

**THE COMPANIES ACT [CAP 212 R.E. 2023]**  
**LIBRA FINANCE LIMITED**  
**(REG. 169303843)**

**EXTRAORDINARY BOARD RESOLUTION**

EXTRACT FROM THE MINUTES OF THE EXTRA – ORDINARY MEETING OF THE DIRECTORS OF LIBRA FINANCE LIMITED HELD ON 04<sup>TH</sup> day of JULY 2025, 9:00 PM AT THE REGISTERED OFFICE PLOT NO. 22, BLOCK NO. D, HOUSE NO. 1, MASAKI STREET, MSASANI WARD, KINONDONI MUNICIPALITY, P.O. BOX 105155, DAR-ES-SALAAM, TANZANIA.

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It was unanimously RESOLVED by the directors of the company that the following resolution be adopted: -

- A. The company's directors resolved to purchase **32,944 square metres** out of the **127,386 Square metres** of land from the landed property of **PLOT NO. 1175, BLOCK NO. BY NALA CHINANGALI, DODOMA DISTRICT**, with certificate of Title No. **DOM038696** from **RAMADHANI YUSUPH NDAHOGORA** to establish the refined sunflower cooking oil manufacturing industry.
- B. B. The company's directors resolved that the company shall oversee the application for the subdivision of the land on **PLOT NO. 1175, BLOCK NO. BY NALA CHINANGALI, DODOMA DISTRICT, DODOMA with Certificate of Title No. DOM038696**, submitted to the Ministry of Lands, Housing and Human Settlements Development, to divide the land so that the company shall possess **32,944 square metres out of the total 127,386 square metres**. The land use shall also be changed from urban farm land to industrial use.
- C. The company's directors resolved that while applying for subdivision and changing the land use of the landed property on **PLOT NO. 1175, BLOCK NO. BY NALA CHINANGALI, DODOMA DISTRICT, DODOMA with Certificate of Title No. DOM038696**, in the Ministry of Lands, Housing and Human Settlements Development, the company shall proceed with the registration application of the project for the establishment of refined sunflower cooking oil with the Tanzania Investment Centre to acquire a certificate of incentives.
- D. It was further resolved that during the registration of the company's project to establish the refined sunflower cooking oil industry shall be registered with the Tanzania Investment Centre (TIC) to enable the company to obtain the Certificate of Incentives on proof of the land for the project the company shall submit a copy of the title deed, landed purchase agreement and evidence of subdivision of the landed property purchased by the company.
- E. It was **FURTHER RESOLVED** that all the changes should be notified to the Registrar of Companies.

Certified a True Copy



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**ASHELI MICHAEL MWANDA**  
**CHAIRMAN**



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**NURDIN HASSAN ZIARA**  
**SECRETARY**

**COMMON SEAL OF THE COMPANY**

**LIBRA FINANCE LIMITED**  
**P. O. Box 105155**  
**DAR ES SALAAM**



THE UNITED REPUBLIC OF TANZANIA  
**CERTIFICATE OF OCCUPANCY**  
 THE LAND ACT, Cap 113  
 (Under Section 29)



Title Number : **DOM038696**

Date of Registration : **19-Apr-2024[10:57]**

*[Signature]*

REGISTRAR OF TITLES

(19-Apr-2024)

Registered under section 27 of the Land Registration Act (Cap 334).

