

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

Telegram: 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
DARES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 19334 LAND OFFICE NO: 1237408
PLOT NO. 1 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- MGLP
Land Office Number: 1237408
Land: Plot no: 01 Block 'K' Mkambarani- Morogoro District

Term: Sixty six (66) years.

GP-TANZANIA

TITLE NO: 19 334-MGLR
 REGISTERED: 26.2.2025
 AT: 10:20 AM
 Asst. Registrar of Titles

Land Form No. 22.

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 100/- Paid
 Receipt No: 92501330 3343765
 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: 925013363343265
 Of: 13.1.2025
 Stamp Duty Officer

Title No. 19334-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, 2026⁵; 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

MKAMBARANI

LOCALITY

K

BLOCK

1

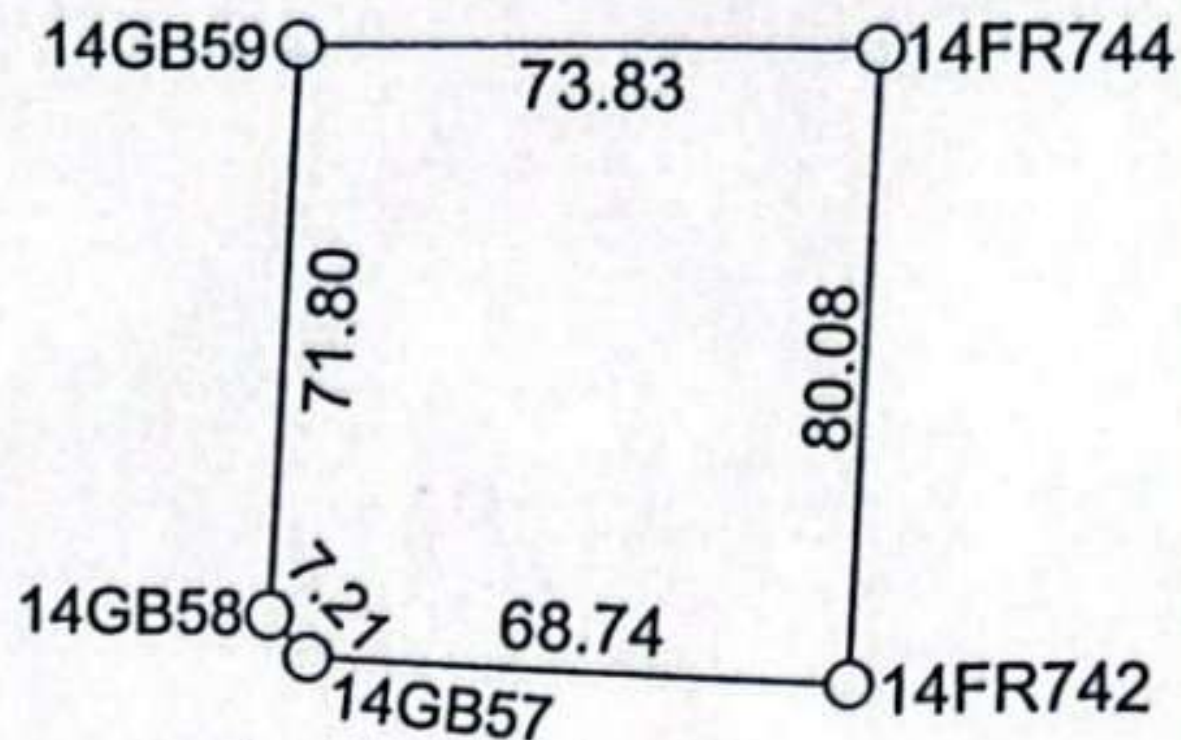
PLOT No

1237408

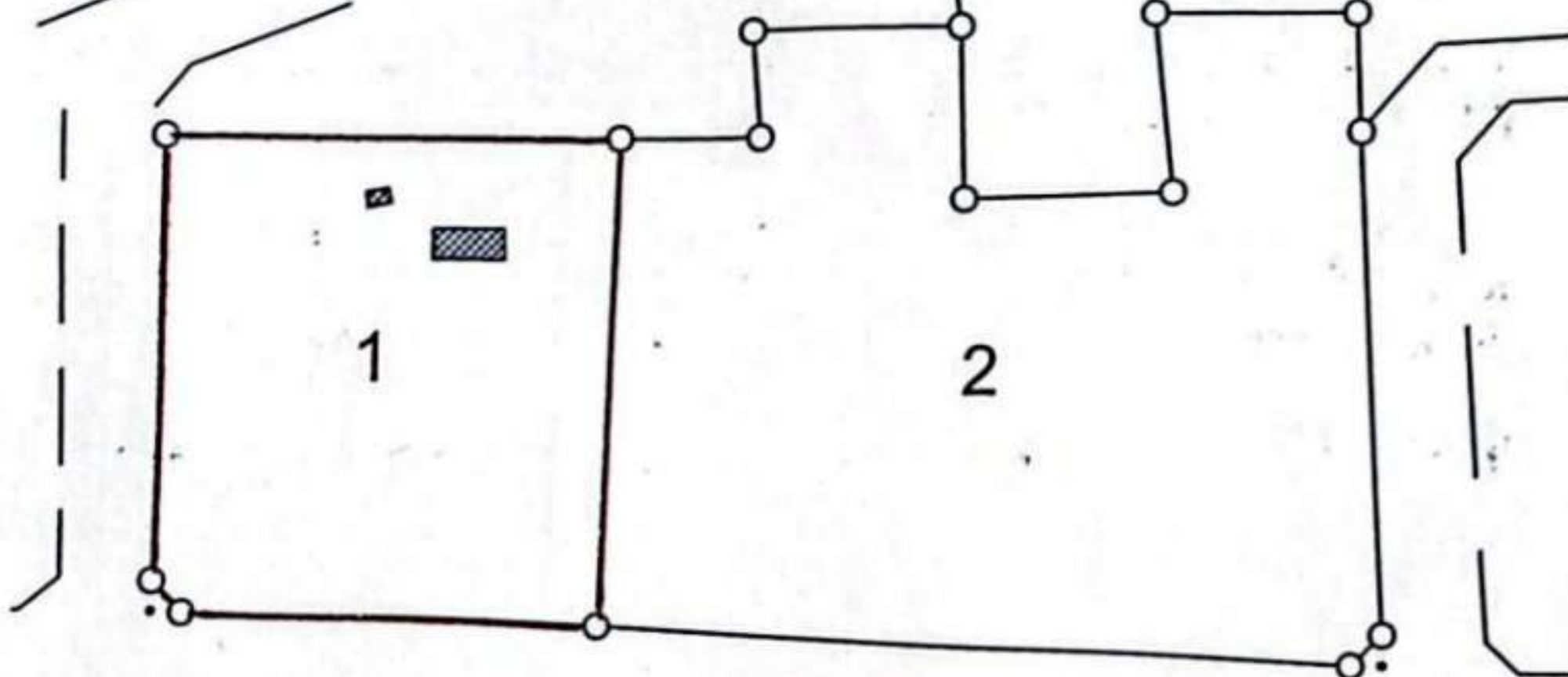
L. O. No

5,779 SQM

AREA



HIGH TENSION 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

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 24th day of January 2025.

