


TITLE No: 5235 KTV
 REGISTERED ON: 12.09.2025
 AT: 01:00 P.M



[Signature]
 Senior Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 21,908/- Paid
 On Original Receipt No: 925217354743838
 of: 25.08.2025
[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
 (Under section 29)

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 100/- Paid
 Receipt No: 925217354743838
 of: 25.08.2025
[Signature]
 Stamp Duty Officer

Title No. 5235 KTV
 L.O. No. 1406137
 LD/MMC/6253

This 13th day September Two Thousand Twenty Five

THIS IS TO CERTIFY that **TRADELAND COMMODITIES LIMITED of P.O.Box 7460, Dar es Salaam** (hereinafter called "the Occupiers") are entitled to the Right of Occupancy (hereinafter called "the Rights") 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 **January, 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 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 shillings **four hundred thirty eight thousand three hundred fifty four (438,354/=)** 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 Occupiers 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.

SCHEDULE

ALL that land known as **Plot No. 54 & 55 Block "A"** situated at **Mtakumbuka** in **Mpanda Municipality** containing **six thousand nine hundred fifty eight (6958) square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **115979** deposited at the Office of the Director for Surveys and Mapping at **Dodoma**.

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

Amintu
ASSISTANT COMMISSIONER FOR LANDS

We, the within named **TRADELAND COMMODITIES LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Right of Occupancy.

SEALED with a COMMON SEAL of the said)
TRADELAND COMMODITIES LIMITED)
and DELIVERED in presence of Us)
This 06TH day of AUGUST 2025)
Witnesses's Name MATUNGWA RUBA DENIS)
Signature [Signature])
Postal Address P.O. BOX 63123 SAM)
Qualification DIRECTOR)

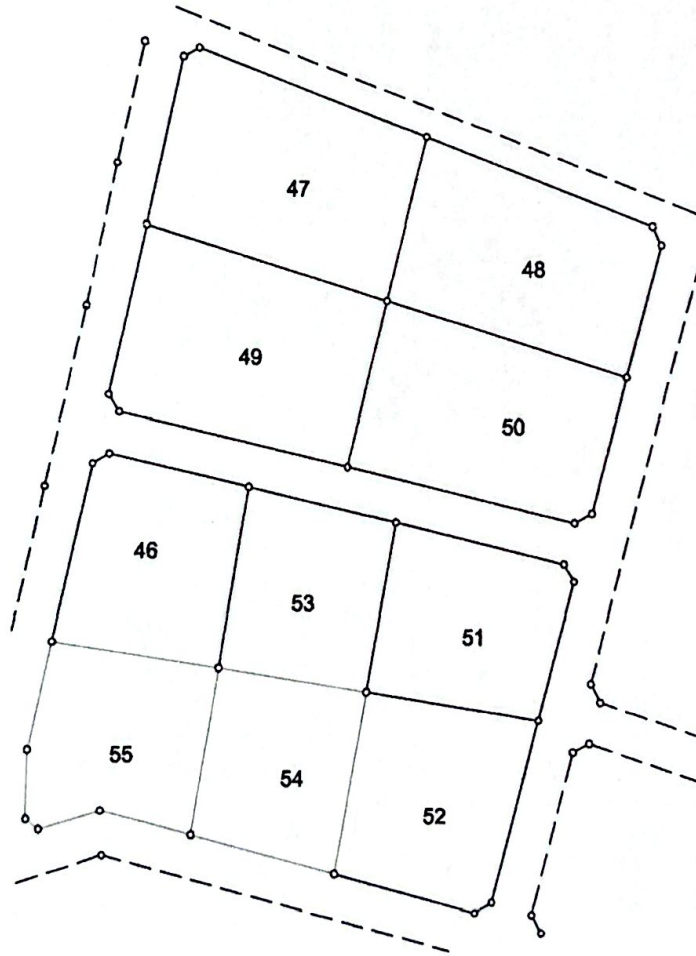
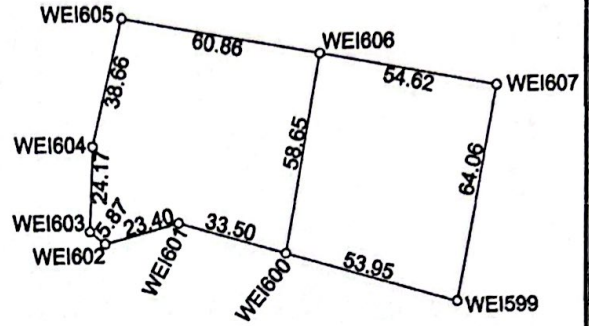
Witnesses's Name MATUNGWA RUBA DENIS)
Signature [Signature])
Postal Address P.O. BOX 63213 SAM)
Qualification CHAIRMAN)

MPANDA MUNICIPALITY



INSET SHOWING DETAILS OF PLOT

LOCALITY **MTAKUMBUKA**
BLOCK **"A"**
PLOT No **54 & 55**
L . O . No **1406137**
AREA **6958 SQM**



The Issue of this plan implies no guarantee or admission of title by the Government

This plan, prepared in accordance with Registered Plan No 115979 is approved for the purpose of the Land Registration ordinance

Director of Surveys and Mapping *[Signature]* date 10/09/2025
Ministry of Lands & Human Settlements Development