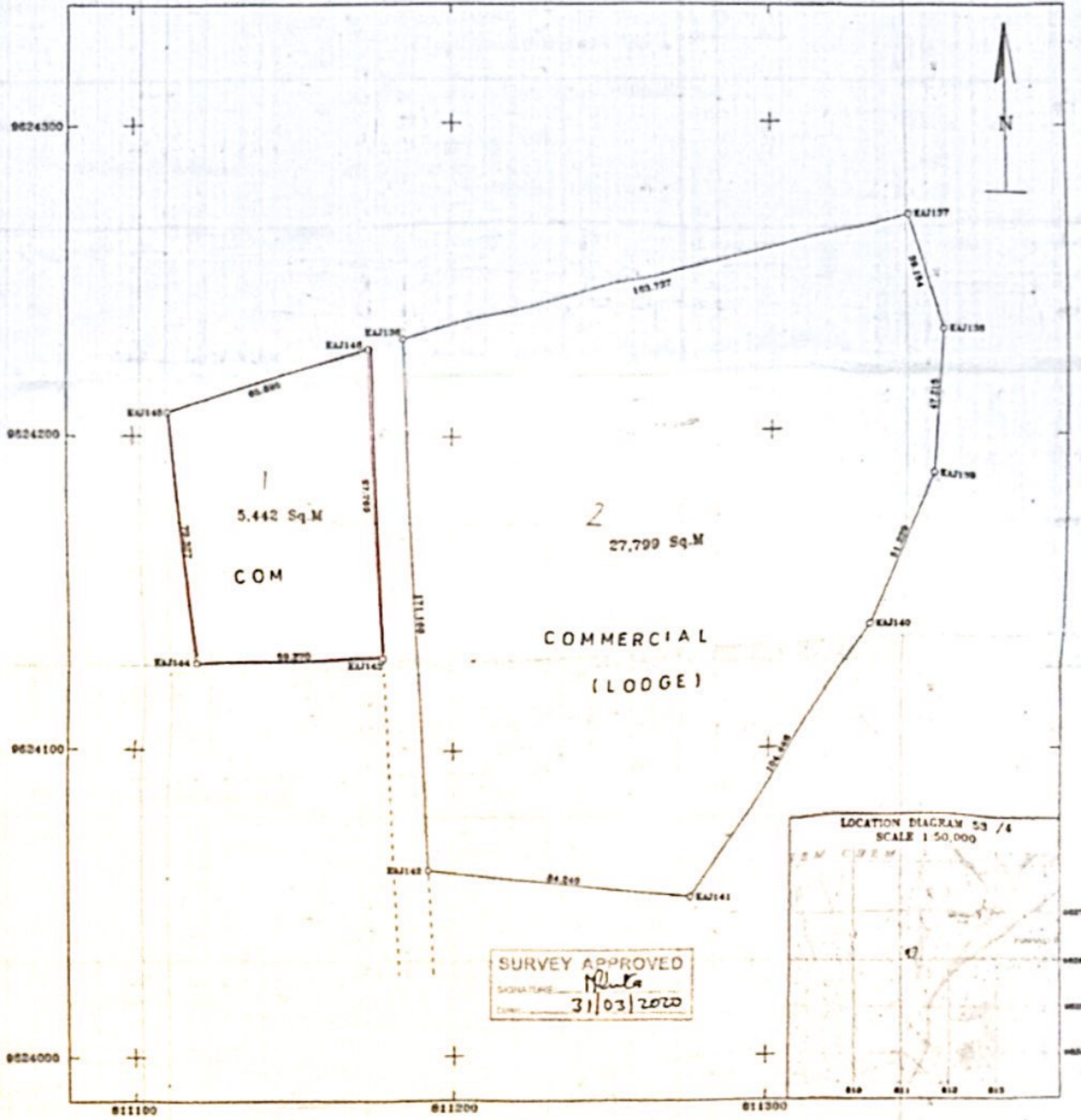


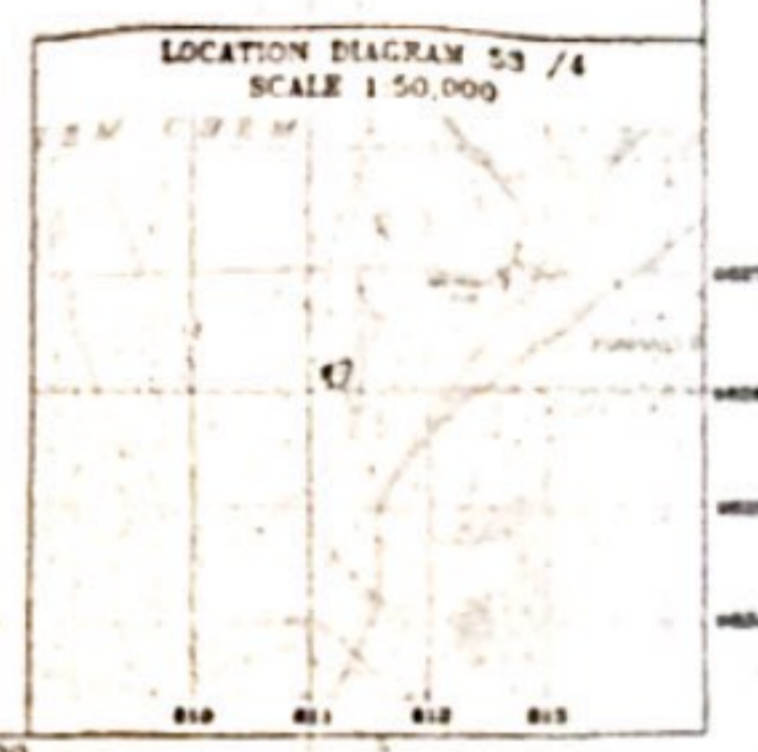
3

55

SURVEY OF PLOTS No.1-2...Block A.CHEMCHAM AREA
 (Part of) MANYARA KIBAONI AREA
 KARATU DISTRICT
 ARUSHA REGION



SURVEY APPROVED
 SIGNATURE: *[Signature]*
 DATE: 31/03/2020



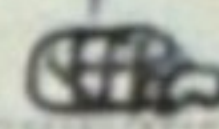
COMPS. E ²³ 155 ^A MP No. 53/IV/3 Std. SHEET No. 53/IV ACTION CC. <div style="border: 1px solid black; padding: 2px;">E²³ 155/18</div>	SCALE : 1:1000 Amendments made by: ESAU (Plot No) 27/03/2020 _____ Photostat copies sent to: _____ _____	Plan drawn by SUNDAY A.KANGERO. JAN.2020 I hereby certify that the survey represented by this plan was carried out in accordance with regulations. DATE 28.03.2020 <i>[Signature]</i> LICENCED LAND SURVEYOR
	REGISTERED PLAN No 112249	

FILED DOCUMENT No. 13231
 REGISTERED ON: 24/9/2024
 AT: 9:00A M

 Sector Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 100/- Paid
 Receipt No. 924246254032148
 of: 28/8/2024 LAND FORM No. 22.

 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs. 109,000/- Paid
 Receipt No. 924246254032148
 of: 28/8/2024

 Stamp Duty Officer

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

Title No. 13231
 L.O. No. 1201341
 LD. No. KAR/LD/2024/155

The 23rd day of September 2024

This is to Certify that **KING KIDAISHO COMPANY LIMITED**, a limited liability Company incorporated under the Companies Act (Cap. 212) of P.O. Box 10299 USA RIVER, **ARUSHA** (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 (99)** 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 there for or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2025; shall hereafter pay rent of shillings **Five hundred seventy one thousand three Hundred and Eighteen (Tshs. 571,318/=)** 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 protection of beacons on the land throughout the term of the Right. Missing beacons shall have to be reestablished at any time at the occupier's expenses as assessed by the director responsible for Survey and Mapping.
- (ii) Ensure cultivation of horticulture and or viticulture and or floriculture and or plant stirpculture including medicinal and cosmetic herbs
- (iii) 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.
- (iv) At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for lands (hereinafter called "**the Authority**").
- (iv) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved by the Authority.