Name..... **Toufik SALIM TURKY**
Signature.....
Postal Address: **22353 D'SALAAM**
Qualification: **CHAIRMAN**



Name..... **HANIS S. HAQI ZA**
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 ~~WAZIWA~~ KIDAHWE KIGOMA DISTRICT COUNCIL

Term: FIFTY FIVE YEARS.

GP-TANZANIA

TITLE No: 7989KGLR
REGISTERED ON: 30.08.2024
AT: 01.00P M
Senjor 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. 7989KGLR
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

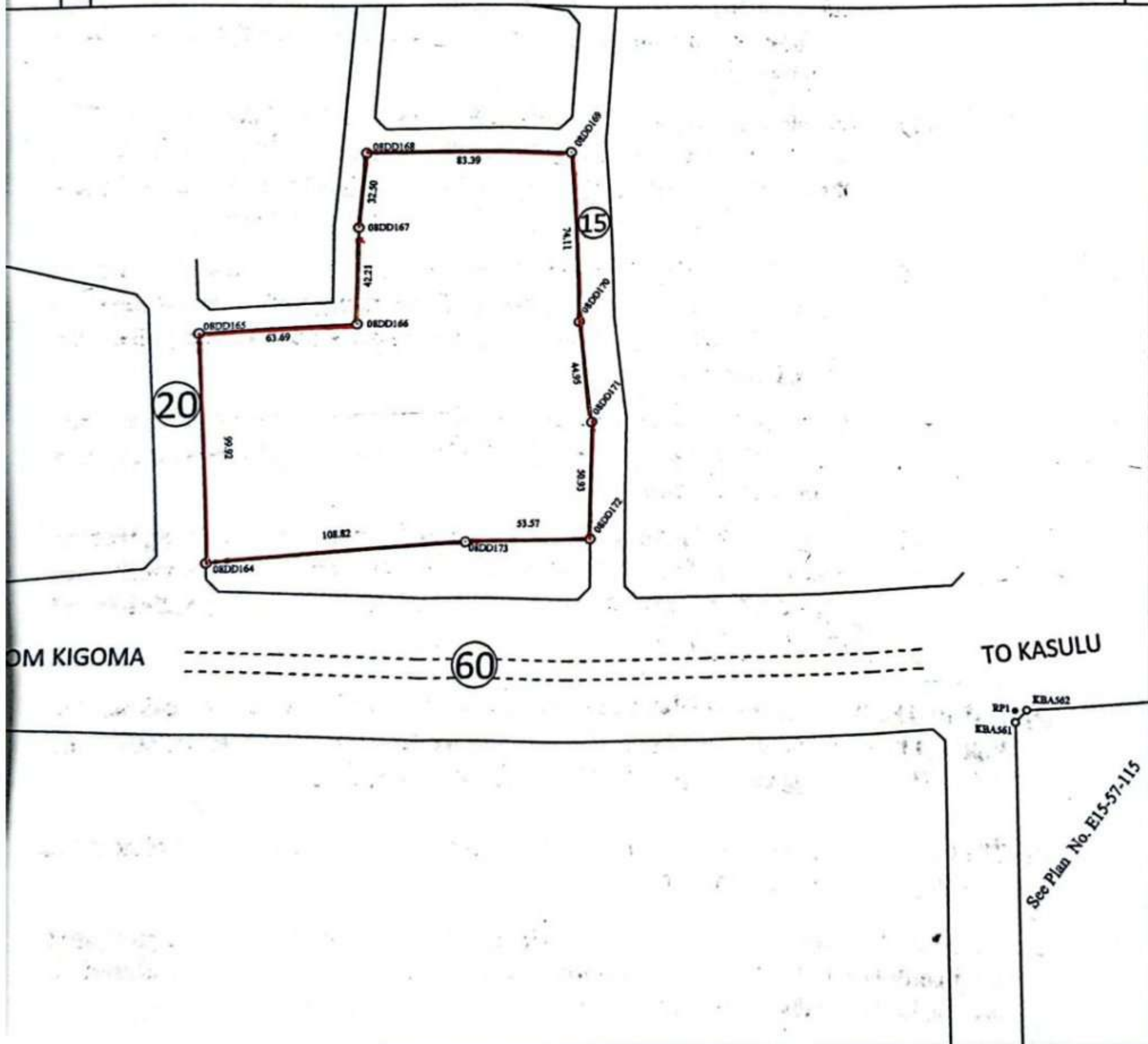
Locality KIDAHWE

Block 'B'

Plot no. 1

L o no. 1216052

Area 22,334 Sqm



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

Director of Surveys and Mapping.....*M. 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 or admission 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... 26th day of August 2024)
Name... TOUFIQ SALEM TURKAY)
Signature)
Postal Address ... 22353 DAR - ER SALAAM)
Qualification ... CHAIRMAN)

Name... HAMIS S. HANZA)
Signature)
Postal Address ... 22353 DAR - ER SALAAM)
Qualification ... CO. SECRETARY)





Lease No _____

Region Code _____

Title No _____

NATIONAL HOUSING CORPORATION

(the "Lessor")

- AND -

TP COMPANY LIMITED

(the "Lessee")

COMMERCIAL LEASE AGREEMENT

In respect of the property located on Plot No. 322, Block T Mandela Road, Temeke Municipality, Dar es Salaam

© National Housing Corporation

THIS LEASE [Agreement] is made the _____ day of _____, 2024

Between

NATIONAL HOUSING CORPORATION, a public corporation established by the National Housing Act of 1990, whose head office is located at Medeli West area, for the purposes hereof of Post Office Box Number 2422, Dodoma (hereinafter called the "**Lessor**" which expression shall, where the context so requires, include the Lessor's permitted successors in title and permitted assigns);

And

TP COMPANY LIMITED, a limited liability company incorporated in Tanzania under No. 154664947 whose head office is at 7th floor, Golden Tulip building, Kisutu area, Jamhuri street, Ilala, for the purposes hereof of P.O. Box 22353, 11104 Dar es Salaam, Tanzania (hereinafter called the "**Lessee**" which expression shall, where the context so requires, include the Lessee's permitted successors in title and permitted assigns).

RECITALS:

- (A) The Lessor is the registered proprietor of the landed property within Plot No. 322, Block "T" Mandela Road, Temeke Municipality, Dar es Salaam, as illustrated in the attached drawing and marked "*Proposed Area for Gas Station*" attached to this Lease as **Annexure "A"** (herein referred to as the "**Property**").
- (B) The Lessee is desirous of developing a CNG mother station and associated facilities on the Property comprising approximately three thousand five hundred forty (3,540) square meters (subject to actual measurement upon completion of construction) in accordance with the Approved Documents attached to this Lease as **Annexure "B"** (hereinafter referred to as the "**Demised Premises**").
- (C) The Lessor agrees to lease the Demised Premises for the term, at the rent and upon the covenants, conditions and provisions herein provided.

NOW IN CONSIDERATION of payment of the Rent and the Terms and Conditions provided under Schedule 1 of this Agreement, **THIS LEASE WITNESSETH** as follows: -

1

1. Interpretation

All of the terms and conditions of this Agreement including but not limited to all introductory Paragraphs, Recitals, Conditions Precedent and all Schedules and documents attached hereto are contractual and binding upon the parties hereto and are incorporated herein by reference.

