

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 27328

LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 01 Dec, 2025

TAIFA NISHATI LIMITED  
P.O Box 77578 DAR ES SALAAM  
Sir/Gentlemen/Madam,

RE: TITLE NO: 27328 LAND OFFICE NO: 1335184

PLOT NO. 8 BLOCK A AT MADIMBA

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 refers

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

**Date of Issue:**

**Title Number:** 27328 MWLR

**Land Office Number:** 1335184

**Land:** PLOT NO 8 BLOCK "A" MADIMBA IN MFWARA DISTRICT COUNCIL

**Term:** NINETY NINE (99) YEARS

TITLE No: **27328 Mtwr**  
 REGISTERED ON: **21.11.2025**  
 AT: **1.00/0**  
 Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: **143326/2** Paid  
 On Original Receipt Shs: **925280372963497**  
 of: **5.11.2025**  
 Stamp Duty Officer

Land Form No. 22

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

TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs: **100/-** Paid  
 On Original Receipt Shs: **925280372963497**  
 of: **5.11.2025**  
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: **27328 Mtwr**  
 L.O. No. 1335184  
 MDC/LD/2180

The **20<sup>th</sup>** day of **November** Two Thousand and Twenty Five.

THIS IS TO CERTIFY that **TAIFA NISHATI LIMITED** a <sup>Limited</sup> ~~company~~ <sup>Company</sup> liability incorporated in Tanzania under the companies Act (CAP 212 R.E 2002) of P.O. Box **77578 DAR ES SALAAM** (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 **Ninety nine** years from the first day of **October, 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 there under and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2026; shall thereafter pay rent of shillings **Eleven Million Three Hundred Forty Two Thousand Six Hundred Thirty Two (Tsh 11,342,632/= 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.

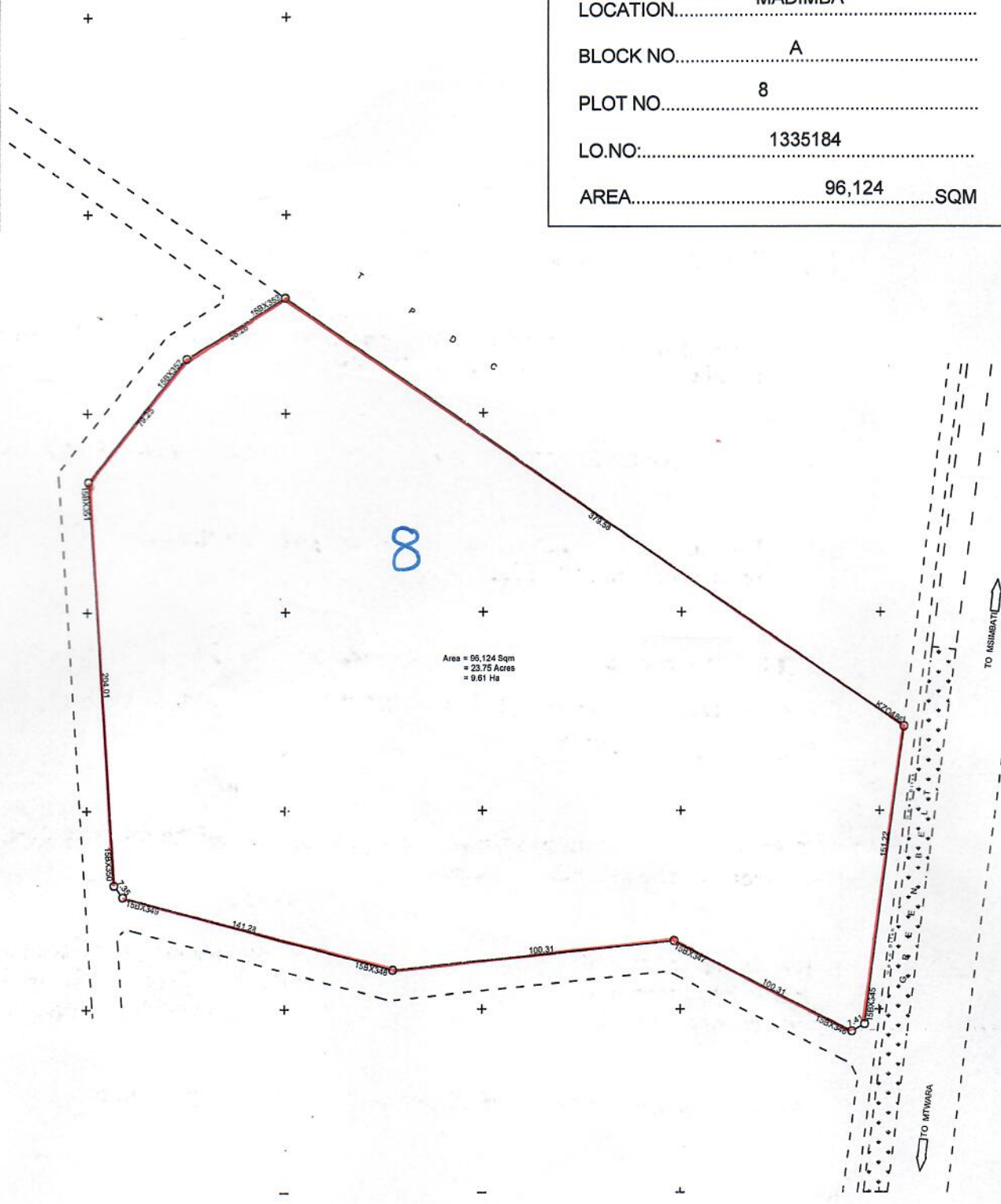
FMM/LS

- (iii) Building shall be in permanent materials.
- (iv) Building plans to be submitted to the **Mtwara 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 **Communications and Public Works purposes only** us group "Q" us class (g) defined in the **Urban Planning (Use Group 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.

**MTWARA DISTRICT COUNCIL**

LOCATION..... MADIMBA  
 BLOCK NO..... A  
 PLOT NO..... 8  
 LO.NO:..... 1335184  
 AREA..... 96,124 .....SQM



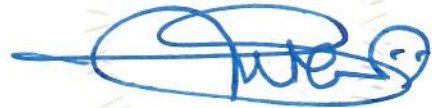
The issue of this plan implies no guarantee or admission of title by Government.

The plan prepared in accordance with Registered Plan No..... 214620  
 It is approved for purpose of the Land Registration Act Cap 334.  
 Director of surveys and Mapping..... Date 10/11/2025  
 Ministry of Lands and Human Settlements Development, Dodoma.

**SCHEDULE**

ALL that Land known as Plot No. 8 Block 'A' situated at MADIMBA MTWARA District containing **Hundred Ninety Six Thousand One Hundred Twenty Four (96,124) Square Metres** shown for identification only edged **Red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **214620** 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 **TAIFA NISHATI LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SIGNED** with the **COMMON SEAL** of the said  
**TAIFA NISHATI LIMITED**  
in the presence of us  
this.....day of....., **2025**.

Name ..... **HAMISI RAMAPHANI** .....

Signature.....  .....

Postal Address..... **P.O. BOX 77578** .....

Qualification..... **DIRECTOR** .....

Name ..... **TIMOTHY KYEPA** .....

Signature.....  .....

Postal Address..... **P.O. BOX 77578** .....

Qualification..... **COMPANY SECRETARY** .....

