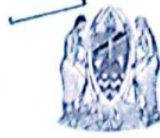


THE UNITED REPUBLIC OF TANZANIA  
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT



Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:  
Ref. No. LR/T 19334

LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 26 Feb, 2025

TP COMPANY LTD.  
P.O Box P. O BOX 22353  
DAR ES SALAAM  
Sir/Gentlemen/Madam,

RE: TITLE NO: 19334 LAND OFFICE NO: 1237408  
PLOT NO. I BLOCK K AT MKAMBARANI

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

REGISTRAR OF TITLES

Copy to: Commissioner for Land  
Your LD File No: MDC/LD/1752 refers

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date Issue: 20. 02. 2025  
Title Number: 19334- MGLR  
Land Office Number: 1237408  
Land: Plot no 01 Block 'K' Mkambarani- Morogoro District

Term: Sixty six (66) years.

TITLE NO: 19 334- MGLR  
 REGISTERED AT: 10:20 AM  
 A. REGISTRY  
 A. REGISTRY OF TITLES

Land Form No. 22.

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs: 100/- Paid  
 Receipt No: 925013363343365  
 Of: 13.1.2025  
 Stamp Duty Officer

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: 38 200/- Paid  
 On Original Receipt Shs: 925013363343365  
 Of: 13.1.2025  
 Stamp Duty Officer

Title No. 19 334- MGLR  
 L.O. No. 1237408  
 MDC/LD/1752

The 20th day of February Two thousand and twenty-five.

THIS IS TO CERTIFY that TP COMPANY LIMITED INCORPORATED UNDER THE COMPANIES ACT (CAP 212 R.E 2002) of P.O. Box 22353, DAR ES SALAM Phone no. 0782110012 (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 sixty six years from the first day of January , 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 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, 2026<sup>5</sup>; shall hereafter pay KCA/LD rent of shillings Three hundred thousand six thousand three hundred (Tshs. 306,300/=) only a year in advance on the first day of July in each 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 Occupiers' 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 **Morogoro District Council** within six 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 **Filling stations** purposes only; Use Group '**F**' use classes **(d) and (e)** as defined in Urban planning (**User group and user Classes**) Regulations of **2018**.
  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 or in public interest.

# MOROGORO DISTRICT

N

INSERT SHOWING DETAIL OF PLOT

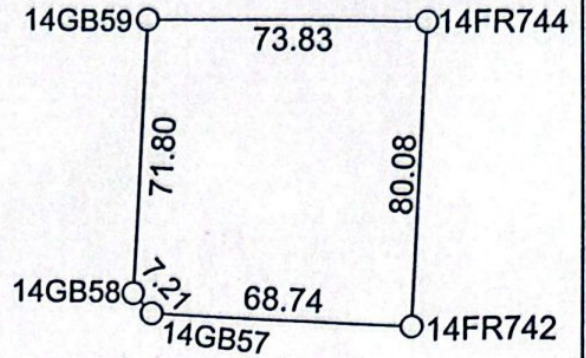
LOCALITY MKAMBARANI

BLOCK K

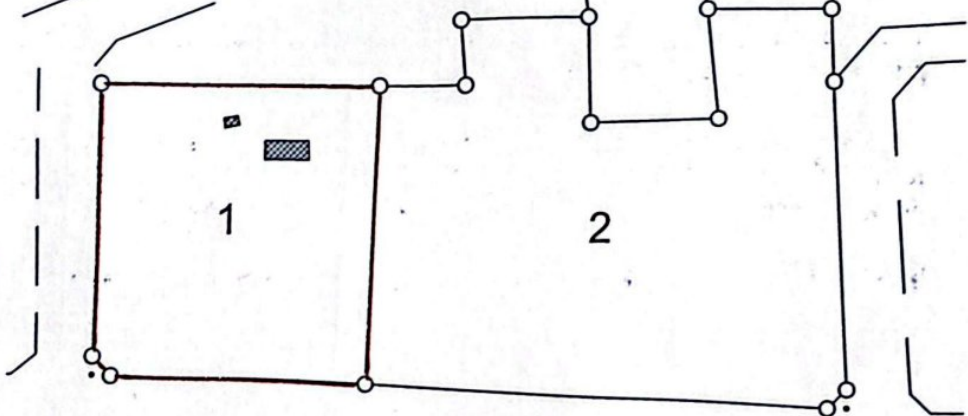
PLOT No 1

L. O. No 1237408

AREA 5,779 SQM



HIGHTENSION POWER LINES



TO MOROGORO TOWN CENTER

60

TO DAR ES SALAAM

This plan prepared in accordance with Registered plan no. 204557 is approved for the purpose of the Land Registration ordinance.