2. Lettable Area & Measurement

The Lessor hereby demises unto the Lessee the Demised Premises. Upon completion of the construction and before the Occupation Date referred under Clause 7 hereunder, the lettable area shall be subject to re-measurement for establishment of the actual lettable area and the total monthly rent payable. Rent will only be adjusted in the event the total area to be established after the Development Period exceeds the approximated area before the Development.

3. Development

- 3.1 For the purposes hereof, the word "**Development**" shall mean carrying out of any demolition, site clearance, and any temporally and permanent works associated with the construction of a filling station and its associated facilities at the Property.
- 3.2 The Lessor authorizes the Lessee to undertake the Development of a CNG mother station and associated facilities at the Lessee's own costs and expenses and subject to specifications, drawings, and the Price Bills of Quantity (BOQ) approved by the Lessor ("**Approved Documents**").
- 3.3 The Lessee shall be responsible for any error, inaccuracy or omission of any kind in the Approved Documents. The Lessee may make minor variations/corrections to the Approved Documents provided that:
 - (a) the variations or corrections are in accordance with the consent, approvals, licence, and authorisation required from competent authority and any statutory requirements.
 - (b) any substitute materials used are of an equal or better quality and suitability to those originally specified; and
 - (c) the Lessee obtains approval in writing of NHC of such variations or corrections.

- 3.4 The Development shall be carried out and completed within a period of twelve (12) months (the "Development Period") from the date of this Agreement. The Development Period shall not be extended.
- 3.5 Before commencing the Development, the Lessee shall obtain from the relevant authorities a change of use approval (if any), planning, zoning, licenses, permits, and any other permissions required by law in respect of the Development. The Lessee shall indemnify and hold the Lessor harmless against any penalties, claims, damages, losses, expenses (including legal fees), and any consequences of failure to do so.
- 3.6 The Lessee shall, throughout the Development Period, supervise the performance of its employees, contractor(s), sub-contractor(s), consultant(s), and all persons working in connection with the Development.

4. Right of Access to the Property

- 4.1 NHC shall make the Property vacant and give the Lessee the right to access and possession of the Property.
- 4.2 The Lessee is obliged to take over the Property and make arrangements, at its own costs, for the demolition of any existing structures that require to be demolished to allow for the Developments.
- 4.3 The Lessee shall make arrangements for guarding the Property and preventing encumbrances or encroachment by the trespasser or unauthorized persons upon the Property or any part or portion thereof. All costs, charges, and expenses for guarding the Property shall be borne and paid by the Lessee. NHC shall not be liable to remove or vacate the encroachments or unauthorized occupiers who occupy the Property after the handover of the Property to the Lessee.
- 4.4 In the event of delay for any reason other than *Force Majeure* and the Lessee suffers delay and/or incurs cost as a result of a failure by the Lessor to give any such right or possession within such time, the Lessee shall give notice to NHC and shall be entitled to an extension of time for any such delay, if completion is or will be delayed. The Lessor shall not be liable for such delay.

LA

5. **Lessor's Authorised Representative**

Lessor's authorized representative means an employee of the Lessor or consultant appointed by the Lessor to act on behalf of the Lessor who shall be responsible for inspection of the Development progress.

6. **Inspections and approvals**

6.1 The Lessor's authorised representative may enter the Demised Premises, at any time during the Development Period, upon giving a twenty-four (24) hours' notice to Lessee, to inspect the progress of the works and shall make a report of such inspection stating in reasonable detail the defects or deficiencies, if any, with particular reference to the scope of the works and in compliance with the Approved Documents. He shall send a copy of the inspection report (the "Inspection Report") to the Lessee within fourteen (14) days of such inspection and upon receipt thereof, the Lessee shall rectify and remedy the defects or deficiencies, if any, stated in the Inspection Report.

6.2 Throughout the Development Period, the Lessee shall submit to the Lessor's authorised representative, monthly progress reports in the form to be specified by the Lessor.

7. **Occupation Date**

The word "Occupation Date" shall mean the date following the expiration of the Development Period or the date of issuance of Certificate of Practical Completion, whichever is earlier. For the purposes of this provision, a Certificate of Practical Completion shall mean the Lessor's authorized personnel's written statement certifying that the Development is practically complete according to the terms of this Lease Agreement.

8. **Development Cost**

The Lessor and Lessee agree that the estimated cost to be incurred for the Development shall be Tanzania Shillings three billion five hundred ten million (TZS. 3,510,000,000.00) VAT Exclusive. Lessor and Lessee agree that the Development Costs will be affirmed once the priced bills of quantities (BoQ) are completed. Upon completion of the BoQ, the Lessor and the Lessee shall enter into an addendum to this Lease Agreement to record the affirmed Development Cost.

9. Rent

- 9.1 Rent payable for the Demised Premises per month is Tanzania Shillings three million five hundred thousand twenty (TZS 3,520,000.00) VAT Exclusive (the "Rental Rate") for the first five (5) years from the Occupation Date as illustrated in the table below. Rental Rent shall be increased by fifteen percent (15%) after every five (5) years.

Table No. 1: Rental Rates

Use	Lettable Space	Rate Per m ² (TZS.)	Rent per Month (TZS)
CNG Mother Station	500 m ²	4,000.00	2,000,000.00
Outdoor Area	3,040 m ²	500.00	1,520,000.00
Total Rental Rate			3,520,000.00

The total amount of Rent payable in each month shall be calculated by multiplying the Rental Rate applicable at each particular time and the lettable area to be determined pursuant to Clause 3 above.

- 9.2 Shall there be any additional space to be attained as a result of future developments of the Demised Premises by either party, such space shall, upon measurement by the Lessor, be included in the total rental space and be paid for at the Rental Rate existing at the time or re-measurement.

10. Lease Tenure

- 10.1 The lease for the Demised Premises shall be for a term of fifteen (15) years, commencing from the date of signing of this Lease Agreement.
- 10.2 Lessee is granted the option to extend the Term of this Lease for period of five (5) years thereafter (the "Lease Extended Period"), provided that Lessee is not in breach of the terms of this lease either at the time of deemed exercise of the option or at the end of the original Term, which option must be exercised by written notice to Lessor at least ninety (90) days prior to the expiration of the original Term. If such option is exercised, Lessor and Lessee shall negotiate in good faith modifications to the Rent for the Lease Extended Period to adjust such Rent to market rates. The Lease Extension shall be otherwise upon the same terms and conditions as set forth herein for the original Term.

AA

IN WITNESS WHEREOF this Agreement has been duly executed by the parties hereto as of the day and year first hereinbefore written.

