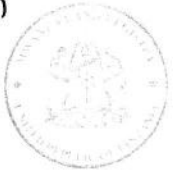


TITLE No. 50150
 REGISTERED on
07.6.2014
 at 1.50pm
 20.....

MM Mway
 Asst. Registrar of Titles

Land Form No. 22

TANZANIA STAMP DUTY ACT
 Stamp Duty Shs. 500/- Paid
 and Revenue Receipt No. 50096531
 of 44.2014 Issued,
MM Mway
 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 PAID ON
 ORIGINAL Shs. 22800/-
 Receipt No. 50096531 of 4
4.2014
MM Mway
 Punc Asst. Registrar of Titles

Title No. 50150 TP Arinza
 L.O. No. 422594
 L.D No. MG/1003

The 29th day of April Two thousand and **Fourteen**

THIS IS TO CERTIFY that **IBRAHIM SADICK OMARY** of P.O. Box 7633, MWANZA (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 **Sixty six** years from the first day of **April, Two thousand and fourteen** 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 there for or amendment thereof and to the following special conditions:-

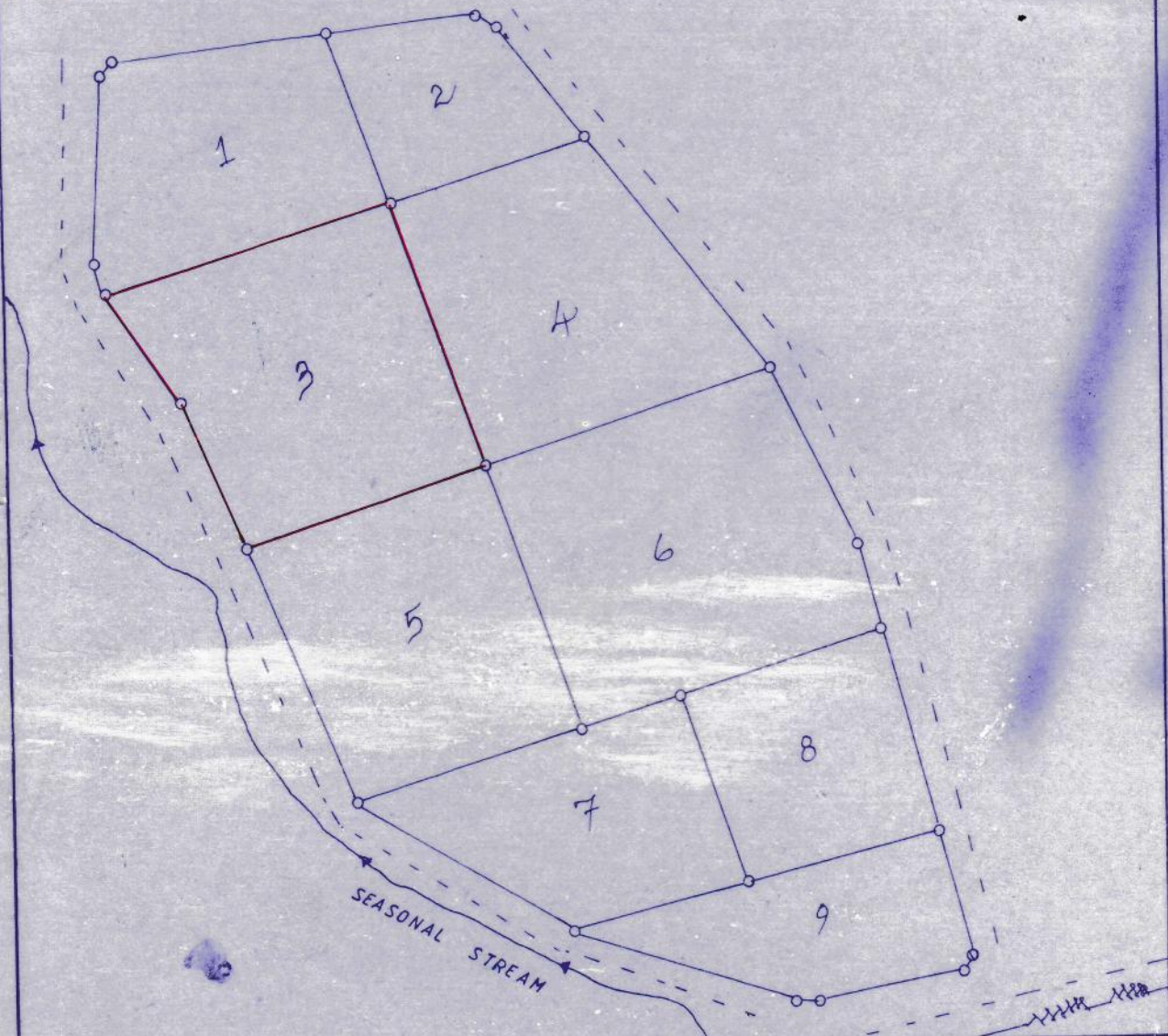
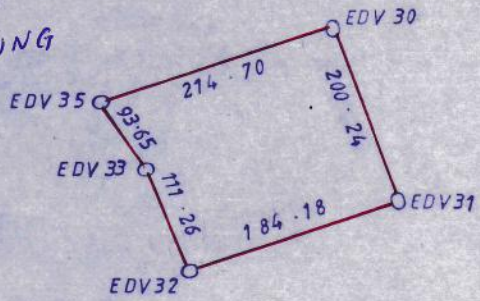
1. The Occupier having paid rent up to the thirtieth day of June, **2014**, shall hereafter pay rent of shillings **two million three hundred thirty four thousand only (Tshs. 2,334,000/=)** a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent 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
 - (iii) Buildings to be in permanent materials.
 - (iv) Building plans to be submitted to the **Magu District Council** within six months from the commencement of the Right.
 - (v) Building Construction to begin within **six months** after the approval of the plans.
 - (vi) Building to be completed within **Thirty-six months** from the commencement of the Right.
 - (vii) Make and maintain on the land throughout the term adequate arrangements for the water supply, drainage and disposal of made refuse and affluent to the satisfaction of the authority.
 - (viii) Provide and maintain on the land such ablution facilities and maintain such hygienic measures as may be required by the medical or health officers of the authority.
3. **USER:** The land and the buildings to be erected thereon shall be used for **General Industrial** purposes only. Use Group '**O**' use class (**a**) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 **as amended in 1993**.
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 or in public interest.