For Director of Survey and Mapping *[Signature]*

Date 21-01-2025

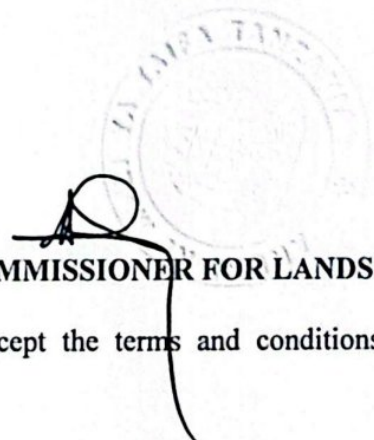
Survey and Mapping Division Ministry of Land Housing Urban Development Dodoma.

The issue of this plan implies no guarantee or addimision of tittle by the government

**SCHEDULE**

ALL that Land known as Plot No. 1 Block 'K' situated at Mkambarani in Morogoro District containing Five thousand seven hundred seventy-nine (5,779) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 204557 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

I, the within named TP COMPANY LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the DELIVERED by the said TP COMPANY LIMITED and DELIVERED in presence of us this 24<sup>th</sup> day of January 2025.

Name: Toufik SALIM TURKY

Signature: [Signature]

Postal Address: 22353 D'SALAAM

Qualification: CHAIRMAN

Name: HANAN S. HAQIZA

Signature: [Signature]

Postal Address: 22353 DSN

Qualification: CO. SECRETARY



TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date Issue: 30.08.2024

Title Number: 7989KGLR

Land Office Number: 1216052

Land: PLOT NO 1 ~~WAZO~~ KIDAHWE KIGOMA DISTRICT COUNCIL

Term: ~~TEN~~ **TEN** YEARS

TITLE No: 7989 KGLR  
REGISTERED ON: 30.08.2024  
AT: 01.00P M  
Senfor Asst. Registrar of Titles



Land Form No. 22

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 22,490/= Paid  
On Original Receipt Shs: 924233271133334  
of: 20.08.2024  
Stamp Duty Officer

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  
Receipt No: 924233271133334  
of: 20.08.2024  
Stamp Duty Officer

Title No. 7989 KGLR  
L.O. No. 1216052  
KDC/LD/KDH/01/688

The of Two Thousand and Twenty Four.

**THIS IS TO CERTIFY** that TP COMPANY LIMITED is a limited company incorporated under the Companies ACT of 2002 and having its registered office at Kigoma of P. O. BOX 22353, DAR ES SALAAM (0782-110012) (hereinafter called "the Occupiers") 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 Twenty Four** 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 there for or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June 2025, shall hereafter pay rent of shillings **Two Million Three Hundred Six Thousand Thirty Six (Tshs 2,306,036/=)** 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) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the **Kigoma District Council** (hereinafter called "the Authority").
  - 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 Commissioner").
  - v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved the Authority.
  - vi) Approval of Plans of any buildings erected thereon shall not imply that the construction of such a building will satisfy the occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.
3. **USER:** The land and the buildings to be erected thereon shall be used for **Fuel Service Stations** Purposes only. Use Group "F" use classes (a), (b), (d) and (e) 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 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.