NATIONAL HOUSING CORPORATION

SEALED with the COMMON SEAL of the said NATIONAL HOUSING CORPORATION and DELIVERED in the presence of }

SEAL

FULL NAME: Hamad Abdallah
SIGNATURE: [Signature]
ADDRESS: 2422 - Dodoma
QUALIFICATION: DIRECTOR GENERAL

FULLNAME: Sarah Thomea Nassamu
SIGNATURE: [Signature]
ADDRESS: 2422, Dodoma
QUALIFICATION: DIRECTOR OF LEGAL SERVICES

TP COMPANY LIMITED

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

SEAL

FULL NAME: HAMIS J. HAMZA
SIGNATURE: [Signature]
POSTAL ADDRESS: 22353 DJM
QUALIFICATION: CH SECRETARY



FULL NAME: HARMUN CHUDAMA
SIGNATURE: [Signature]
POSTAL ADDRESS: 22353 DJM
QUALIFICATION: ACCOUNTS

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 TITLES

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date Issue: 20. 02. 2025
Title Number: 19331 - MGL
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
 On Original Receipt No. 92.50/320.3343186
 Of 13.1.2025
 Stamp Duty Officer

Land Form No. 22.

TITLE NO: 19331-MGLE
 REGISTERED NO: 20.2
 AT: 12.02.25
 ASSE Registrar of Titles



THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 19331-MGLE
 L.O. No. 1237409
 MDC/LD/1753

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

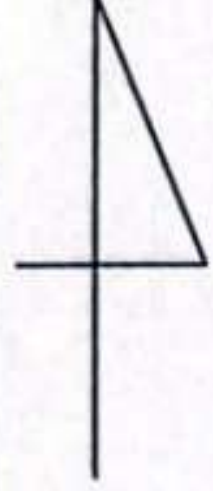
THIS IS TO CERTIFY that **TP COMPANY LIMITED** INCORPORATED UNDER THE COMPANIES ACT (CAP 212 R.E 2002) of P.O. Box **22353, DAR ES SALAM** Phone no. **0782110012** (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described 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~~⁵, 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.

MOROGORO DISTRICT

N



INSERT SHOWING DETAIL OF PLOT

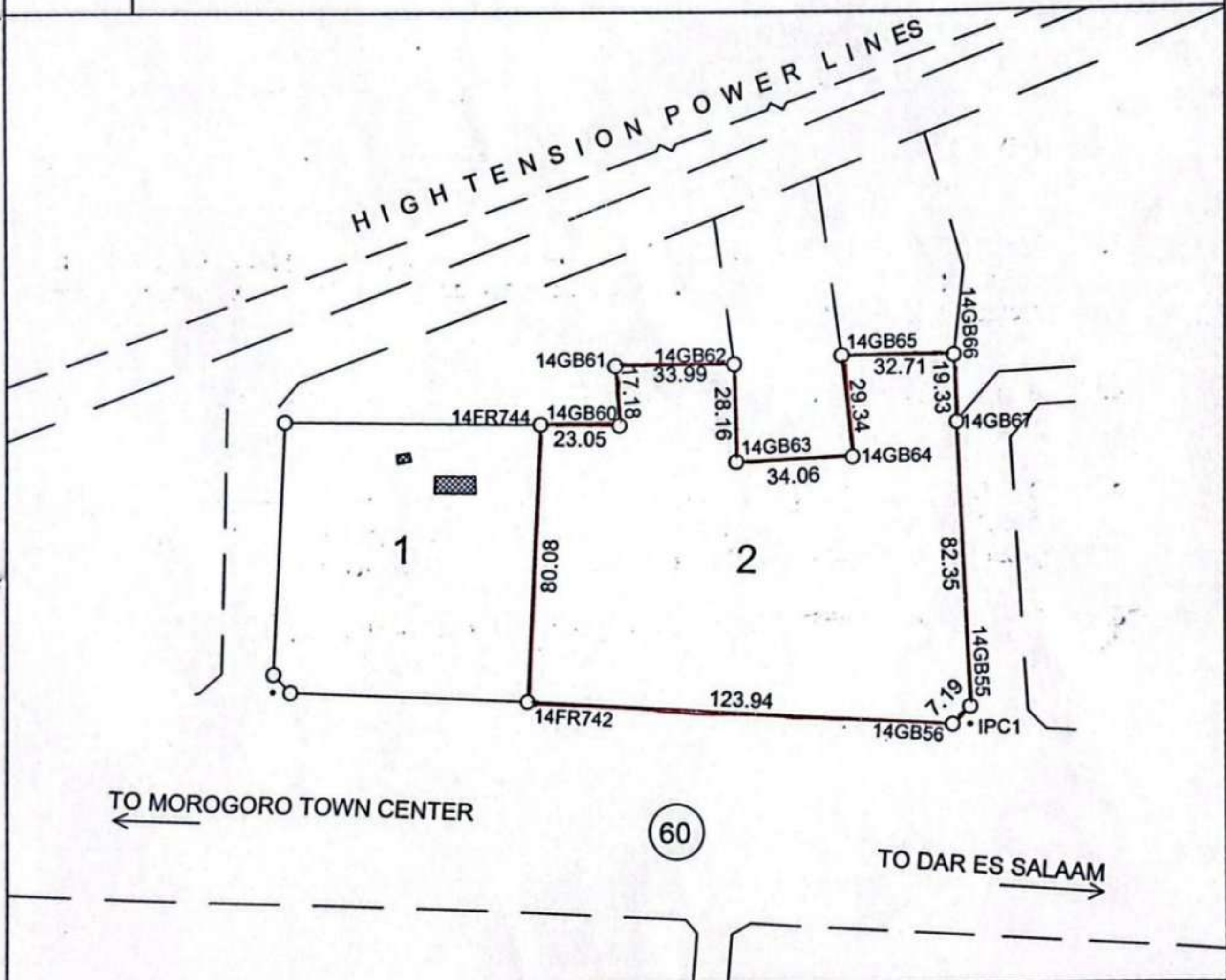
LOCALITY MKAMBARANI

BLOCK K

PLOT No 2

L. O. No 1237409

AREA 11,292 SQM



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
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

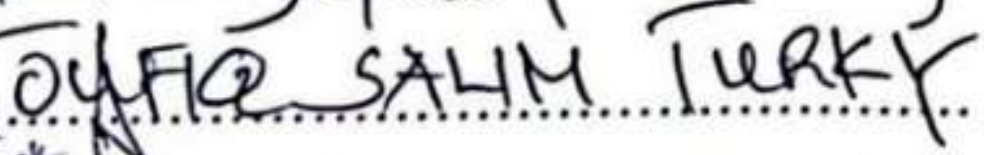
ALL that Land known as Plot No. 2 Block 'K' situated at Mkambarani in Morogoro District containing Eleven thousand two hundred ninety-two (11,292) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 204557 deposited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

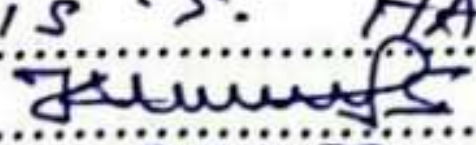
Given under my hand and my official seal the day and year first above written.


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 2nd day of January 2025.

