

TITLE No: 27/61 MTWLR
 REGISTERED ON 30.09.2025
 AT: 9/00/A
 Senior Asst. Registrar of Titles



Land Form No. 22

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 100/- Paid
 On Original Receipt Shs: 925266351501642
 25.07.2025
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 900/- Paid
 Receipt No: 925266351501642
 of: 25.07.2025
 Stamp Duty Officer

Title No.....
 L.O. No. 523193
 TDC/LD/1895

The 25th day of September Two Thousand and Twenty-Five

THIS IS TO CERTIFY that RAHAMI AGRI GROUP LIMITED a Limited Liability company incorporated in Tanzania under the companies Act (CAP 212 R.E 2002) of P.O. Box 11247, DAR ES SALAAM (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 from the first day of July, Two Thousand and Twenty Five 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:-

1. The Occupier having paid rent up to the thirtieth day of June, 2026; shall thereafter pay rent of shillings **Three Hundred and Ninety Thousand (Tshs. 390,000/=)** 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.

- (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 shall be in permanent materials.
- (iv) Building plans to be submitted to the **Tandahimba District Council** within months from the commencement of the Right.
- (v) Building construction to begin within six months after approval of the plans.
- (vi) Building to be completed within thirty-six months from the day of commencement of the Right.

3. **USER:** The land shall be used for **Industrial - Service Trades** purposes only. Use Group 'M' Use Classes (a) and (d) as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.

4. The Occupier shall not assign the Right within three years of the date 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 premia, taxes and dues prescribed in connection with that disposition.

6. The President may revoke the right for good cause and in public interest.

TANDAHIMBA DISTRICT COUNCIL



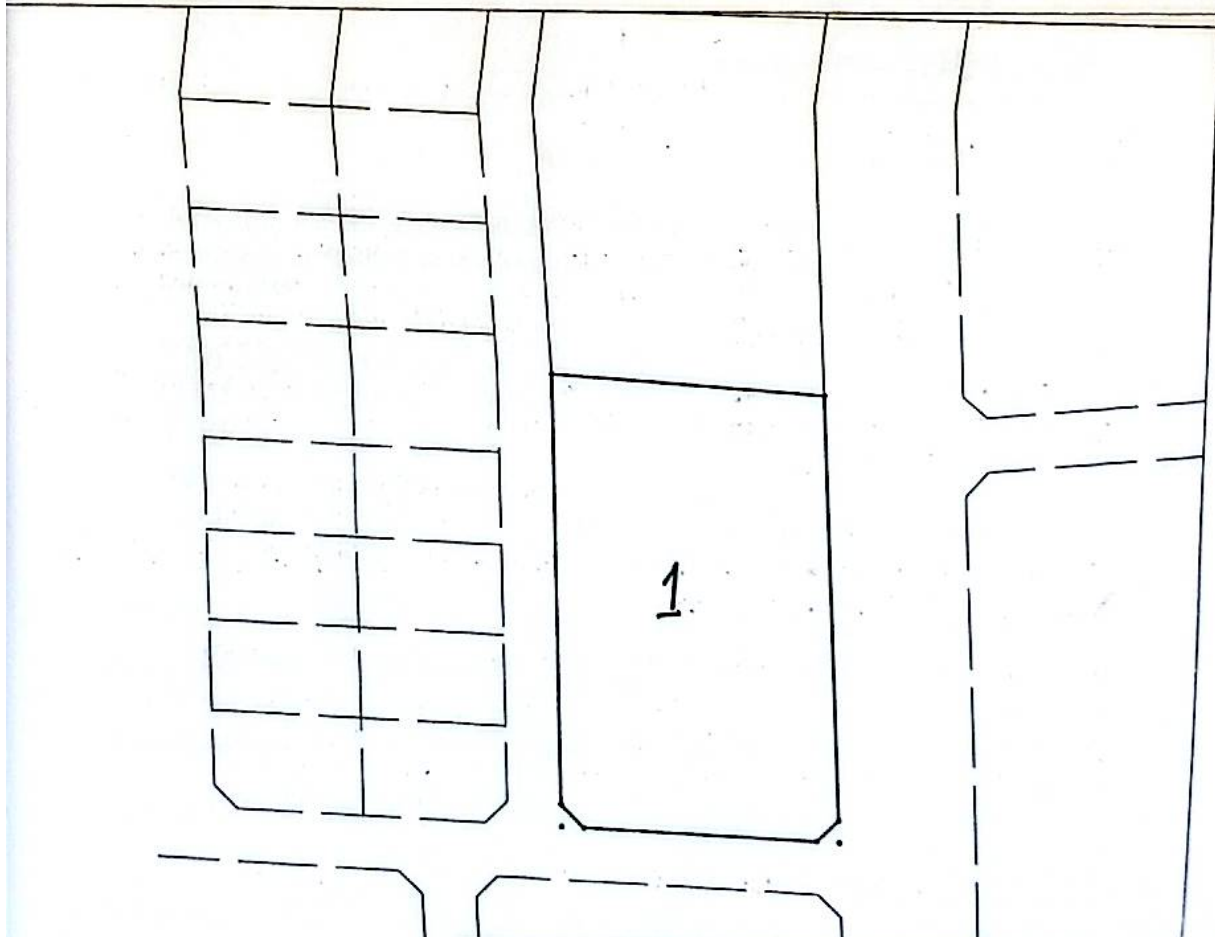
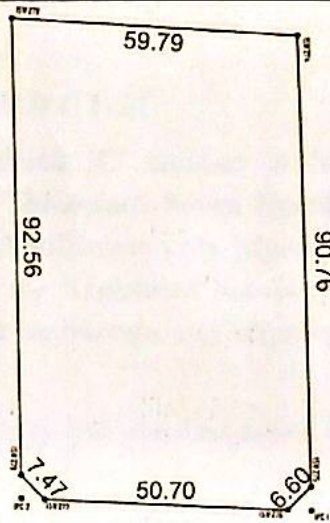
Locality. NAMIKUPA

Block. "C"

Plot No. 1

L.O No. 523193

Area. 5,742 SQM.



This Plan Prepared In accordance with Registered Plan No. 211967 is approved for the purpose of Land Registration Act. CAP 334
Director of surveys and Mapping  Date 18/08/2025
Surveys and Mapping Division, Ministry of Lands, Housing and Human Settlement Development,
Dodoma.

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

'SCHEDULE'

ALL that Land known as Plot No. 01 Block 'C' situated at NAMIKUPA in Tandahimba Urban area containing Five Thousands Seven Hundred and Forty Two (5,742m²) square meters shown for identification only edged red on the plan attached to this Certificate and defined on the Registered Survey Plan Numbered 211967 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 LANDS

We, the within named **RAHAMI AGRI GROUP LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SEALED with the COMMON SEAL by the said)
RAHAMI AGRI GROUP LIMITED and)
DELIVERED in presence of us)
this 29 day of August 2025)

Signature )

Name RAHMA OTHMAN JAWA)

Postal Address 11247 Masaki Dar Es Salaam)

Qualification: CEO & FOUNDER)

Signature )

Name NAFISA RAJIB ALLY)

Postal Address 11247, Masaki Dar Es Salaam)

Qualification: Director)