

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 7203



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 22 Dec, 2025

IGUNGA TRADERS COMPANY LIMITED
P.O Box 1652
SINGIDA
Sir/Gentlemen/Madam,

RE: TITLE NO: 7203 LAND OFFICE NO: 1615469
PLOT NO. 551 BLOCK PP AT MANGUAMITOGHO

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: LD/SG/MLO/PP/551 refers

(Under Section 29)

Date of Issue:


Title Number:

Land Office Number: 1615469

Land: PLOT NO. 551 BLOCK PP MANGUAMITOGHO
SINGIDA MUNICIPALITY

Term: NINETY NINE (99) YEARS

TITLE No: **7203-JGD.**
 REGISTERED ON: **22-12-2025**
 AT: **01:00P.M**



Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: **100/=** Paid
 Receipt No: **925347391575604**
 On Original Receipt Shs:
 of: **13-12-2025.**

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
 THE LAND ACT, 1999
 (ACT NO. 4 OF 1999)
 CERTIFICATE OF OCCUPANCY
 (Made Under Section 29)

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: **4715/=** Paid
 Receipt No: **925347391575604**
 On Original Receipt Shs:
 of: **13-12-2025.**

Stamp Duty Officer

Title No. ... **7203-JGD.**

L.O. No. **1615469**

SG/MLO/PP/551

The **22nd** Day of **December** Two Thousand and Twenty Five

THIS IS TO CERTIFY that **IGUNGA TRADERS COMPANY LIMITED** incorporated under the Company Act, 2002 (CAP 212 R.E 2023) of P.O BOX 1652, SINGIDA (+255 767 345 140) (hereinafter called "the Occupier") 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 **October, 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 therefore or amendment thereof and to the following special conditions:

1. The Occupiers having paid rent up to the **Thirtieth** day of **June, 2026** shall thereafter pay rent of Tanzania shillings **Three Hundred Sixty One Thousand One Hundred Twenty Five (361,125/=)** 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 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 the environment and to achieve such objective;
 - (iii) Erect on the land the buildings (hereinafter called "the buildings") in permanent building materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the **SINGIDA MUNICIPAL COUNCIL** (hereinafter called "the Authority");

- (iv) Submit building plans to the Authority Within **six months** from the date of commencement of the Right.
- (v) Begin the buildings construction on the land within **six months** after the approval of Building Plans;
- (vi) Complete the buildings construction according to the Building Plans and specifications so that they ready for use and occupation within **thirty six months** from the date of commencement of the Right;
- (vii) Plant several shed trees to preserve environment;
- (viii) At all times during the term of the Right have on the land the buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the **SINGIDA MUNICIPAL COUNCIL** (hereinafter called "**the Authority**");
- (ix) Not erect or commence to erect on the land any buildings except in accordance with building plans and specifications which shall have been first approved by the Authority as here in before provided;
- (x) Pay an amount equal to any contribution in lieu of rates which may be payable by the Government for Land during the term of the Right

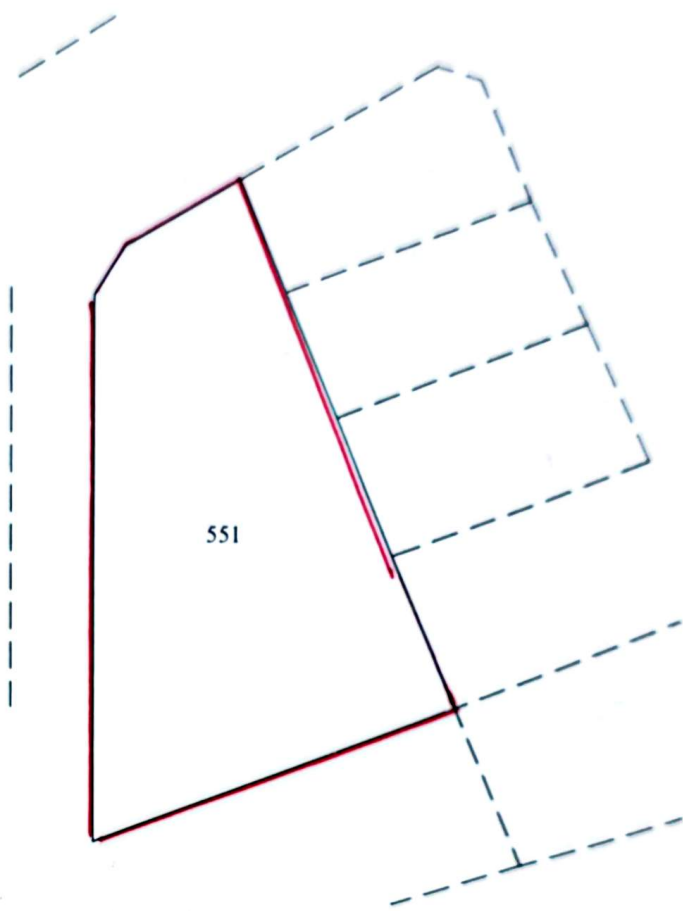
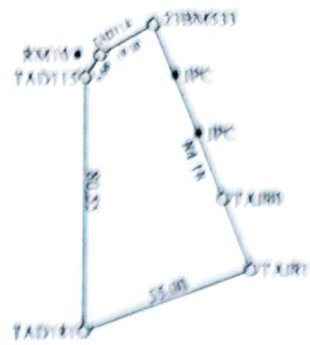
3. **USER:** - Only One Main Buildings together with an usual and necessary Out-Buildings shall be erected on the land and the same shall be used for **Fuel Service Stations Purpose Use Group "F"** Use Class (a) **petrol stations** as defined in the Urban Planning (Use Groups and Use Classes) Regulations **2018**.

- 4. The Occupier shall not assign the right within three years of the date hereof without the prior approval of the Commissioner for Lands.
- 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 premium, taxes and dues prescribed in connection with that disposition.
- 6. The President may revoke the Right for good cause or in Public interest.

SINGIDA MUNICIPALITY



LOCALITY MANGUA MITOGHO
BLOCK PP
PLOT No 551
L.O. No 1615469
AREA 3,210 SQM



COORDINATES LIST

STATION	NORTH	EAST
RM10	9469316.810	696966.044
TAD114	9469319.295	696970.383
TAD115	9469311.810	696965.992
TAD181	9469230.815	696965.149
TAJ81	9469231.264	696966.351
23BM533	9469328.889	696987.130

BLOCK 'PP'

This plan prepared in accordance with Registered plan No. 217160 is approved for the purpose of the Land Registration Ordinance
 Director of Survey and Mapping
 Date 15th December, 2025
 Survey and Mapping Division Ministry of Lands, Housing and Human Settlement Development - Dodoma.

issue of this plan implies no guarantee
 admission of Title by the Government

SCHEDULE

All that Land known as Plot No. 551 Block 'PP' situated at MANGUAMITOGHO situated in SINGIDA MUNICIPALITY containing Three Thousand Two Hundred Ten (3,210) Square Meters as shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 217160 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 IGUNGA TRADERS COMPANY LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)

IGUNGA TRADERS COMPANY LIMITED)

and DELIVERED in the presence of us)

this..... 12th day of December 2025)

Name: AMBINGA WILIFRED SILAA.....

Signature: [Signature].....

Postal Address: BOX 1652, SINGIDA.....

Qualification: DIRECTOR.....

Name: AICANDE AMANI SWAI.....

Signature: [Signature].....

Postal Address: BOX 1652, SINGIDA.....

Qualification: DIRECTOR.....