Name: TOUFIQ SALIM TURKY
Signature: *
Postal Address: 22353 D SALAMU
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: 13/5/2024
 AT: 2:30 P
 Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 53765
 On Original Receipt Shs: 924023228275664
 Land Form No: 22
 of: 23/1/2024
 Stamp Duty Officer

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

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 100
 Receipt No: 924023228275664
 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

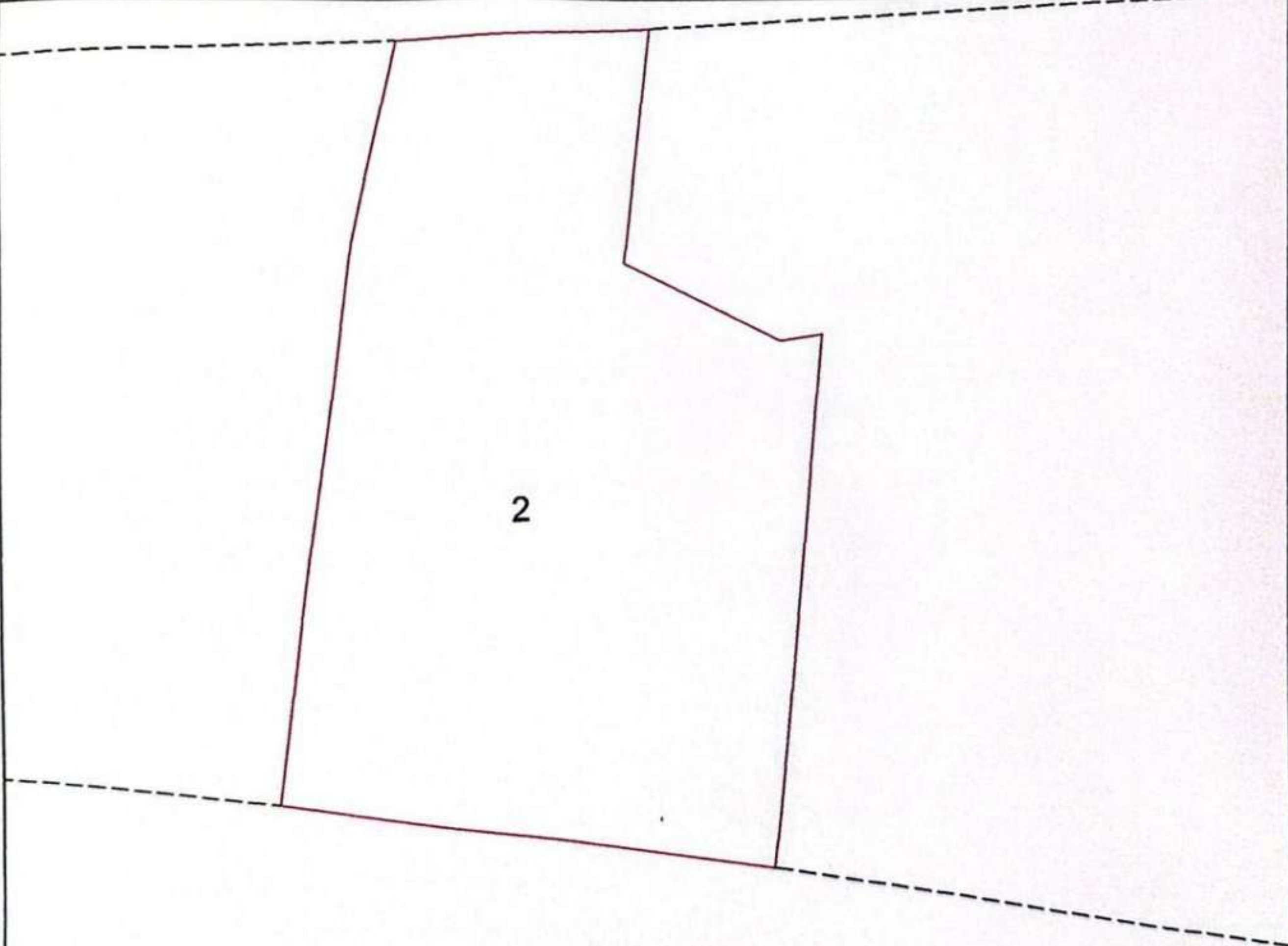
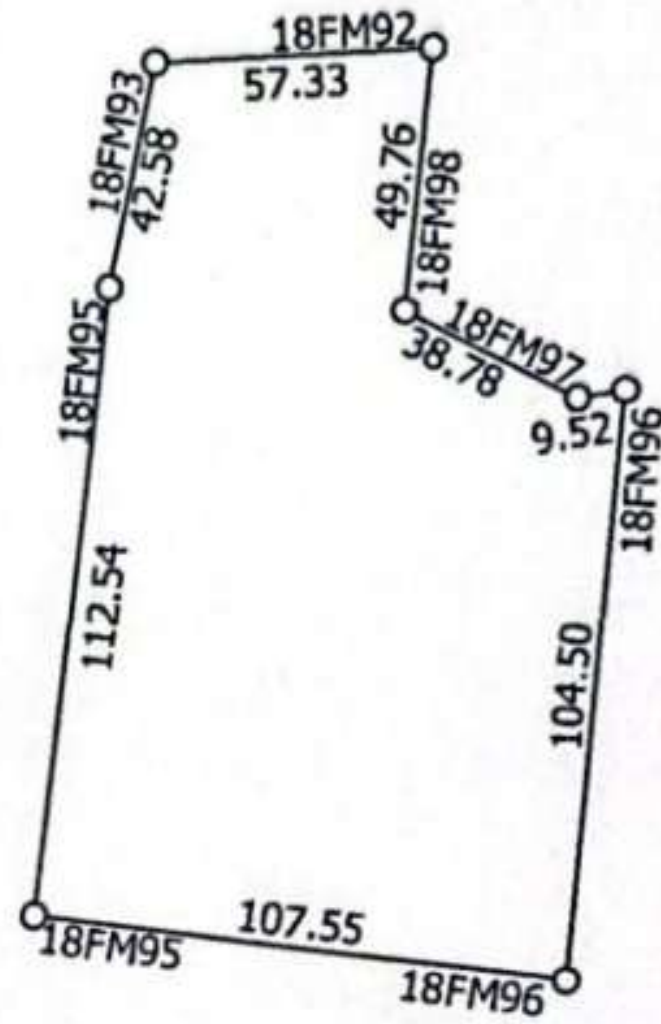
Locality.....Chamakweza

Block.....F

Plot No.....2

L.O No.....1098908

Area.....14534Sqm



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 *[Signature]* Date. 02/02/2024

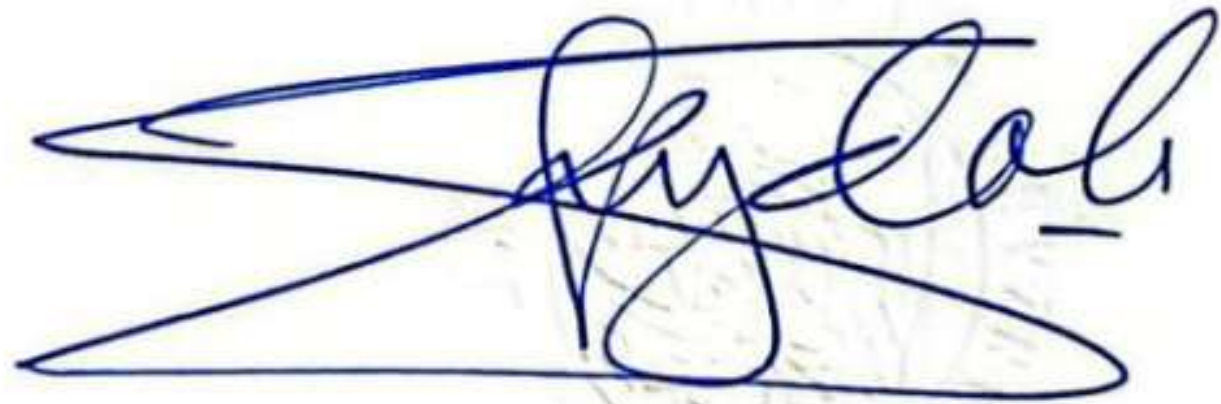
Ministry of Lands, Housing and Human Settlement Development, Dodoma

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 (14,534m²) 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 15th day of February 2024.

