



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



Title Number : TNGCT000001153

Date of Reg:14-Nov-2025[6:53]

[Signature]
 REGISTRAR OF TITLES
 (14-Nov-2025)

Registered under section 27 of the Land Registration Act (Cap 334).
I. REGISTERED OCCUPIER AND TENURE

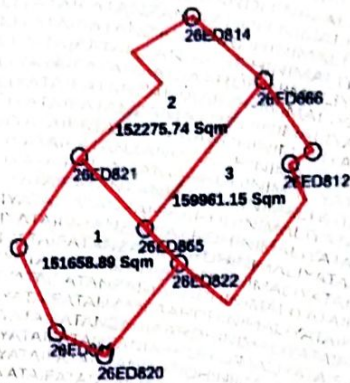
THIS IS TO CERTIFY that **KYASI GROUP LIMITED** a limited liability company incorporated in Tanzania under the Companies Act No 12 of 2002 (Cap.212) of P.O.Box 10200, Handeni, Tanga (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **sixty six 66 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 thereunder and to any enactment in substitution thereof amendment thereof and to special conditions.

II. DESCRIPTION OF THE PROPERTY

District: Handeni
 Location: Mkata Mashariki
 Block: 26A
 Plot No.: 2, 3, 1
 Area: 463895.78 Square Metres
 Reg. Plan No.: TNGSP00000071
 Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S

	X	Y
26ED865	433597.632	9362818.58
26ED820	433480.191	9362453.526
26ED821	433397.109	9363029.692
26ED814	433728.583	9363422.866
26ED812	434030.927	9362996.62
26ED813	434099.005	9363031.131
26ED822	433702.418	9362716.441
26ED818	433214.104	9362770.037
26ED819	433333.419	9362522.654
26ED866	433949.109	9363236.693



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 **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]

COMMISSIONER FOR LANDS
 (12-Nov-2025)

[Signature]

DIRECTOR 1: LEONARD LEONARD KYASI
 (14-Nov-2025[6:53])



William Leonard Kyasi

DIRECTOR 2 WILLIAM LEONARD KYASI
(14-NOV-2023/16.52)

