

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 22591



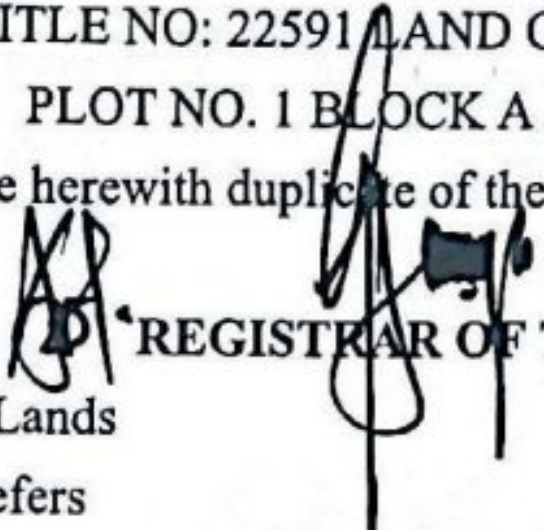
LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 14 Aug, 2025

TP COMPANY LIMITED
P.O Box 271 MIGOMBANI- ZANZIBAR
ZANZIBAR
Sir/Gentlemen/Madam,

RE: TITLE NO: 22591 LAND OFFICE NO: 1481898

PLOT NO. 1 BLOCK A AT ZOGOLO

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: 12586 refers

CERTIFICATE OF OCCUPANCY

(Under section 29)

Date of Issue: 22.07.2025

Title Number: 22591 TBR

Land Office Number: 1481898

Land: PLOT NO. 1 BLOCK "A" AT ZOGOLO IN NZEGA TOWNSHIP

Term: NINETEEN (99) YEARS

TITLE No: 22591
 REGISTERED ON: 22.07.2025
 AT: 01:00 P.M

LAND REGISTRY
 TANGANYIKA

Senior Asst. Registrar of Titles

Land Form No. 22
 TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 49990/- Paid
 On Original Receipt Shs: 925167339
 of 835848 of: 16.06.2025

Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 100/- Paid
 Receipt No: 925167339835848
 of: 16.06.2025

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 22591 TBR.
 L.O. No. 1481898
 L.D.No. NTC/LD/12586

The 21st day of July Two Thousand and Twenty Five

THIS IS TO CERTIFY that TP COMPANY LIMITED of P. O. Box 271, MIGOMBANI - ZANZIBAR (0782118012) (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 **April, 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 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 thereafter pay rent of shillings **One Million Six Hundred Fifty Two Thousand Three Hundred Eighty Five (Tshs 1,652,385/=)** 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) Plant, maintain protect and preserve or conserve not than less five trees on the land within Thirty Six months from the day of commencement of the right. The occupiers may plant fruits or wood trees depending on the climatic conditions or such land or as it can be directed by the Planning Authority and shall insure such trees are kept, maintained or replaced throughout the term of such right of occupancy.
 - (iv) Erect on land 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 **Nzega Town Council** (hereafter called '**the Authority**').
 - (v) Submit to the Authority building plans within Six months from the date of commencement of the **Right**.
 - (vi) Begin building construction within six months after the approval of the building plans by the Authority.
 - (vii) Complete the building construction within Thirty Six months from the date of commencement of the **Right**.
3. **USER:** The land shall be used for **Gas Station** Purposes only, Use group '**F**' Class (e) as defined in the Urban Planning Act. No. 8 of 2007 (Use Groups and 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**.

SCHEDULE

ALL that Land known as Plot No. 1 Block 'A' situated at Zogolo in Nzega Township containing Fifteen Thousand Seven Hundred Thirty Seven (15,737) Square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 210305 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**

in the Presence of us this 6th day of June 2025.

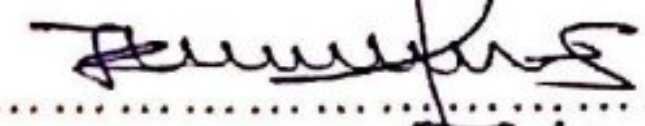
Name TOUFIQ SALIM TURKY

Signature: * 

Postal Address: 22353 D'SALAAM

Qualification: CHAIRMAN

Name HAMIS SULEJMAN HANZA

Signature: 

Postal Address: 22353 D'SALAAM

Qualification: COMPANY SECRETARY