Name: Toufiq Salim Turkey

Signature:

Postal Address: 22353 DAR ES SALAAM

Qualification: DIRECTOR

Name: Abdulla Salim Turkey

Signature:

Postal Address: 22353 DAR ES SALAAM

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

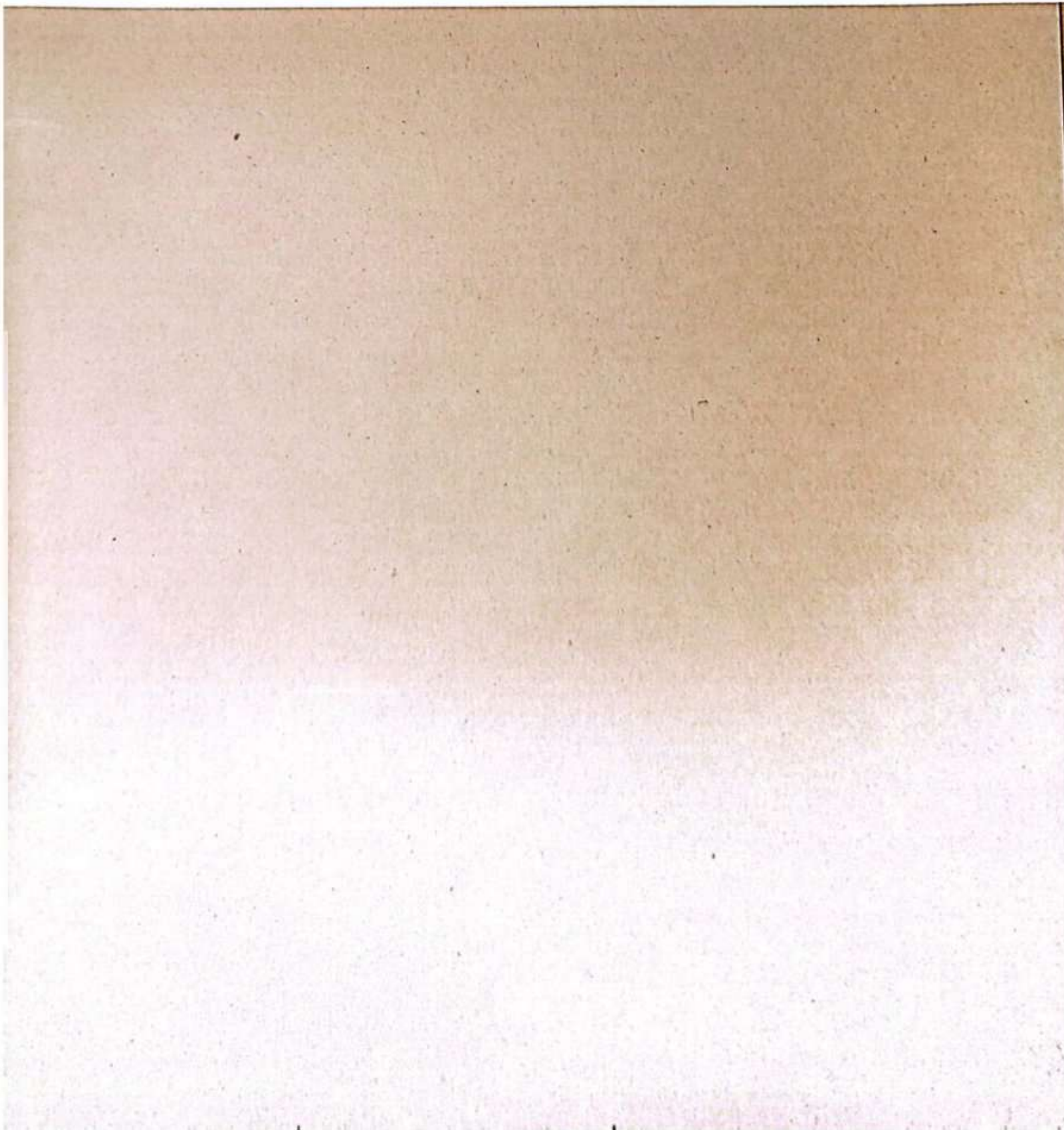
TP COMPANY LIMITED
P.O Box 22353
DAR ES SALAAM
Sir/Gentlemen/Madam,

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.

A. A. REGISTRAR OF TITLES

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



/MKATABA WA MAUZIANO YA KIWANJA

Mkataba huu wa Mauziano ya Kiwanja umefanyika leo tarehe 08 Mwezi 11 2024

KATI YA

MAGANGA SHILINDE KISANDU wa Tabora, mwenye kitambulisho cha Kura No T-1003-3872-743-1 (Ambaye katika mkataba huu atajulikana kama **muuzaji**)

NA

TP COMPANY LIMITED yenye usajili namba **154664947** Wa SLP 22353, Wilaya Ya Ilala, Mkoa wa Dar-es-Salaam, plot No.716, Block 11, Jamhuri Road, Kisutu Area (ambae katika mkataba huu atajulikana kama **Mnunuzi**)

KWA KUWA Muuzaji ni mmiliki halali wa kiwanja kilichopo kitongoji cha Papuliki, Kijiji cha Zogolo, Kata ya Nzega Ndogo, **Wilaya ya Nzega, Mkoa wa Tabora** na kwa hiari yake bila kushawishiwa na mtu yeyote ameamua kuuza kiwanja hicho.

NA KWA KUWA, Mnunuzi kwa hiari yake mwenyewe bila ya kushawishiwa na mtu yeyote ameamua na amekubali kununua kiwanja tajwa hapo juu

HIVYO BASI PANDE ZOTE MBILI ZINAKUBALIANA YAFUATAYO:-

1. Kwamba kiwanja hicho kipo kitongoji cha Papuliki, Kijiji cha Zogolo , Kata ya Nzega Ndogo, Wilaya ya Nzega, Mkoa wa Tabora

MAGANGA SHILINDE KISANDU.....



TP COMPANY LIMITED.....



