

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No
L.O. No.1099756
Ref. No CHAL/LD/4380

The day of Two Thousand and Twenty-five

THIS IS TO CERTIFY that MSHALE HOLDINGS LIMITED a limited liability company incorporated under the Companies Act, No. 12 of 2002 and having its registered offices in Tanzania of P.O. Box 15005, DAR ES SALAAM (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 January, 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 thereunder and to any enactment in substitution thereof or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2025; shall hereafter pay rent of shillings for One million nine hundred twenty four thousand eight hundred ninety (1,924,890/=) 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.

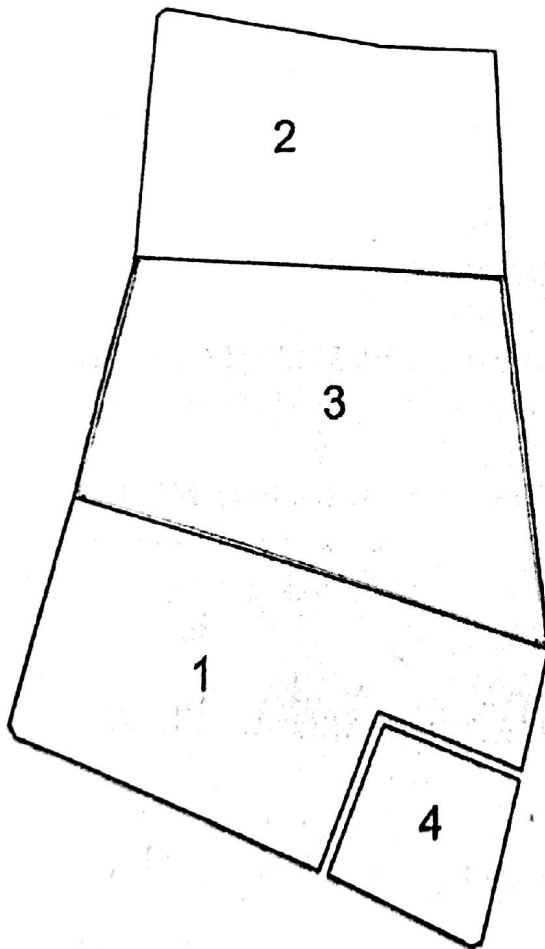
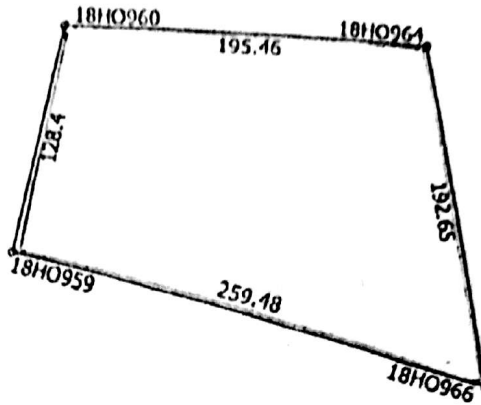
Locality.....Bago

Block.....18A

Plot No.....3

L.O No.....1099756

Area.....34998Sqm



PLAN NO.CHLS10000249

This prepared in accordance with the Registered Plan Number P\NSP00000450

is approved for the purpose of the Land Registration Ordinance

Director of Survey and Mapping Date 22/09/2022

Ministry of Lands, Housing and Human Settlement Development, Dodoma

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