

TITLE No. 75623 LR Simiyu

RECEIVED 05-11-2017  
AT OLIVIA



*[Signature]*  
Registrar of Lands

Land Form No. 22  
TANGANYIKA STAMP DUTY ACT  
Stamp Duty Rate 100/-  
Receipt No. 9028093517  
of 17-10-2017  
*[Signature]*  
Stamp Duty Officer

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

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Rate 210,748/-  
On Original Receipt No. 9028093517  
of 17-10-2017  
*[Signature]*  
Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: *[Signature]*  
Date: 09/10/2025

Title No. 75623 LR Simiyu  
L.O. No. 1001700  
LD/E.LO/14103

The 31<sup>st</sup> day of October Two thousand and Nineteen

THIS IS TO CERTIFY that KOM FOOD PRODUCTS COMPANY LIMITED a limited incorporated under the Companies Act, 2002 of P.O. Box 253, Kahama (hereinafter called "the Occupier") are 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 nineteen 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:-

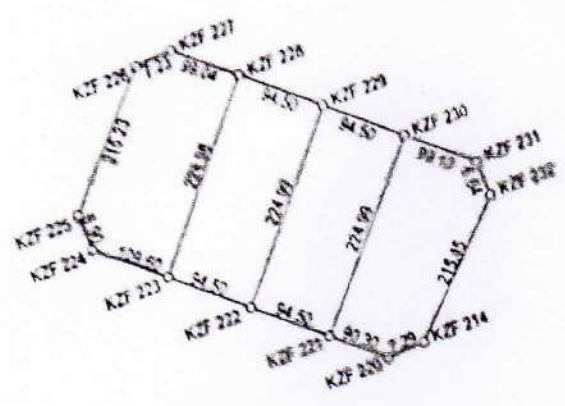
1. The Occupier having paid rent up to the thirtieth day of June, 2020, shall hereafter pay rent of shillings Four million two hundred thirty nine thousand one hundred sixty five (4,239,165/=) only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the 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.

- (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.
  - (iii) Building to be in permanent materials.
  - (iv) Submit building plans to the **Kahama Town Council** within six months from the date of the commencement of the Right.
  - (v) Building construction to begin within six months after approval of plans.
  - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.
3. **USER:** The land and the existing buildings erected thereon shall be used for **Light Industry** purposes only. Use Group 'M' use classes (b) 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.

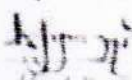
  
Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 09/01/2025

# KAHAMA TOWNSHIP

**N**  
 Locality CHAPULWA  
 Block "A"  
 Plot No. 1, 2, 3 & 4  
 LB No. 1001700  
 Area 22.51 Ha.



  
 Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
 Advocate, Notary Public & Commissioner  
 for Oaths  
 Sign:   
 Date: 09/10/2019

This Plan Prepared in accordance with Registered Plan No. 108532 as approved for the purpose  
 of Land Registration Act.  
 Director of surveys and Mapping  Date: 15.10.2019  
 Surveys and Mapping Division Ministry of Lands Housing and Human Settlement Development  
 Dar es Salaam.

This notice implies no guarantee or  
 admission of title by the government

**SCHEDULE**

ALL that Land known as Plot No. 1, 2, 3 & 4 Block "A" situated at Chapulwa in Kahama Township containing Twenty two point five one (22.51) Hactare shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 108582 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.


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

  
ASSISTANT COMMISSIONER FOR LANDS

We, the within named KOM FOOD PRODUCTS COMPANY LIMITED a limited incorporated under the Companies Act, 2002 hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said )  
KOM FOOD PRODUCTS COMPANY LIMITED and )  
DELIVERED ..... )  
in our presence this 27 day of 09 2019 )


Witness's Name: MAHA NKWAZI KASAZO

Signature: 

Postal Address: 253 - KAHAMA

Qualification: DIRECTOR GENERAL

Witness's Name: JOYCE MAHA NKWAZI

Signature: X 

Postal Address: 253 KAHAMA

Qualification: DIRECTOR

  
Certified as True Copy of the Original  
Hendrick Daniel Matiku  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 29/01/2025

LR Simiyu

Plot No. 75624  
REGISTERED 05-11-2019  
BY: [Signature]



TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. 100/- Paid  
Receipt No. 102807212  
of 17-10-2019  
[Signature]