2. Kwamba bei ya kiwanja hicho ni pesa za Kitanzania Shilingi Milioni Mia Moja na Tisa Tu **(TZS 109,000,000.00)**
3. Kwamba mkataba huu utakuwa na haki za kisheria baada ya Muuzaji kupokea pesa za kitanzania shilingi Milioni Mia Moja na Tisa Tu **(TZS 109,000,000.00)** Kutoka kwa mnunujaji ikiwa ni malipo yote kwa kuthibitishwa na stakabadhi ya malipo ya bank.
4. Kwamba malipo yote yatafanyika kupitia account namba ya Ndugu yake na muuzaji ambayo ni **0152388388200-Majina: LEONARD MWOMBeki BENARD-CRDB**
5. Kwamba Kiwanja kina ukubwa wa **1.535 HA** na Kimepakana kama lfuatavyo:-
 Kusini: Mita **169**..... kimepakana na **Hassan Mapumba & Miharibo**
 Kaskazini: Mita **88**..... kimepakana na **Mazuku & SeLeli**
 Mashariki: Mita **95**..... kimepakana na **Barabara (Nzega-Tinde)**
 Magharibi: Mita **114**..... kimepakana na **SeLeh Masanja**
6. Kwamba Muuzaji atampa Mnunuzi nyaraka zozote zinazohusiana na umiliki wa kiwanja hicho mara baada ya kusaini mkataba huu.
7. Kwamba, Mnunuzi atakuwa na haki ya kutumia kiwanja hicho bila kubughuziwa/kuingiliwa na muuzaji mara baada ya kukamilisha malipo yaliyotajwa katika mkataba huu.
8. Kwamba, Mnunuzi amekubaliana na hali aliyoikuta katika kiwanja/eneo hilo, na yupo tayari kununua kwa gharama zilizotajwa.
9. Kwamba muuzaji anatamka na kuapa kwamba yeye ndio mmiliki halali wa kiwanja hicho na kuwa hajawahi kukiuzwa wala hajakiweka rehani ya aina yoyote kwa mtu yoyote, na kwamba Mnunuzi atakuwa na haki ya kurejeshewa fedha zake na fidia

MAGANGA SHILINDE KISANDU.....

TP COMPANY LIMITED.....



nyingine itakapobainika kuwa wauzaji hawajatoa kauli za kweli juu ya uhalali na umiliki wa kiwanja hiki.

10. Kwamba kwa kuzingatia kifungu cha 7 cha mkataba huu, malipo yote yanatakiwa kufanyika ndani ya masaa 48 mara baada ya kusaini mkataba huu, tofauti na hapo mkataba huu utakuwa umevunjika, na hivyo basi biashara kati ya muuzaji na Mnunujaji haitakuwepo tena, isipokuwa tu, Kama kuna sababu za msingi zitakazokubaliwa na pande zote mbili pindi zitakapotokea.
11. Mkataba huu utatafasiriwa na kuongozwa na sheria za jamhuri ya Muungano wa Tanzania.
12. Kwamba, Makubaliano haya yataanza kuwa na nguvu kisheria mara tu baada ya kusainiwa na pande zote mbili.
13. Kwamba kwa pamoja, Muuzaji na Mnunujaji tumesoma mkataba na kukubaliana kuwa; mkataba umekamilika na tumeridhia vifungu vyote kwa hiari ya pande zote zinazohusika.
14. Gharama za mkataba huu zitalipwa kwa makubaliano ya pande zote mbili.

HIVYO BASI, makubaliano haya yamesaininwa na pande zote Leo tarehe 08 Mwezi wa 11 2024

Imesainiwa na MAGANGA SHILINDE KISANDU

Hapa Tabora

ambaye ametambulishwa kwangu na _____

leo tarehe 8 mwezi 11 2024



Muuzaji

IMESHUHUDIWA NA:

Jina: SAID HABIBU MMBANDO

Saini Said Habibu Mmbando

CHEO: WAKILI



MAGANGA SHILINDE KISANDU

TP COMPANY LIMITED

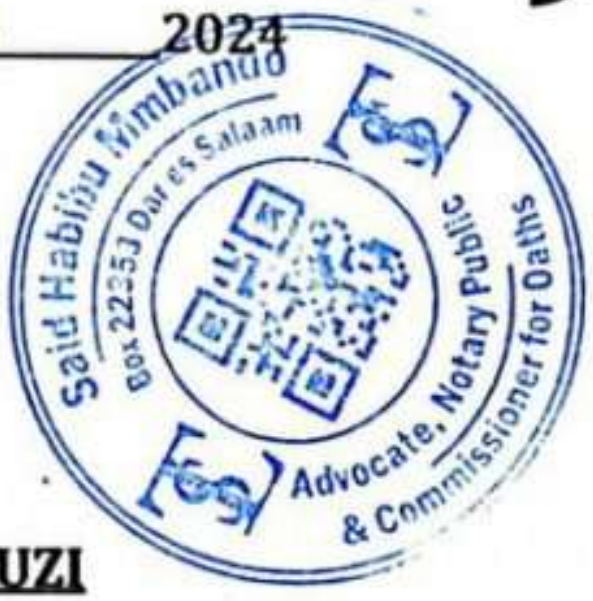


Imesainiwa na TOUFIQ SALIM TURKY (DIRECTOR)
Kwaniaba ya kampuni
hapa Dar es Salaam
ambaye ametambulishwa kwangu Na _____


Mnuuzi
TP COMPANY LIMITED
P. O. BOX 22353
DAR ES SALAAM

leo tarehe 8 mwezi 11 2024

IMESHUHUDIWA NA:
Jina: SAID HABIBU MMBANDO
Saini.....
CHEO: WAKILI



MASHAHIDI UPANDE WA MNUNUZI

JINA ABDULLAH MUMBEKI
ANUANI 0712185221
SAHIHI [Signature]
TAREHE 8/11/2024

JINA BIGGA MIMAYO
ANUANI 0759432000
SAHIHI [Signature]
TAREHE 2/11/2024

MASHAHIDI UPANDE WA MUUZAJI

JINA Kulwa Saidi Kabali
ANUANI 0682249811
SAHIHI [Signature]
TAREHE 8-11-2024

JINA JOSEPH S. B. LISO
ANUANI 0784561275
SAHIHI [Signature]
TAREHE 8/11/2024

MAGANGA SHILINDE KISANDU.....


TP COMPANY LIMITED.....

SHAHIDI WA PANDE ZOTE MBILI

1. Shahidi: Mwenyekiti Serikali ya Mtaa/Afisa Mtendaji
Jina ANJELINA BAZILLO BABILI

Sahihi 

Leo tarehe 08

Mwezi 11 2024

**AFISA MTENDAJI
KIJIJI CHA ZOGOL,
NZFGA**

IMEANDALIWA NA

SAID HABIBU MMBANDO, ADVOCATE
P.O BOX 22353,
DAR ES SALAAM.

Phones

: +255 715077659, +255 746425191.

Email: saidmmbando@gmail.com

7th Floor, Golden tulip Building,
Jamuhuri/Posta Street, DAR ES SALAAM.

MAGANGA SHILINDE KISANDU.....



TP COMPANY LIMITED.....



/ MKATABA WA MAUZIANO YA KIWANJA

Mkataba huu wa Mauziano ya Kiwanja umefanyika leo tarehe 30 Mwezi 09 2025

KATI YA

JOAKIMU CLEMENS JEREMIA wa Nala-Dodoma, mwenye kitambulisho cha NIDA No. 19890314422080000226..... (Ambaye katika mkataba huu atajulikana kama **muuzaji**)

NA

TP COMPANY LIMITED yenye usajili namba **154664947** Wa SLP 22353, Wilaya Ya Ilala, Mkoa wa Dar-es-Salaam, plot No.716, Block 11, Jamhuri Road, Kisutu Area (ambae katika mkataba huu atajulikana kama Mnunuzi)

KWA KUWA Muuzaji ni mmiliki halali wa kiwanja kilichopo mtaa wa Chihoni. Kata ya Nala ndani ya **Wilaya ya Dodoma Mjini, Mkoa wa DODOMA** na kwa hiari yake bila kushawishiwa na mtu yeyote ameamua kuuza kiwanja hicho.