**I. REGISTERED OCCUPIER AND TENURE**

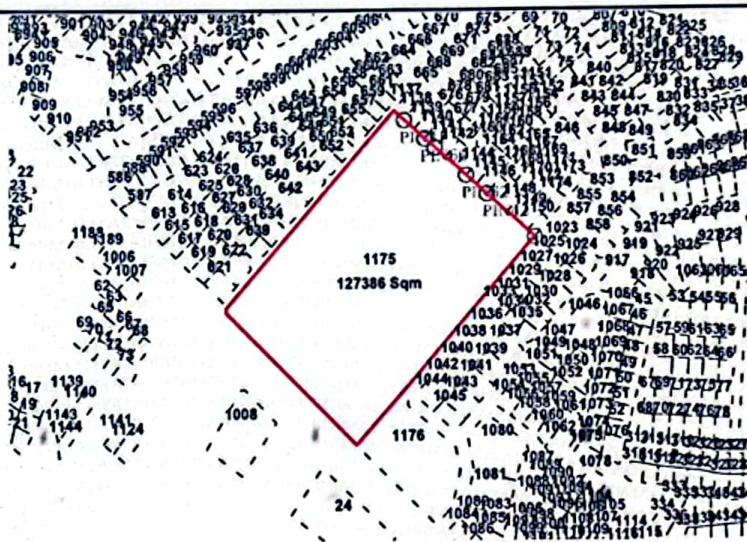
THIS IS TO CERTIFY that **RAMADHAN YUSUPH NDAHOGORA** of P.O.Box 1845, DODOMA, DODOMA (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **ninety nine (99) years** from the first day of **January two thousand 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 amendment thereof and to special conditions.

**II. DESCRIPTION OF THE PROPERTY**

District: Dodoma  
 Location: Nala Chinangali  
 Block: BY  
 Plot No.: 1175  
 Area: 127386.00 Square Metres  
 Reg. Plan No.: 99677  
 Plot Reference Points (Part of):

TAREF11 / UTM ZONE 36S

	X	Y
VJ647	793384.12	9324658.08
PIN41	793175.71	9324843.49
PIN44	793224.97	9324799.66
PIN66	793208.63	9324814.20
PIN42	793307.53	9324726.21
PIN62	793274.45	9324755.64



**III. CONDITIONS OF THE RIGHT**

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for **Urban Farm** purposes only. Use Group (R) and Use Class (c) as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

**IV. DISCLAIMER**

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

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

*[Signature]*

COMMISSIONER FOR LANDS  
 (12-Apr-2024)

*[Signature]*

OCCUPIER: **RAMADHAN YUSUPH NDAHOGORA**  
 (19-Apr-2024[10:57])



**LAND PURCHASE AGREEMENT**

**THIS LAND PURCHASE AGREEMENT is made on 21 June 2025.  
BETWEEN**

**RAMADHAN YUSUPH NDAHOGORA**, whose address for this Agreement is Plot No. 194, Block C, Nkuhungu East, Itega Street, P.O. Box 1845, Dodoma, holding National Identification Number **19721231-41117-00004-26** and Tel: +255 769 172970 (hereinafter referred to as "**Vendor**") of the one part;

**AND**

**LIBRA FINANCE LIMITED**, a limited liability company duly incorporated under the Companies Act No. 12 of 2002 of the laws of Tanzania, with incorporation number **169303843**, of Plot No. 22, Block D, House No. 01, Masaki Street, Masaki Road, Msasani Ward, Kinondoni Municipality, Dar es Salaam – Tanzania (hereinafter referred to as "**Purchaser**") of the other party.

**WHEREAS**, the Vendor is the registered owner of the landed property for **Plot No. 1175**, Block **BY**, located in Nala Chinangali, with certificate of title Number **DOM038696** in Dodoma, Tanzania, encompassing an area of 127,386 square meters.

**WHEREAS**, the Vendor intends to sell thirty-two thousand nine hundred forty-four (32,944) square metres of his land to the Purchaser upon registration of the Amendment of **TP NO 08/NAL/10/012018** by the Dodoma City Council for the subdivision of his property, as authorised by the Ministry of Lands, Housing and Human Settlements Development Physical Planning Division.

**WHEREAS**, the Purchaser is desirous to purchase thirty-two thousand nine hundred forty-four (32,944) square metres of the landed property from the Vendor upon subdivision of the property of the Vendor by the Ministry of Lands, Housing and Human Settlements Development Physical Planning Division.