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. 34,135/- Paid  
On Original Receipt No. 102807212  
of 17-10-2019  
[Signature]

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 75624 LR Simiyu  
L.D. No. 1091697  
L.B/KTC/14105

The [Signature] day of October Two thousand and [Signature]

THIS IS TO CERTIFY that KOM FOCUS PRODUCTS COMPANY LIMITED a limited incorporated under the Companies Act, 2002 of P.O. Box 253, Kahamba (hereinafter called "the Occupier") are 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 (99) years from the first day of July, Two thousand and nineteen 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 thereof or amendment thereof and to the following special conditions:-

- The Occupier having paid rent up to the thirtieth day of June, 2020, shall hereafter pay rent of shillings Six hundred eighty three thousand six hundred sixty two (683,662/00) 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.
- The Occupier shall:-
  - 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 expense as assessed by the Director responsible for Surveys and Mapping.

Certified as True Copy of the Original  
Hendrick Daniel Matiku  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: [Signature]  
Date: 29/10/2025

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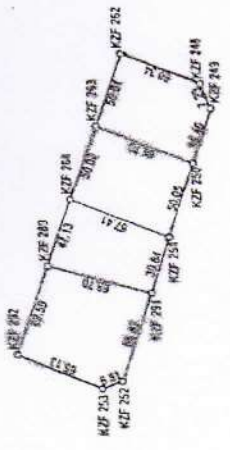
- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
  - (iii) Building to be in permanent materials.
  - (iv) Submit building plans to the Kahama Town Council within six months from the date of the commencement of the Right.
  - (v) Building construction to begin within six months after approval of plans.
  - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.
3. USER: The land and the existing buildings erected thereon shall be used for Light Industry purposes only. Use Group 'M' use classes (H) 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 forms 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 as True Copy of the Original
   
**Hendrick Daniel Matiku**
  
 Advocate, Notary Public & Commissioner
   
 for Oaths
   
 Sign: 
  
 Date: 29/01/2025

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**KAHAMA TOWNSHIP**

Locality CHUPULWA  
 Block "A"  
 Plot No. 10, 12, 14, 8, 16  
 L.B. No. MD06597  
 Area 1.5 Hs.



This Plan Prepared in accordance with Registered Plan No. MD5682 is approved for the purpose of Land Registration Act.  
 Director of surveys and Mapping M. J. ... Date 15. 10. 2019  
 Registrar Barasa Sabani

This issue implies no guarantee or admission of title by the government.

**H**  
 Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
 Advocate, Notary Public & Commissioner  
 for Oath  
 Sign: [Signature]  
 Date: 09/11/2025

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SCHEDULE

ALL this Land known as Plot No. 10, 12, 14 & 16 Block "A" situated at Chapulwa in Kathana Township containing One point five (1.5) Hectare shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered \_\_\_\_\_ deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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

*[Signature]*  
ASSISTANT COMMISSIONER FOR LANDS

We, the within named KOM FOOD PRODUCTS COMPANY LIMITED a limited incorporated under the Companies Act, 2002 hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said  
KOM FOOD PRODUCTS COMPANY LIMITED and  
DELIVERED ..... 27 ..... day of ..... 2019  
in our presence this .....  
Witness's Name: MHOJA NAWABI KABIRU  
Signature: *[Signature]*  
Postal Address: 253 KATHAMA  
Qualification: DIRECTOR GENERAL  
Witness's Name: JOYCE NAWABI NAWABI  
Signature: *[Signature]*  
Postal Address: 253 KATHAMA  
Qualification: DIRECTOR

 Certified as True Copy of the Original  
Hendrick Daniel Matiku  
Advocate, Notary Public & Commissioner  
for Oaths  
Signature: *[Signature]*  
Date: 09/10/2025

TITLE No. 75640  
 REGISTRATION No. 25-11-1  
 AT. 01.08



TANZANIA RENT DUTY ACT,  
 Stamp Duty Shs. 100/- Paid  
 Receipt No. 90289133  
 of: 17-70-209

TANZANIA STAMP DUTY ACT,  
 Stamp Duty Shs. 38,434/- Paid  
 of: 17-70-209

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 75640 uolwa  
 L.O. No. 444444 500196  
 LDKTC/14104

The 31<sup>st</sup> day of October Two thousand and Nineteen

THIS IS TO CERTIFY that KOM FOOD PRODUCTS COMPANY LIMITED a limited incorporated under the Companies Act, 2002 of P.O. Box 253, Kahama (hereinafter called "the Occupier") are 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 nineteen 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, 2020, shall hereafter pay rent of shillings Seven hundred sixty nine thousand two hundred ninety six (769,296/=) 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,
  - 4) 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.