# KIGOMA DISTRICT COUNCIL

## INSET SHOWING DETAIL OF PLOT

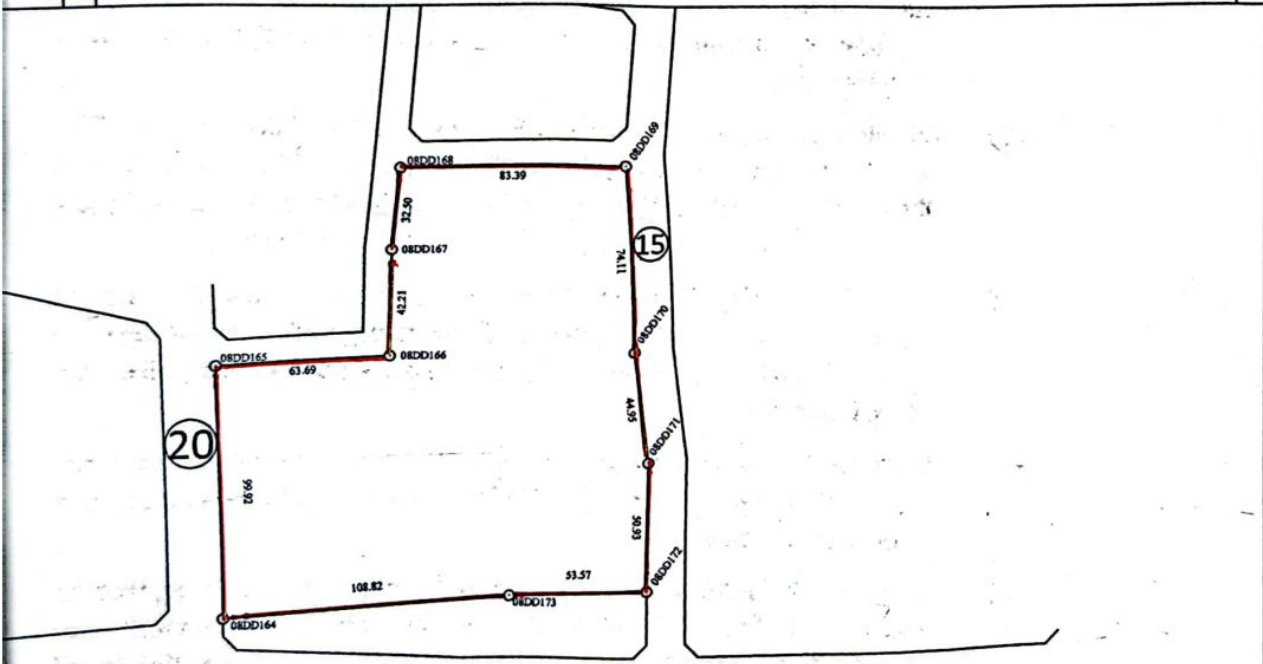
Locality KIDAHWE

Block 'B'

Plot no. 1

L o no. 1216052

Area 22,334 Sqm



FROM KIGOMA

TO KASULU

RP1  
KBA561  
KBA562  
See Plan No. E15-57-115

This plan prepared in accordance with registered plan no.198877 is approved for the purpose of Land registration ordinance.

Director of Surveys and Mapping..... *A. H. B. B. B.*

Date *22.08.2024*

Surveys and Mapping Division Ministry of Lands, Housing and Human Settlement Development Dar-es- Salaam

Issue of this plan implies no guarantee of the title by the Government

SCHEDULE

All that land known as Plot No. 1 Block 'B' Situated at Kidahwe in Kigoma District Council containing Twenty Two Thousand Three Hundred Thirty Four (22,334) Square Meters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 198877 deposited at the Office of the Director for Surveys and mapping at Kigoma.

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

ASSISTANT COMMISSIONER FOR LANDS

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

SEALED with the COMMON SEAL of the said )  
TP COMPANY LIMITED and delivered )  
in the presence of us )  
This... 26<sup>th</sup> day of August 2024 )

Name... TOUFIA SALEM TURKAY )  
Signature )  
Postal Address ... 22353 DAR-GE-SALAM )  
Qualification ... CHAIRMAN )

Name... HANIS V. HANZA )  
Signature )  
Postal Address ... 22353 DAR-GE-SALAM )  
Qualification ... CO. SECRETARY )



