



# TALKCARGO LOGISTICS (T) LTD

Shaurimoyo Business Center, Office No. 23 5FC, Shaurimoyo Street  
P.O. Box 6642, Dar es Salaam, Tanzania  
Tel: +255 788 278 189 | +255 766 200 999  
Email: talkcargotz@gmail.com | financetalkcargo@gmail.com

Our Ref: TCL/TIC/25.3

14TH NOVEMBER 2025

The Executive Director  
Tanzania Investment and Special Economic Zone Authority  
P.O. Box 9383  
Dar es Salaam, Tanzania

Dear Sir/Madam,

## RE: REQUEST TO AMEND CERTIFICATE OF INCENTIVE NO.022411021

We, Talkcargo Logistics Tanzania Limited, of P.O. Box 6642, Dar es Salaam, are a Limited Liability Company duly registered and operating under the laws of the United Republic of Tanzania. The Company is engaged in the logistics and transportation sector and holds an Investment Certificate of Incentive No. 022411021 issued under the Tanzania Investment Act.

As part of our strategic expansion plan to enhance our logistics and transportation investment in Tanzania, we have acquired Plot No. 2042 Block "B" situated at Kongowe area, covered under Certificate of Title No. 169151/1, from Lightway Investment Limited, following the grant of Consent to Transfer by the relevant authorities.

We are pleased to inform your esteemed office that the registration of transfer has been duly completed with the Ministry of Lands, Housing and Human Settlements Development, and we are now the lawful registered proprietors of the said property.

We are therefore writing to request your office amend our Certificate of Incentive to include the said land under our investment portfolio and to issue us with the Leasehold Agreement or any other relevant documents as per the established procedures under your authority.

Please find attached the following documents in support of this application for your further processing: Copy of the Certificate of Title No. 169151/, Copy of the Consent to Transfer, Certificate of Approval of Disposition, Certificate of Incentive No. 022411021, Form No. 35 (Transfer of Right of Occupancy)

We shall highly appreciate your kind consideration and assistance in finalising this process in accordance with the investment framework. Yours faithfully

For: TALKCARGO LOGISTICS TANZANIA LIMITED

SAIF RATAN -Managing Director





THE UNITED REPUBLIC OF TANZANIA  
PRESIDENT'S OFFICE -PLANNING & INVESTMENT  
TANZANIA INVESTMENT CENTRE (TIC)



In reply, please quote:

Ref.No.CA.148/234/01-A/74

10<sup>th</sup> March 2025

Managing Director,  
Right way Limited,  
P. O. Box 7570,  
DAR ES SALAAM

**RE: APPLICATION FOR CONSENT TO TRANSFER PLOT NO. 2042  
BLOCK 'B' LOCATED AT KONGOWE AREA IN  
TEMEKE MUNICIPAL COUNCIL**

Reference is made to your letter with Ref. No. RIL/TIC/HQ/L.01/2024 dated 28<sup>th</sup> May 2024 bearing the above subject matter.

2. In the said letter, you have asked for the Tanzania Investment Centre (TIC) to give consent to your application for the transfer of the above-mentioned plot.
3. It is our pleasure to inform you that, the TIC Executive Director has approved your application and hence the consent is hereby granted.
4. Please take note that the transfer process needs to be pursued through Temeke Municipal Council, and thereafter Assistant Registrar of Titles – Dar es salaam Region.
5. By this guidance, we hope that you will proceed with the subsequent procedures so as to accomplish the transaction.

Thank you for your usual cooperation.

  
Gilead J. Teri  
EXECUTIVE DIRECTOR



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

CERTIFICATE APPROVAL OF A DISPOSITION  
(Under Section 39)

CT NO 169151/1  
Land Description . PLOT 2042  
BLOCK B  
KONGOWE AREA  
TEMEKE MUNICIPAL COUNCIL

I, SALIMU SHEDAFFA SHABANI, COMMISSIONER FOR LANDS/AUTHORISED OFFICER hereby APPROVE the disposition of the right of occupancy registered/issued under the above reference/CT number subject to the following:-

.....  
.....  
Consent granted as per minute No. 01 of 26/08/2025.

.....  
Being transfer of a right of occupancy.  
.....  
.....

  
COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date: ..... 26<sup>th</sup> Aug 2025

To: Name: TALKCARGO LOGISTICS TANZANIA LIMITED,  
Address: P.O. BOX 6642,  
DAR ES SALAAM.

  
Certified True Copy of the Original  
Gratian Bernard Mali  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: .....  
Date: 26/08/25

THE UNITED REPUBLIC OF TANZANIA  
REGISTRATION OF DOCUMENTS ACT  
(CAP. 117 R.E 2002)  
TRANSFER OF OFFER OF A RIGHT OF OCCUPANCY

C.T. No.169151/1  
L.O. No. 529430  
PLOT NO. 2042 Block B  
Kongowe, Temeke Municipality, Dar es Salaam

IN CONSIDERATION OF Tanzania Shillings One Hundred Fifty Million (Tshs.150,000,000) We, RIGHTWAY INVESTMENT LIMITED HEREBY TRANSFER to TALKCARGO LOGISTICS TANZANIA LIMITED of P.O. Box 6642 Dar es Salaam the Derivative Right of Occupancy registered under the above reference.