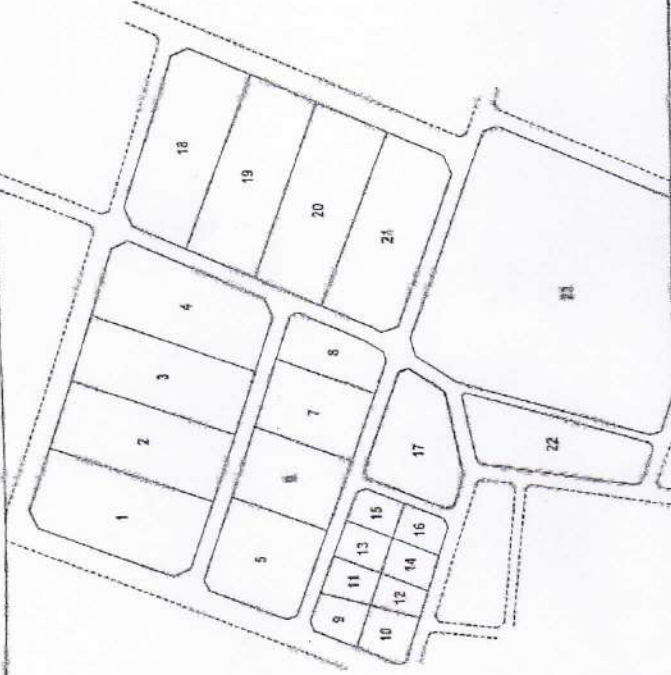
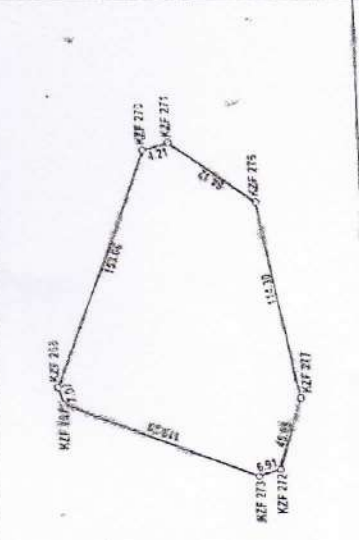
**Confirmed as True Copy of the Original**  
**Hendrick Daniel Matiku**  
 Advocate, Notary Public & Commissioner for Oaths  
 sig: [Signature] date: 01/10/2025

- (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.
  - (iii) Buildings to be in permanent materials.
  - (iv) Submit building plans to the Kahama Town Council within six months from the date of the commencement of the Right.
  - (v) Building construction to begin within six months after approval of plans.
  - (vi) Buildings to be complete within thirty six (36) months from the date of the commencement of the Right.
3. **USER:** The land and the existing buildings erected thereon shall be used for Garage purposes only. Use Group ~~47~~ use classes ~~47~~ 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.

**TS**  
 Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
 Advocate, Notary Public & Commissioner  
 for Ombudsman  
 Date: 11/01/2025

# KAHAMA TOWNSHIP

Locality.....**CHAPULWA**.....  
 Block.....**"A"**.....  
 Plot No.....**17**.....  
 L.O. No.....**1001796**.....  
 Area.....**1.5 Hs.**.....



This Plan Prepared in accordance with Registered Plan No. **108582** is approved for the purpose  
 of Land Registration Act.  
 Director of surveys and Mapping **Ngũgĩ** Date **20.10.2019**  
 Surveys and Mapping Division, Ministry of Lands, Housing and Human Settlement Development.  
 Dar es Salaam

This issue implies no guarantee or  
 admission of title by the government.