THE UNITED REPUBLIC OF TANZANIA  
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:  
Ref. No. LR/T 19331



LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 26 Feb, 2025

TP COMPANY LTD  
P.O Box P. O BOX 22353  
DAR ES SALAAM  
Sir/Gentlemen/Madam,

RE: TITLE NO: 19331 LAND OFFICE NO: 1237409  
PLOT NO. 2 BLOCK K AT MKAMBARANI

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

Copy to: Commissioner for Lands  
Your LD File No: MDC/LD/1753 refers

REGISTRAR OF LANDS

## CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date Issue: 20. 02. 2025  
Title Number: 19331 - male  
Land Office Number: 1237409  
Land: Plot no: 02 Block 'K' Mkambarani - Morogoro District

Term: Sixty six (66) years

GP-TANZANIA

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. 54,950/- Paid  
92 501320 3343186  
On Original Receipt No. 13.1.2025  
Stamp Duty Officer

Land Form No. 22.

TITLE NO: 19 331-MGLE  
REGISTERED NO: 20: 8:  
AT: 12: 05 AM  
ASSL Registrar of Titles  
TANGANYIKA

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 19 331-MGLE  
L.O. No. 1237409  
MDC/LD/1753

The

20<sup>th</sup> day of February

Two thousand and twenty-five.

THIS IS TO CERTIFY that TP COMPANY LIMITED INCORPORATED UNDER THE COMPANIES ACT (CAP 212 R.E 2002) of P.O. Box 22353, DAR ES SALAM Phone no. 0782110012 (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 sixty six years from the first day of January, 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 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, 2026<sup>5</sup>, shall hereafter pay KCA/LD rent of shillings **Four hundred thousand forty thousand four hundred (Tshs. 440,400/=)** only a year in advance on the first day of July in each 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 Occupiers' 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 **Morogoro District Council** within six 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 **Light industries** purposes only; Use Group 'M' use classes **(a) and (c)** as defined in Urban planning (**User group and user Classes**) Regulations of **2018**.
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 or in public interest.



**SCHEDULE**

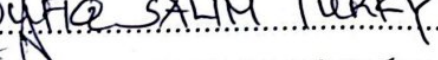
ALL that Land known as Plot No. 2 Block 'K' situated at Mkambarani in Morogoro District containing Eleven thousand two hundred ninety-two (11,292) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 204557 deposited at the Office of the Director for Surveys and Mapping at Dodoma.

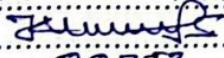
Given under my hand and my official seal the day and year first above written.

  
**ASSISTANT COMMISSIONER FOR LANDS**

I, the within named TP COMPANY LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the DELIVERED by the said  
TP COMPANY LIMITED  
and DELIVERED in presence of us  
this 24<sup>th</sup> day of January 2025.

Name: TOUFIQ SALIM TURKY  
Signature: \*  
Postal Address: 22353 D SALAM  
Qualification: CHAIRMAN

Name: HAMIS S. HAMZA  
Signature:   
Postal Address: 22353 D.S.M  
Qualification: CO. SECRETARY

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date Issue: .....

Title Number: 23049.....

Land Office Number: 1098908.....

Land: PLOT NB 2 BLOCK F AT CHAMAKWEZA IN CHALINZE URBAN AREA

Term: NINETY NINE (99) YEARS

GP-TANZANIA

TITLE No: 23049  
 REGISTERED ON: 13/5/2024  
 AT: 2:30 P.M.  
 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs: 53765 Paid  
 On Original Receipt Shs: 924023228245664  
 Land Form No: 22  
 of: 23/01/2024  
 Stamp Duty Officer

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

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs: 100 Paid  
 Receipt No: 924023228245664  
 of: 23/01/2024  
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 23049  
 L. O. No. 1098908  
 Ref. No. CHAL/LD/3580

The 2nd day of May Two thousand and twenty four.