SEALED with the COMMON SEAL OF RIGHTWAY INVESTMENT LIMITED and DELIVERED  
In our presence this 17<sup>th</sup> day of July 2025



VENDOR'S SEAL

Name: OMAR AHMED YUSSUF

Signature: [Handwritten Signature]

Designation: Director

Name: YUSSUF ABUBAKAR

Signature: [Handwritten Signature]

Qualification: Director

Postal Address: .....  
SEALED with the COMMON SEAL OF TALKCARGO LOGISTICS TANZANIA LIMITED and DELIVERED  
In our presence this 17<sup>th</sup> day of July 2025

PURCHASER'S SEAL

Name: SAIF NISARU RATANI

Signature: [Handwritten Signature]

Designation: DIRECTOR

Name: MAHENDI KOWANI

Signature: [Handwritten Signature]

Qualification: DIRECTOR

Postal Address: 6642



\*Where applicable  
IN EXERCISE THE POWERS VESTED IN ME I UNDER SECTION 37 OF THE LAND ACT 1999 ..... COMMISSIONER FOR LANDS/AUTHORISED OFFICER HEREBY APPROVE THIS DISPOSITION

Commissioner for Lands/Authorized Officer

Date: .....

Certified True Copy of the Original  
Gratian Bernard Mali  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: [Handwritten Signature]  
Date: 17/07/25

TANGANYIKA

The Land Registration Ordinance (Cap. 334 of the Laws)



**CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY**  
LEASEHOLD

copy of

This is to certify that the annexed Certificate of Occupancy dated

the 7<sup>th</sup> day of February 20...18

is registered in the Land Registry under Title No. 170151

Copies of the subsisting entries in the register are within

Dated the 25<sup>th</sup> day of May 20...18

Notarized True Copy of the Original  
Notation Bernard Mali  
Notary Public & Commissioner  
for Oaths  
Sign: [Signature]  
Date: 15/05/25

JUMA LEGHELA  
Asst. Registrar of Title

Title No. 170151/1

Description of registered land.

All that land known as Plot No. 2042 Block VB Kongowe in Tembeke Municipality containing Five Thousand Three Hundred Eighty (5,380) Square Metres shown for identification only edged black on the plan attached to this lease agreement registered under the Filed Document Number 106260 annexed hereto and defined on the

ENTRIES IN THE REGISTER  
TITLE NO. 169151/1

FD. No. 196269 Registered 25.04.2018 at 1.00 p.m.  
To: RIGHTWAY INVESTMENT LIMITED  
P.O. BOX 7570, DAR ES-SALAAM.

Asst. Registrar of Titles

No. .... Registered ..... at ..... m  
To .....

Asst. Registrar of Titles

TRANSFER

No. 239529 Registered 17/10/25 at 10:45  
To: TALKCARGO LOGISTICS TANZANIA  
LIMITED OF P.O. BOX 6642 DSM  
CONC. Tshs 150,000,000/=

Asst. Registrar of Titles

No. .... Registered ..... at ..... m  
To .....

Asst. Registrar of Titles

No. .... Registered ..... at ..... m  
To .....

Asst. Registrar of Titles

No. .... Registered ..... at ..... m  
To .....

Asst. Registrar of Titles

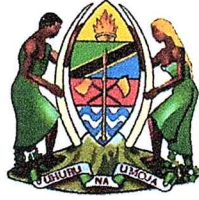
Certified True Copy of the Original  
Gratian Bernard Mali  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: at ..... m  
Dated: 17/10/25

No. .... Registered .....  
To .....

Asst. Registrar of Titles

No. .... Registered ..... at ..... m  
To .....

Asst. Registrar of Titles



THE UNITED REPUBLIC OF TANZANIA

022411021

# Certificate of Incentives

(Section 17 of the Tanzania Investment Act, 1997)

No: **202311021**

## This is to certify that

**TALKCARGO LOGISTICS TANZANIA LIMITED**

of address

**P.O.BOX 6642**

**DAR-ES-SALAAM**

has been granted a Certificate of Incentives to invest in a new investment project known as

**CARGO TRANSPORTATION**

Which is located at

**PLOT NO. 36 AND 37 MIVINJENI, KURASINI**

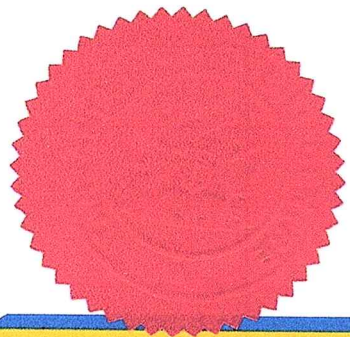
**TEMEKE-DAR-ES-SALAAM**

Further particulars required by Section 17 of the Tanzania Investment Act are set out overleaf

and True Copy of the Original  
**Notary Bernard Mali**  
Notary Public & Commissioner  
for Oaths  
Sign:   
Date: **14/1/23**

**Ag. Executive Director**

**Tanzania Investment Centre**  
P.O.Box 938, Dar-es-salaam



Dated: **24 January, 2023**



UNITED REPUBLIC OF TANZANIA  
JAMHURI YA MUUNGANO WA TANZANIA  
EXCHEQUER RECEIPT  
STAKABADHI YA MALIPO YA SERIKALI

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RECEIPT NUMBER	925238360646296
RECEIVED FROM	TANZANIA INVESTMENT CENTER
AMOUNT	TZS 564,900.00
AMOUNT IN WORDS	FIVE HUNDRED AND SIXTY-FOUR THOUSAND NINE HUNDRED
IN RESPECT OF	RENT FEE
BANK REFERENCE	GWX101709166982
CONTROL NUMBER	9911713867220
PAYMENT DATE	Aug 26, 2025
ISSUED BY	MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT
DATE ISSUED	Aug 26, 2025
SIGNATURE	-----

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Notified True Copy of the Original  
Gratian Bernard Mali  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: \_\_\_\_\_  
Date: 14/4/25