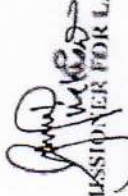
Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
 Advocate, Notary Public & Commissioner  
 for Oaths  
 Sign: *[Signature]*  
 Date: **21/10/2019**

**Scanned with**

**SCHEDULE**

All that Land known as Plot No. 17, Block "A" situated at Chapulwa in Kahama Township containing four-point zero nine (4.09) Hektars shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 4085 & deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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




ASSISTANT COMMISSIONER FOR LANDS

We, the within named KOM FOOD PRODUCTS COMPANY LIMITED a limited incorporated under the Companies Act, 2002 hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said  
KOM FOOD PRODUCTS COMPANY LIMITED and  
DELIVERED in our presence this 27<sup>th</sup> day of 09 2019

Witness's Name: ALHAJA NAWABI KABANO

Signature: 

Postal Address: 253 KAHAMA

Qualification: DIRECTOR GENERAL

Witness's Name: JOYCE ALHAJA NAWABI

Signature: S. W. J.

Postal Address: 253 KAHAMA

Qualification: DIRECTOR

  
Certified as True Copy of the Original  
Hendrick Daniel Matiku  
Advocate, Notary Public & Commissioner  
for Oaths  
Signature:   
Date: 09/11/2019

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LR Simiyu

TITLE No. 75641  
 REGIS. No. 25-11-19  
 Vol. 01:00



*[Signature]*

Land Form No. 22  
 TANGANYIKA LAND ACT  
 On Original Receipt No. 100/- Paid  
9902209132  
 of: 17-10-2019  
*[Signature]*

TANGANYIKA LAND ACT  
 On Original Receipt No. 128,107/- Paid  
9902209132  
 of: 17-10-2019  
*[Signature]*

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
 Advocate, Notary Public & Commissioner  
 for Oaths  
 Sign: *[Signature]*  
 Date: 09/10/2019

File No. 75641  
 L.O. No. 1001701 (LR Simiyu)  
 LD KIC/14109

The 31<sup>st</sup> day of October Two thousand and one

THIS IS TO CERTIFY that KOM FOOD PRODUCTS COMPANY LIMITED a limited incorporated under the Companies Act, 2002 of P.O. Box 253, Kulumu (hereinafter called "the Occupier") are 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 nineteen 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, 2020, shall hereafter pay rent of shillings Two million five hundred sixty two thousand three hundred forty six (2,562,346/=) 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.

- (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.
  - (iii) Building to be in permanent materials.
  - (iv) Submit building plans to the Kahama Town Council within six months from the date of the commencement of the Right.
  - (v) Building construction to begin within six months after approval of plans.
  - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.
3. **USER:** The land and the existing buildings erected thereon shall be used for Light Industry purposes only. Use Group 'M' use classes (b) 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 as True Copy of the Original  
**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Gambia  
Signature: *[Handwritten Signature]*  
Date: 29/01/2025