**AND WHEREAS** the Purchaser is desirous to purchase six plots of the Property from the Vendor upon approval and registration of the **TP NO. 08/NAL/10/012018**, and the Vendor is ready and willing to sell the six plots from the property to the Purchaser, free from any encumbrances whatsoever, in accordance with the terms and conditions set forth hereinafter.

**NOW THIS AGREEMENT WITNESSETH** as follows: -

1. That the Vendor is the registered owner of the landed property for **Plot No. 1175**, Block **BY**, located in **Nala Chinangali**, with certificate of title Number **DOM038696** in Dodoma, Tanzania, encompassing an area of 127,386 square meters.
2. That the Vendor now has lodged the registration of the Amendment of **TP NO 08/NAL/10/012018** to the Dodoma City Council for the subdivision of his property with certificate of **Title Number DOM038696**, pending the approval and authorisation of the Ministry of Lands, Housing and Human Settlements Development Physical Planning Division.

3. The Vendor intends to sell **thirty-two thousand nine hundred forty-four (32,944) square metres** of his land to the Purchaser upon registration of the Amendment of **TP NO 08/NAL/10/012018** by the Dodoma City Council for the subdivision of his property, as authorised by the Ministry of Lands, Housing and Human Settlements Development Physical Planning Division to the Purchaser and the duo herein has signed exclusivity agreement for the land purchase which is part and parcel of this transaction.

4. **IN CONSIDERATION** of the sum of Tanzania Shilling Eight Hundred Thirty Million only (**TZS. 830,000,000/=**) the Vendor sells, and the Purchaser buys the of six plots measuring thirty-two thousand nine hundred forty-four (32,944) square metres upon registration and approval of the Amendment of **TP NO 08/NAL/10/012018** by the Dodoma City Council for the subdivision of the Property known as **PLOT NO. 1175, BLOCK "BY" NALA CHINANGALI, DODOMA CITY COUNCIL, DODOMA**, with **CERTIFICATE OF TITLE NO. DOMo38696**, free from any encumbrances whatsoever.

4.1 That the purchase price of the landed property to the tune of Tanzania Shilling Eight Hundred Thirty Million only (**TZS. 830,000,000/=**) shall be payable in two instalments.

4.2 The payment of the purchase price for the above-mentioned landed property from the Purchaser to the vendor shall be made via bank transfer or deposit into the vendor's bank account, detailed hereunder: -

**CRDB Bank Account No: 0152761302900**

**Account Holder Name: RAMADHAN YUSUPH NDAHOGORA**

**Denomination: TZS.**

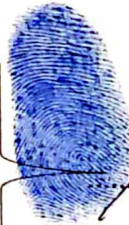
4.3 Upon signing of this Agreement, the purchaser shall effect the first instalment payment to the tune of **Tanzania Shillings One Hundred Thirty Million only (TZS 130,000,000.00/=)** to the Vendor's bank account.

4.4 The payment of the second installment of the purchase price of the property mentioned above shall be to the tune of **Seven Hundred Million only (TZS. 700,000,000.00/=)** shall be payable upon registration of the Amendment of **TP NO 08/NAL/10/012018** by the Dodoma City Council for the subdivision of the landed property by the Ministry of Lands, Housing and Human Settlements Development Physical Planning Division.

5. Simultaneous with the signing hereof, the parties shall execute a Deed of Transfer for the purpose of registration of the property.
6. Simultaneous with the signing hereof, the Vendor shall surrender the Certificate of Occupancy of the said Property to the Prospective purchaser. The Deed of Transfer, applications for approval of disposition and notification of disposition shall be signed simultaneously with this agreement.
7. This Agreement is subject to the obtaining of all necessary consents; failure to do so, the parties shall revert to their original position as per this Agreement.
8. The Purchaser declares and undertakes that all the monies applied in the purchase of the premises have been lawfully obtained.

AS WITNESS hereof, the parties hereto have executed these presents in the manner and days hereinafter appearing.

