

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 9776

LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 10 Sep, 2025

TANGA SURVEYOR AND EXPROPRIATION LIMITED
P.O Box P.O BOX 42192
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 9776 LAND OFFICE NO: 1329395
PLOT NO. 1 BLOCK B AT KYAWAZARU KYARANO

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


REGISTRAR OF TITLES

Copy to: Commissioner for Lands

Your LD File No: BDC/LD/1993 refers



Land Form No. 22

TANGANYIKA STAMP DUTY
Stamp Duty Shs. 500/=
Receipt No. 92525136444
of: 08-09-2025

THE UNITED REPUBLIC OF TANZANIA

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

TANGANYIKA STAMP DUTY
Stamp Duty Shs. 535/=
92525136444
Original Receipt Shs. 535/=
of: 08-09-2025

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 9776 MK
L. O. No.1329395
LD No.BDC/1993

The 10th day of Sept Two thousand and Twenty Five

THIS IS TO CERTIFY that TANGA SURVEYOR AND EXPLORATION LIMITED of P.O. Box 42192 Dar es Salaam, is a Limited Company Incorporated Under the Companies Act,2002 (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 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 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, 2026; sh hereafter pay rent of shillings **Five Hundred Forty Thousand One Hundred Twenty Six (540,126/=)** only a year in advance on the first day of July in ev year of the term without deduction PROVIDED that the rent may be revised the Commissioner for Lands.
2. The Occupier shall: -
 - (i) Be responsible for the protection of all beacons on the land througho term of the Right. Missing beacons will have to be re-established ; time at the Occupier's expenses as assessed by the Director responsil 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) Plant, maintain, protect and preserve or conserve not less than five trees on the land within thirty six months from the day of commencement of the Right. The Occupier may plant fruit or wood trees depending on the climatic conditions of such trees are kept, maintained or replaced throughout the term of such right of occupancy.
- (iv) Maintain on the land buildings (herein after called the "the building permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line decided by **Butiama District Council**.
- (v) At all the times during the term of the Right have on the land buildings approved by the **Butiama District Council** and maintain them in good order and repair to the satisfaction of the Commissioner for Lands.
- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have first approved by the **Butiama District Council**