# KAHAMA TOWNSHIP



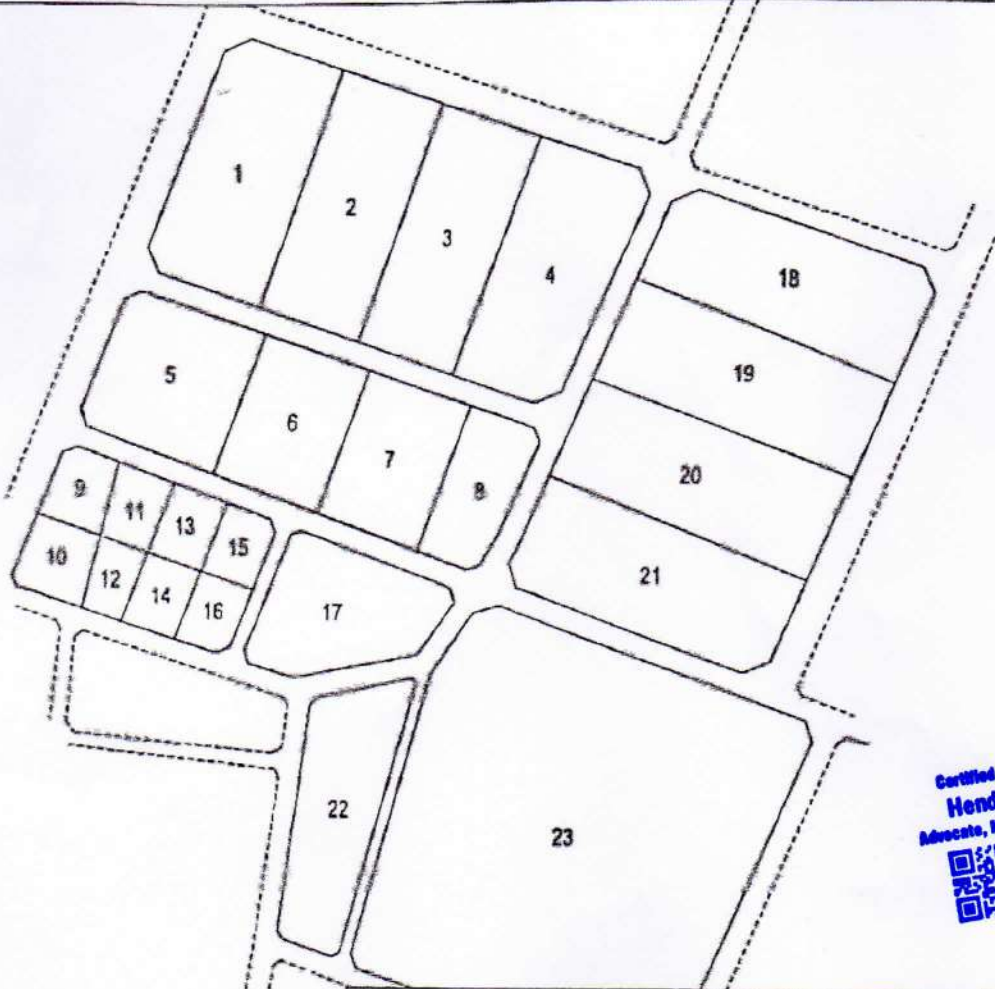
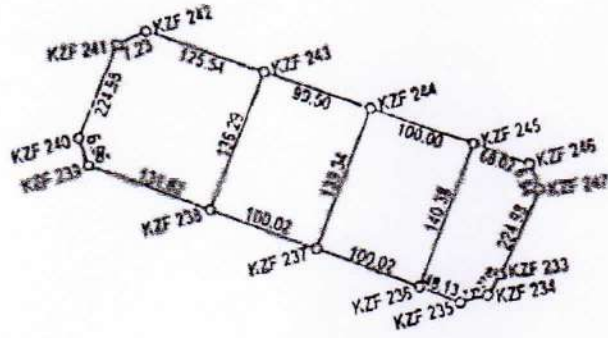
Locality CHAPULWA

Block "A"

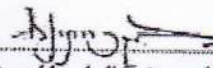
Plot No. 5, 6, 7 & 8

L.O No. 1001701

Area 54518 Sqm.



  
 Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
 Advocate, Notary Public & Commissioner  
 for Oaths  
 Sign:   
 Date: 09/10/2019

This Plan Prepared in accordance with Registered Plan No. 108582 is approved for the purpose of Land Registration Act.  
 Director of surveys and Mapping  Date 15.10.2019  
 Surveys and Mapping Division Ministry of Lands Housing and Human Settlement Development,  
 Dar es Salaam.

This issue implies no guarantee or admission of title by the government.

SCHEDULE

ALL that Land known as Plot No. 5, 6, 7 & 8 Block "A" situated at Chaguvu in Kahama Township containing ~~Five point five (5.5) Hectare~~ <sup>Eighteen square meters</sup> only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 108582 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

MND/ND

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

*[Signature]*  
ASSISTANT COMMISSIONER FOR LANDS

We, the within named KOM FOOD PRODUCTS COMPANY LIMITED a limited incorporated under the Companies Act, 2002 hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said )  
KOM FOOD PRODUCTS COMPANY LIMITED and )  
DELIVERED ..... )  
in our presence this 27 day of 09 2019 )

Witness's )  
Name: ALHWA MUKWABI KASALO )  
Signature: *[Signature]* )  
Postal Address: 253 KAHAMA )  
Qualification: DIRECTOR GENERAL )

Witness's )  
Name: JOYCE ALHWA MUKWABI )  
Signature: NJ )  
Postal Address: 253 KAHAMA )  
Qualification: DIRECTOR )

  
Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Ombudsman  
Date: 29/01/2025