THIS IS TO CERTIFY that TP COMPANY LIMITED a limited liability company complied under Section 435 of the Companies Act, No. 12 of 2002 and having its registered offices in Tanzania of P. O. Box 22353, DAR ES SALAAM (hereinafter called "the occupiers") 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 January, two thousand and twenty four according to the true intent and meaning of the Land Act and subject to the provisions thereof and to the regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following special conditions:

1. The occupier having paid rent up to the thirtieth day of June, 2024 shall thereafter pay rent of shillings one million seventy thousand five hundred sixteen (T. shs. 1,070,516/=), 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 occupiers' 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 to achieve such objective.
  - (iii) Building to be in permanent materials
  - (iv) Submit building plans to the **Chalinze District Council** within six months from the date of the commencement of the Right
  - (v) Begin construction within six months after approval of plans
  - (vi) Complete the buildings within thirty six months from the date of the commencement of the right.
  - (vii) Not erect or commence to erect on the land buildings, bulky storage tanks and installations of any kind whatsoever except in accordance with building plans and specification which shall have been first approved by the Authority.
  - (viii) The occupiers shall observe and comply with the regulations for the time being in force relating to storage and sale of Petrol and Petroleum products and shall not do or after to be done anything of noisy, anxious or offensive nature or anything which may be a nuisance of annoyance or cause damage or disturbance to the owners or occupiers, adjoining, adjacent or neighboring.
3. **USER:** The land and buildings to be erected thereon shall be used for **FUEL SERVICE STATION** Use Group 'F' Use classes (d) & (e) as defined in the Urban Planning Act No. 8 of 2007, (Use Groups and Classes) Regulations, 2018.
  4. The Occupiers shall not assign the Right within three years of date hereof without the prior approval of the Commissioner.
  5. The occupiers shall deliver to the Commissioner for Lands 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 all dues prescribed in connection with the disposition.
  6. The President may revoke the Right of Occupancy for good cause or in public interest

CHALINZE URBAN AREA

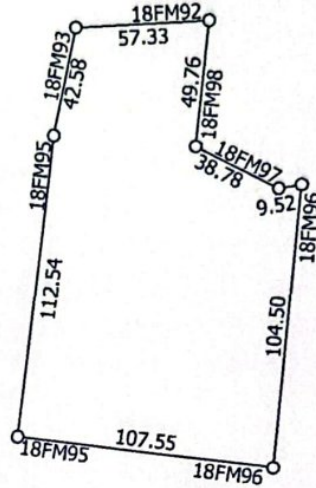
Locality.....Chamakweza

Block.....F

Plot No.....2

L.O No.....1098908

Area.....14534SqM



2

PLAN NO. E7 /40/426

This prepared in accordance with the Registered Plan Number 189537

is approved for the purpose of the Land Registration Ordinance

Director of Survey and Mapping .....Date.....03/02/2024

Ministry of Lands, Housing and Human Settlement Development, Dodoma

The issue of this plan implies no guarantee or admission of title by the Government

**'SCHEDULE'**

ALL that land known as **Plot No. 2 Block 'F'** situated at **Chamakweza in Chalinze District Council** containing **fourteen thousand five hundred thirty four (14,534m<sup>2</sup>) square metres** shown for identification only edged red on the plan attached to this Certificate and defined on the Registered Survey Plan Number **189537** 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 **TP COMPANY LIMITED** Hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

**SEALED with the COMMON SEAL of the said TP COMPANY LIMITED and DELIVERED** in the presence of us

This 15<sup>th</sup> day of February 2024.

Name: Toufiq Salim Turkey

Signature: .....

Postal Address: 22353 DARES SALAM

Qualification: DIRECTOR

Name: ABDULLA SALIM TURKEY

Signature: .....

Postal Address: 22353 DARES SALAM

Qualification: DIRECTOR

Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:  
Ref. No. LR/T 23049



LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 16 May, 2024

TP COMPANY LIMITED  
P.O Box 22353  
DAR ES SALAAM  
Sir/Gentlemen/Madam,

RE: TITLE NO: 23049 LAND OFFICE NO: 1098908  
PLOT NO. 2 BLOCK F AT CHAMAKWEZA

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

  
REGISTRAR OF TITLES

Copy to: Commisioner for Lands  
Your LD File No: ld/pw/19474 refers