NA KWA KUWA, Mnunuzi kwa hiari yake mwenyewe bila ya kushawishiwa na mtu yeyote ameamua na amekubali kununua kiwanja tajwa hapo juu

HIVYO BASI PANDE ZOTE MBILI ZINAKUBALIANA YAFUATAYO:-

1. Kwamba kiwanja hicho kipo Mtaa wa Chihoni, Kata ya NALA Ndani ya Wilaya ya Dodoma Mjini-Mkoa wa Dodoma.

JOAKIMU CLEMENS JEREMIA .....

TP COMPANY LIMITED.....



2. Kwamba bei ya kiwanja hicho ni pesa za Kitanzania Shilingi Milioni Mia Mbili Arobaini Tu **(TZS 240,000,000.00)**
3. Kwamba mkataba huu utakuwa na haki za kisheria baada ya Muuzaji kupokea pesa za kitanzania shilingi Milioni Mia Mbili Arobaini Tu **(TZS 240,000,000.00)** Kutoka kwa mnunujaji ikiwa ni malipo yote kwa kuthibitishwa na stakabadhi ya malipo ya bank.
4. Kwamba malipo yote yatafanyika kupitia account namba ya Muuzaji ambayo ni **01520000LHNOO-JOAKIMU CLEMENS JEREMIA:- CRDB**
5. Kwamba Kiwanja kina ukubwa wa **1.55 HA sawa na 15, 505 SQM** na Kimepakana kama lfuatavyo:-
 Kusini: Mita 167 kimepakana na Barabara ya Mtaa
 Kaskazini: Mita 184 kimepakana na Barabara ya Mtaa
 Mashariki: Mita 80 kimepakana na Albert Lubedeje Chipanha
 Magharibi: Mita 97:52 kimepakana na RING ROAD/Highway
6. Kwamba Muuzaji atampa Mnunuzi nyaraka zozote zinazohusiana na umiliki wa kiwanja hicho mara baada ya kusaini mkataba huu.
7. Kwamba, Mnunuzi atakuwa na haki ya kutumia kiwanja hicho bila kubughuziwa/kuingiliwa na muuzaji mara baada ya kukamilisha malipo yaliyotajwa katika mkataba huu.
8. Kwamba, Mnunuzi amekubaliana na hali aliyokuta katika kiwanja/eneo hilo, na yupo tayari kununua kwa gharama zilizotajwa.
9. Kwamba muuzaji anatamka na kuapa kwamba yeye ndio mmiliki halali wa kiwanja hicho na kuwa hajawahi kukiuzwa wala Kukiweka rehoni ya aina yoyote kwa mtu yoyote, na kwamba Mnunuzi atakuwa na haki ya kurejeshewa fedha zake na fidia nyingine

JOAKIMU CLEMENS JEREMIA .....

TP COMPANY LIMITED.....



Itakapobainika kuwa wauzaji hawajatoa kauli za kweli juu ya uhalali na umiliki wa kiwanja hiki.

10. Kwamba kwa kuzingatia kifungu cha 7 cha mkataba huu, malipo yote yanatakiwa kufanyika ndani ya masaa 48 mara baada ya kusaini mkataba huu, tofauti na hapo mkataba huu utakuwa umevunjika, na hivyo basi biashara kati ya muuzaji na Mnuuaji haitakuwepo tena, isipokuwa tu, Kama kuna sababu za msingi zitakazokubaliwa na pande zote mbili pindi zitakapotokea.
11. Mkataba huu utatafasiriwa na kuongozwa na sheria za jamhuri ya Muungano wa Tanzania.
12. Kwamba, Makubaliano haya yataanza kuwa na nguvu kisheria mara tu baada ya kusainiwa na pande zote mbili.
13. Kwamba kwa pamoja, Muuzaji na Mnuuaji tumesoma mkataba na kukubaliana kuwa; mkataba umekamilika na tumeridhia vifungu vyote kwa hiari ya pande zote zinazohusika.
14. Gharama za mkataba huu zitalipwa kwa makubaliano ya pande zote mbili.

HIVYO BASI, makubaliano haya yamesainiwa na pande zote Leo tarehe 30 Mwezi wa 1 2025

Imesainiwa na JOAKIMU CLEMENS JEREMIA

Hapa Dodoma
ambaye ametambulishwa kwangu na _____
leo tarehe 30 mwezi 1 2025

IMESHUHUDIWA NA:
Jina: SAID, HABIBU MMBANDO
Saini... Said
CHEO: WAKILI



[Signature]
Muuzaji



JOAKIMU CLEMENS JEREMIA [Signature]

TP COMPANY LIMITED.....



Imesainiwa na TOUFIQ SALIM TURKY (DIRECTOR)
Kwaniaba ya kampuni
hapa Dar es Salaam
ambaye ametambulishwa kwangu Na _____

[Signature]
Mnunuzi

TP COMPANY LIMITED
P. O. BOX 22353
DAR ES SALAAM

leo tarehe 30 mwezi 1 2025

IMESHUHUDIWA NA:
Jina: SAID HABIBU MMBANDO
Saini..... *[Signature]*
CHEO: WAKILI



MASHAHIDI UPANDE WA MNUNUZI

JINA JUDITH J LEMBAKO
ANUANI 0752911117
SAHIHI *[Signature]*
TAREHE 30/1/2025

JINA BIGGA MUYAYO
ANUANI *[Signature]*
SAHIHI *[Signature]*
TAREHE 30/01/2025

MASHAHIDI UPANDE WA MUUZAI

JINA EX SAVERA JEREMIA
ANUANI 0665 0625152196
SAHIHI *[Signature]*
TAREHE 30/1/2025

JINA EVELINA JEREMIA
ANUANI 0656575017
SAHIHI *[Signature]*
TAREHE 30-1-2025

JOAKIMU CLEMENS JEREMIA *[Signature]*



TP COMPANY LIMITED.....

TP COMPANY LIMITED
P. O. Box 22353
DAR ES SALAAM

SHAHIDI WA PANDE ZOTE MBILI

1. Shahidi: Mwenyekiti Serikali ya Mtaa/Afisa Mtendaji
Jina SYLVESTER L. GIMONIBO

Sahihi 

Leo tarehe 30/01

Mwezi 01 2025

IMEANDALIWA NA

SAID HABIBU MMBANDO, ADVOCATE

P.O BOX 22353.

DAR ES SALAAM.

Phones

: +255 715077659, +255 746425191.

Email: saidmmbando@gmail.com

7th Floor, Golden tulip Building,

Jamuhuri/Pasta Street, DAR ES SALAAM.

**MWENYEKITI WA MTA
GITHONI**

TAREHE 30/01/2025

JOAKIMU CLEMENS JEREMIA





TP COMPANY LIMITED.....