**AFFIRMED AND DELIVERED** in DODOMA by the said **RAMADHAN YUSUPH NDAHOGORA**, identified to me by YUSUPH SEMSA, The latter person is known to me Personally, this 21<sup>st</sup> day of June, 2025.



*Ramadhan Ndahogora*  
 \_\_\_\_\_  
**VENDOR**

**BEFORE ME:**  
**NAME:** Richard Samuel Limhaga  
**SIGNATURE:** *[Signature]*  
**ADDRESS:** P.O Box 105377 DAR  
**COMMISSIONER FOR OATHS**

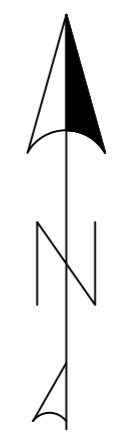
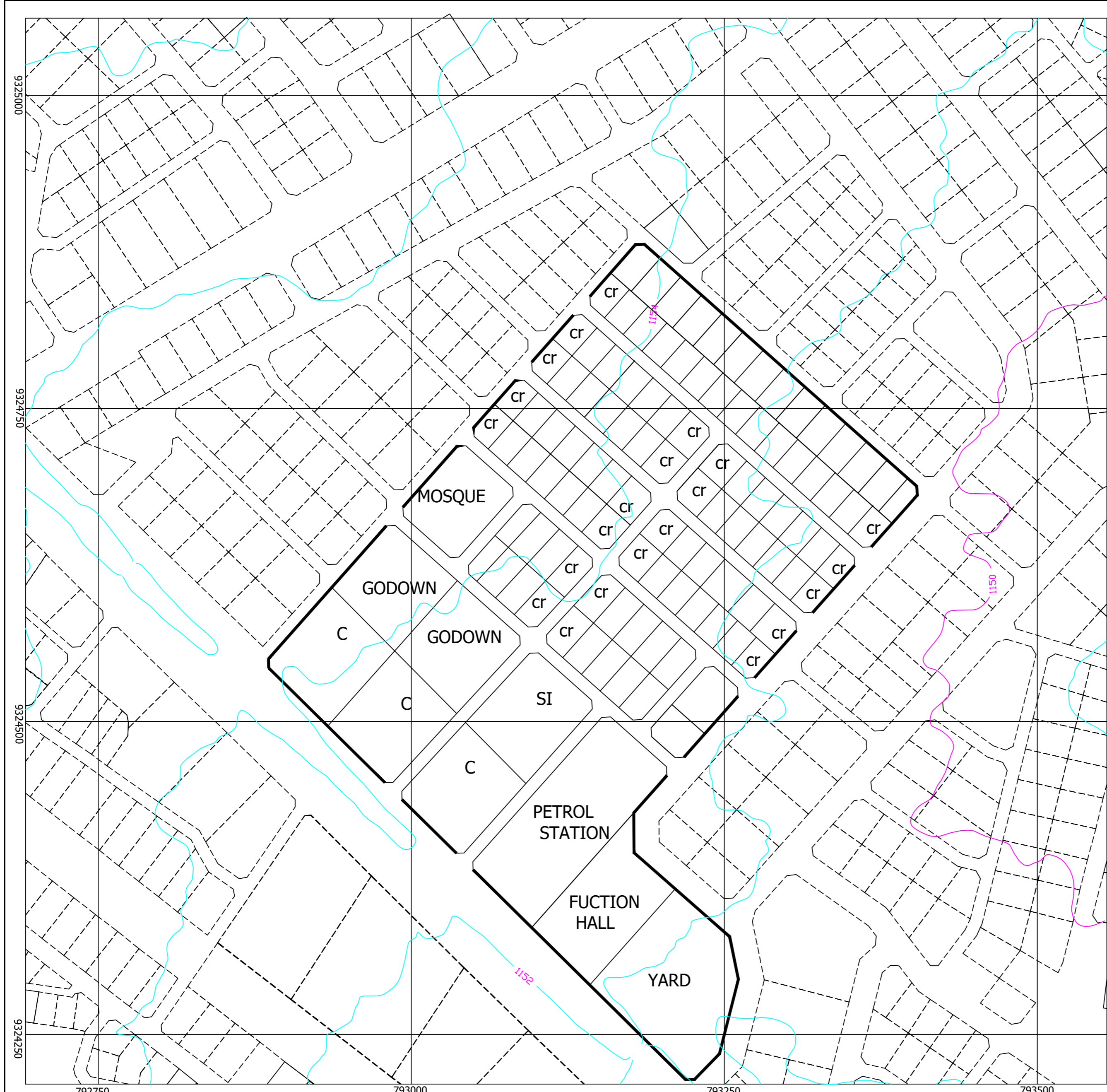


