



THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
 THE LAND ACT, Cap 113
 (Under Section 29)



Title Number : PWNCT000000179

Date of Reg:14-Jul-2025[11:27]

[Signature]
 REGISTRAR OF TITLES

(14-Jul-2025)
 Registered under section 27 of the Land Registration Act (Cap 334)
I. REGISTERED OCCUPIER AND TENURE

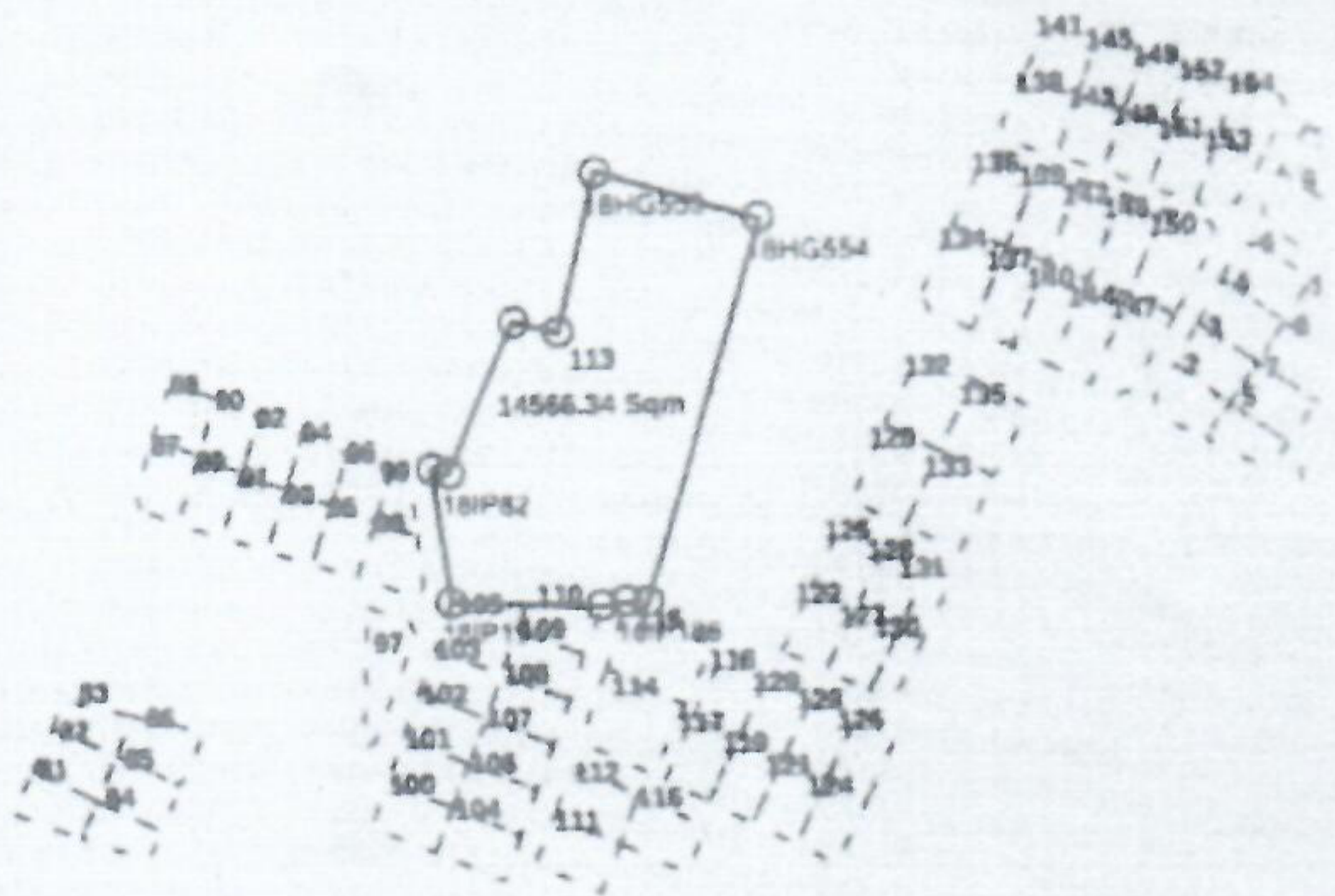
THIS IS TO CERTIFY that **ECOBLOOM SOLUTIONS LIMITED** a limited liability company incorporated in Tanzania under the Companies Act No 12 of 2002 (Cap.212) of P.O.Box 8093 CHALINZE, Bagamoyo, Pwani (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **ninety nine (99) years** from the first day of April two thousand 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 amendment thereof and to special conditions.

II. DESCRIPTION OF THE PROPERTY

District: Bagamoyo
 Location: Msata
 Block: 18D
 Plot No.: 113
 Area: 14566.34 Square Metres
 Reg. Plan No.: PWNSP00000499
 Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S

	X	Y
18IP82	431760.565	9297449.498
18HG551	431787.819	9297511.906
18IP190	431823.984	9297393.842
18IP194	431760.989	9297395.234
18HG552	431806.527	9297507.706
18HG554	431888.991	9297552.884
18IP186	431834.082	9297395.697
18IP187	431843.394	9297395.449
18HG553	431821.722	9297572.048
18IP81	431753.381	9297451.737



III. CONDITIONS OF THE RIGHT

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for **Light Industry** purposes only. Use Group (M) and Use Class (b) as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

IV. DISCLAIMER

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

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

[Signature]

[Signature]

COMMISSIONER FOR LANDS
 (03-Jul-2025)

DIRECTOR 1: SELEMANI IBRAHIM WARSAMA
 (14-Jul-2025[11:27])

