



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



Title Number : **PWNCT000000195**

Date of Reg:**11-Aug-2025[16:5]**

[Signature]

REGISTRAR OF TITLES

(11-Aug-2025)

Registered under section 27 of the Land Registration Act (Cap 334).

I. REGISTERED OCCUPIER AND TENURE

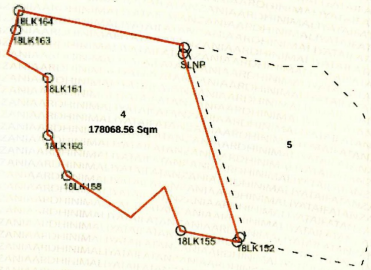
THIS IS TO CERTIFY that **HP STONE AND AGGREGATES** a limited liability company incorporated in Tanzania under the Companies Act No 12 of 2002 (Cap.212) of P.O.Box 20264, DAR ES SALAAM, Morogoro (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **ninety nine (99) years** from the **first day of July 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: Saleni
 Block: 18A
 Plot No.: 4
 Area: 178068.56 Square Metres
 Reg. Plan No.: PWNSP00001182
 Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S

	X	Y
18LK166	426228.344	9290694.381
SLNP	426224.656	9290677.892
18LK152	426366.686	9290223.032
18LK154	426359.586	9290212.024
18LK158	425938.1	9290374.44
18LK163	425810.758	9290735.697
18LK164	425818.432	9290782.606
18LK160	425891.251	9290475.158
18LK155	426220.954	9290238.525
18LK161	425889.963	9290617.914



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 thereafer 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 **Urban Farm** purposes only. Use Group (R) and Use Class (c) 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
 (02-Aug-2025)

DIRECTOR 1: KHUSIL RAMJI MAYANI
 (11-Aug-2025[16:5])





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



Title Number : **PWNCT00000194**

Date of Reg:**11-Aug-2025[15:29]**

[Signature]
REGISTRAR OF TITLES

(11-Aug-2025)

Registered under section 27 of the Land Registration Act (Cap 334).

I. REGISTERED OCCUPIER AND TENURE

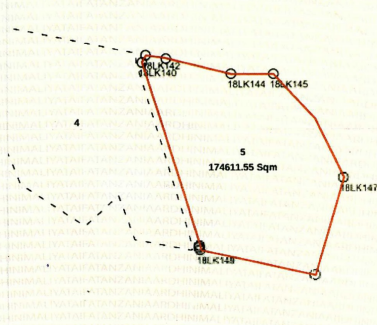
THIS IS TO CERTIFY that **HP STONE AND AGGREGATES** a limited liability company incorporated in Tanzania under the Companies Act No 12 of 2002 (Cap.212) of P.O.Box 20264, DAR ES SALAAM, Morogoro, Morogoro (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") 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: Saleni
Block: 18A
Plot No.: 5
Area: 174611.55 Square Metres
Reg. Plan No.: PWNSP00001182
Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S

	X	Y
18LK148	426667.271	9290152.603
18LK143	426299.494	9290688.063
18LK151	426382.095	9290224.011
18LK149	426384.389	9290213.179
18LK142	426248.957	9290696.347
18LK150	426381.14	9290218.659
18LK144	426460.063	9290649.662
18LK140	426240.109	9290678.439
18LK147	426737.243	9290392.038
18LK145	426565.192	9290649.578



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 **Quarry** purposes only. Use Group (T) and Use Class (d) 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]

COMMISSIONER FOR LANDS
(02-Aug-2025)

[Signature]

DIRECTOR 2: KHUSIL RAMJI MAYANI
(11-Aug-2025[15:29])