**SEALED and DELIVERED** at Dodoma by the Common Seal of **LIBRA FINANCE LIMITED**, this 21<sup>st</sup> day of June 2025.  
**WITNESSETH**

.....  
**COMMON SEAL OF COMPANY**

**NAME:**.....  
**SIGNATURE:**.....  
**ADDRESS:**.....  
**TITLE: COMPANY DIRECTOR**

**NAME:**.....  
**SIGNATURE:**.....  
**ADDRESS:**.....  
**TITLE: COMPANY DIRECTOR**



**LEGEND**

- U.F URBAN FARM
- OPEN SPACE
- CONTOUR
- CR COMMERCIAL RESIDENTIAL

**LAND USE DISTRIBUTIONS**

NO.	LAND USE	PLOTS	AREAS(HCT)	%
	RESIDENTIAL	88	3.83	25.13
2	HOSPITAL	1	8.73	57.28
3	COMMERCIAL RESIDENTIAL	2	0.56	3.67
4	ROADS		2.12	13.92
	<b>TOTAL</b>	<b>91</b>	<b>15.24</b>	<b>100</b>

**ADJOINING TP DRAWINGS**

08/NAL/10/012018	08/NAL/10/012018	08/NAL/10/012018
08/NAL/10/012018	08/NAL/10/012018/D	08/NAL/10/012018
08/NAL/10/012018	08/NAL/10/012018	08/NAL/10/012018

**BASE MAP**

TOPO SHEET 2007
FIELD SURVEY ,NOV 2021

**PREPARED BY:**

DODOMA CITY COUNCIL

**ACCEPTED BY:**

URBAN PLANNING COMMITTEE

**MAP PROJECTION:**

WGS 84/ UTM Z 36

Designed by : .....  
Name Reg No. Signature & stamp

For :

Supervised by : .....  
Name Reg No. Sign & stamp Date

Checked by : .....  
Name Reg No. Sign & stamp Date

Checked by : .....  
Name Reg No. Sig & stamp Date

SCALE 1 :2500
DRAWING NO. 08/NAL/10/012018/D

NO	REVISION	DATE

**AMENDMENT OF TP NO 08/NAL/10/012018**  
**DODOMA CITY COUNCIL**  
MINISTRY OF LANDS HOUSING AND HUMAN SETTLEMENTS  
DEVELOPMENT PHYSICAL PLANNING DIVISION

Approved by : ...../2024  
Name Signature Date  
DIRECTOR OF PHYSICAL PLANNING DIVISION  
REGIONAL TOWN PLANNER  
DRAWING NO.08/NAL/10/012018/D

Applicant Name

**RAMADHAN YUSUPH NDAHOGORA**

Hali

**Imetumwa**

Halmashauri

**Dodoma City Council**

Details

Index

**1**

Current User

**Augusta Alfred Primo**

Entry Details

Created by User

**RAMADHAN YUSUPH NDAHOGORA**



Asignee Name

**Augusta Alfred Primo (augusta.primo@lands.go.tz)**

Hali

**Imetumwa**

Namba ya Muamala

**DOCTPSD00000006**

Taarifa za Ombi

**Sub-Division Of Parcel**

Hamilifu

**YES**