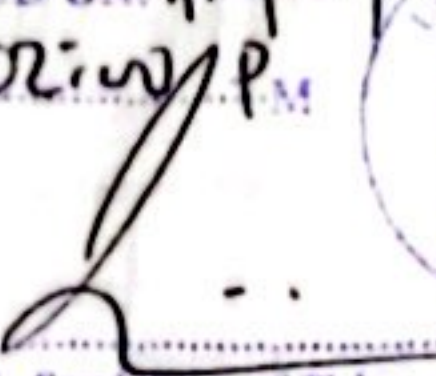


TITLE No: 3972 LND
REGISTERED ON: 9/10/24
AT: 02:00 P.M.

Senior Asst. Registrar of Titles


TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 427343/= Paid
On Original Receipt Shs: 92424327743582
of: 30/8/2024
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 100/= Paid
Receipt No: 92424327743582
of: 30/8/2024
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 3972 LND
L.O. No. 1204201
KDC/LD/453

The 01st day of October Two Thousand and Twenty Four

THIS IS TO CERTIFY that JITEGEMEE HOLDINGS COMPANY LIMITED incorporated under the companies Act, 2002 of P.O. Box 4047, DAR ES SALAAM (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") for a term of Ninety Nine years from the first day of July, Two Thousand and Twenty Four 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 thereof or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2025; shall thereafter pay rent of shillings Eight Million Five Hundred Forty Seven Thousand One Hundred (Tshs. 8,547,100/=) 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 Occupiers 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.
 - (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 objective.

KILWA DISTRICT

LOCALITY..MITEJA KIBAONI
BLOCK ...A
LOT NO...2
L.O. NO:...1204201
AREA:.....155,401Sqm.....



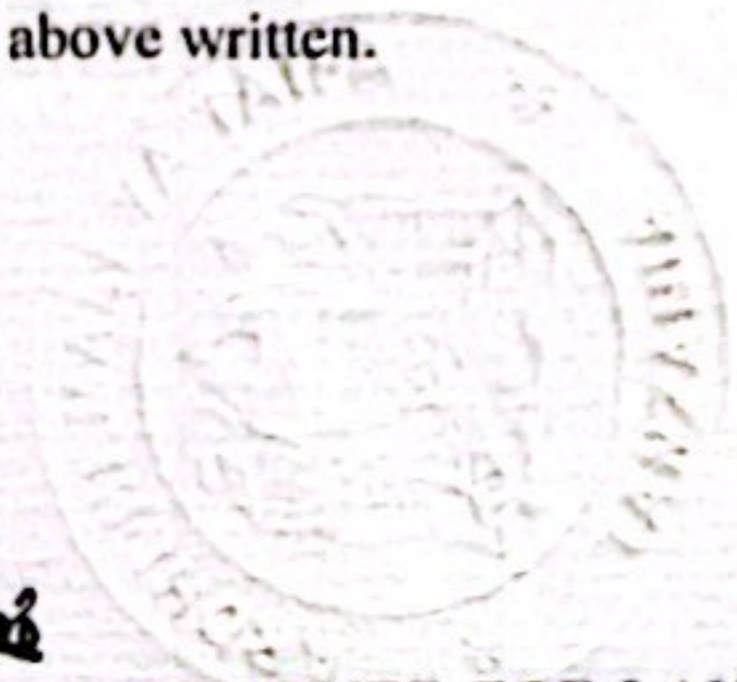
This plan is prepared in accordance with Registered Plan No. **199118**
It is approved for purpose of the Land Registration Act 334
For Director of Surveys and Mapping *[Signature]* Date *01/10/24*
Ministry of Land, Housing and Human Settlements Development, Dodoma

The issue of this plan implies no gurantee or admission of title by the government

SCHEDULE

ALL that Land known as Plot No. 2 Block 'A' situated at Miteja Kibaoni in Kilwa District containing One Hundred Fifty Five Thousand Four Hundred and One (155,401) Square Meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 199118 deposited at the Office of the Director for Surveys and Mapping at Dodoma.

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



[Handwritten signature]

ASSISTANT COMMISSIONER FOR LANDS

We, the within named **JITEGEMEE HOLDINGS COMPANY LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said JITEGEMEE HOLDINGS COMPANY LIMITED and DELIVERED in the presence of us this 09.....day of..13.... 2024



Name SALIM FARAJ ABRI)

Signature *[Handwritten signature]*)

Postal Address: 4047)

Qualification: DIRECTOR)

Name LAYSON NDIWALILAKO MWAPISI)

Signature *[Handwritten signature]*)

Postal Address: 4047)

Qualification: DIRECTOR)