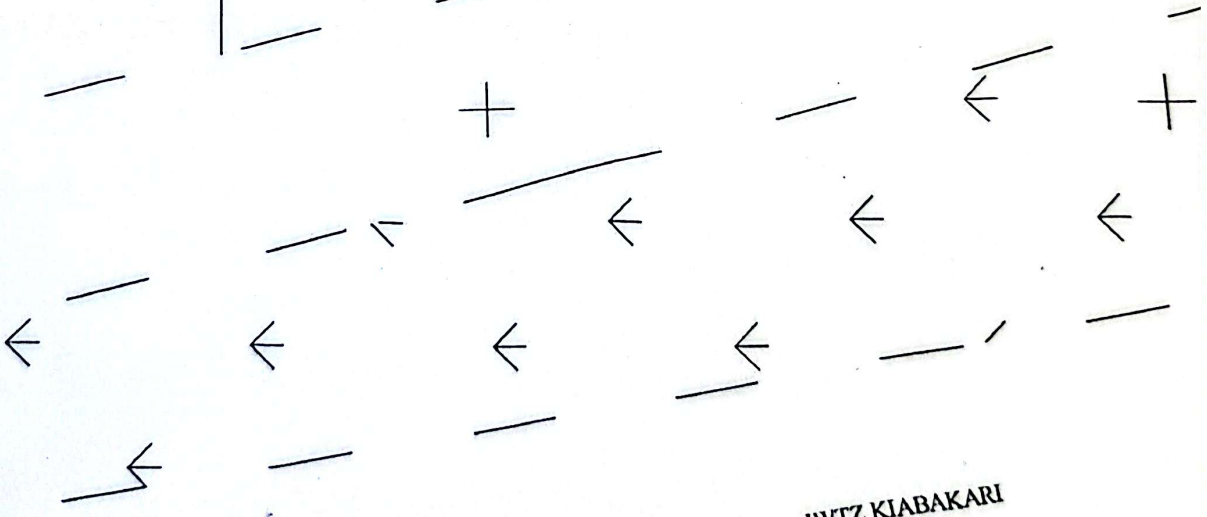
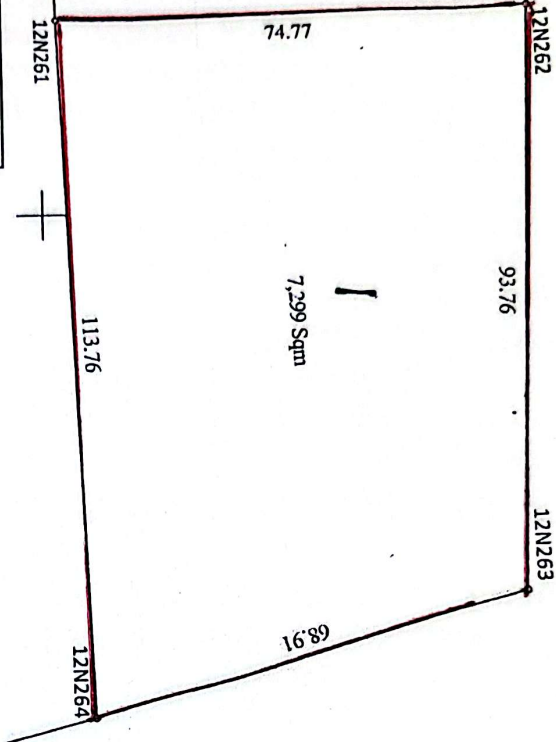
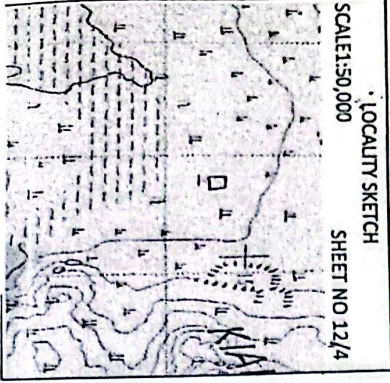
USER: The land and buildings to be erected thereon shall be maintained as same shall be used for **Industry Service Trades Only**. Use Group 'M Class(a) as defined in the Urban Planning (Use Group and Classes) Regulations 2018.

The Occupier shall not assign the Right within three years of the date without the prior approval of the Commissioner.

The Occupier shall deliver to the Commissioner notification of disposition 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 the disposition.

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

1:10000



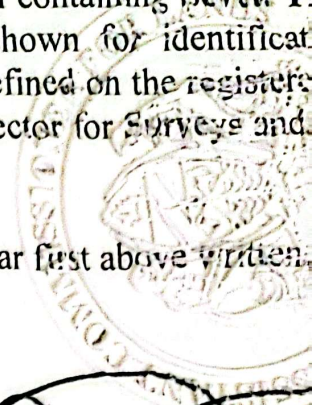
JWTZ KIABAKARI

SURVEY APPROVED
Signature..... *V. Singh*
REGIONAL LAND SURVEYOR
MARA
Date..... 09.05.2025

SCHEDULE

ALL that Land known as Plot No. 1 Block 'B' situated at Kyawazaru & Kiabakari Trading Center in Butiama District Council containing Seven Thousand Two Hundred Ninety-Nine (7,299) Square Meters shown for identification edged black on the plan attached to this Certificate and defined on the registered Plan Numbered 213914 deposited at the Office of the Director for Surveys and at Dar es Salaam.

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



[Handwritten signature]

ASSISTANT COMMISSIONER FOR

We, the within named TANGA SURVEYOR AND EXPLORATION hereto, accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said TANGA SURVEYOR AND EXPLORATION and DELIVERED in the presence of us this 09 day of SEPTEMBER 2025.

Name ISMAIL KHUMBI KHAGA

Signature *[Handwritten signature]*

Postal Address: 42192 DAR ES SALAAM

Qualification: MANAGING DIRECTOR

Name BREATHIM ISMAIL KHAGA

Signature *[Handwritten signature]*

Postal Address: 42192 DAR ES SALAAM

Qualification: SECRETARY COMPANY