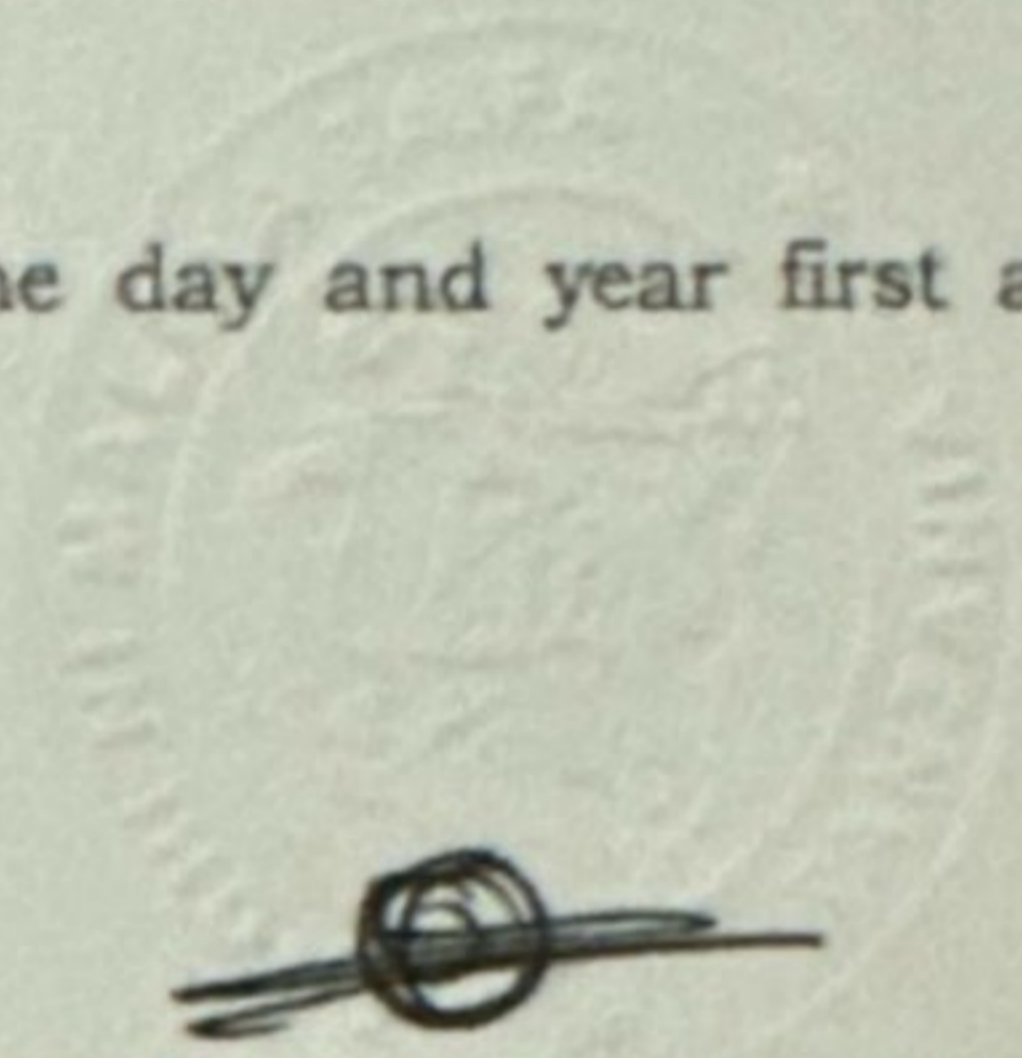
3. **USER:** The land shall be used for: **COMMERCIAL AND FARM HOMESTEAD:** Use Group "**C**" Use Class (**f**) and Use Group '**R**' Use class (**c**) as defined in the urban planning (Use Groups and Classes) Regulations 2018.

- 4. The Occupier shall not assign the Right hereof without 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 for public interest.

SCHEDULE

ALL that Land known as Plot No. 2 situated at Block 'A' **CHEMCHEM AREA, KARATU DISTRICT** Containing Twenty seven thousand Seven hundred Ninety nine ~~hundred Ninety~~ **(27,799) Square Meters** only shown for identification edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **112249** 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.



ASSISTANT COMMISSIONER FOR LAND

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

SEALED with the **COMMON SEAL** of the said)
KING KIDAISHO COMPANY LIMITED)
And **DELIVERED** in the presence of us

This 28 Day of Aug 2024)

Name James Faquel Mlangu)
Signature: [Signature])
Postal Address: P.O. Box 10299 Ausho)
Qualification: Director)

Name Gilbert Faquel Mlangu)
Signature: [Signature])
Postal Address: P.O. Box 10299 Ausho)
Qualification: Director)