MAGU DISTRICT



INSET SHOWING DETAILS OF PLOT
 Location Matela NYANGUGE TRADING CENTRE
 Block F
 Plot no 3
 L.O no 422594
 Area = 3.89 Ha



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

This plan prepared in accordance with Registered plan No. 74630 is approved for the purpose of Land Registration ordinance.
 For Director of Surveys and Mapping.
 Date: 11/4/2017
 Ministry of Lands and Human Settlement Development
 Dr. es Salaam.



SCHEDULE

ALL that land known as **Plot No. 3 Block "F"** Situated at **Matela (Nyanguge Trading Centre)** **in Magu District** Containing ^{decimal} **Three Point Eight Nine Hectares (3. 89 Ha)** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **74630 Deposited** at the Office of the Director for survey and mapping at Dar es salaam. (GBRIAL)

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

ASST: COMMISSIONER FOR LANDS

I, the within named **IBRAHIM SADICK OMARY**, here by accept the terms and conditions contained in the foregoing certificate of Occupancy.

SIGNED and **DELIVERED** by the said **IBRAHIM SADICK OMARY** who is known to me Personal/identified to me by, the latter later being known to me personally in my presence this...^{24th} day of...^{APRIL} 2014.

SIGNATURE.....
POSTAL ADDRESS.....^{331, MWANZA}
QUALIFICATION.....^{STATE ATTORNEY}



**MWANZA LAND REGISTRY
MORTGAGE**

Filed Document No. **43531**
~~DISCHARGED~~ FA: **58219**
Date of Registration **15-6-15** Time **01:00PM**
**NATIONAL MICROFINANCE
BANK PLC OF P.O. BOX
9213, DSM. (TO SECURE TSHS
546,000,000/=) INCLUDING
CP NO. 50147, 50149, 50151,
50145, 50146, 50148, 50152,
50144, 60644**
Mwanza
Asst. Reg. of Titles

**LAND REGISTRY MWANZA
TRANSMISSION BY**

OPERATION OF LAW 58218

Filed Document No. **58218**
~~DISCHARGED~~ FA: **58219**
Date of Registration **5-5-2021** Time **10:40 A.M**
To: **NMFB BANK PLC OF P.O. BOX 1285
Mwanza**
**ORIB, DARES (ALAM) INCLUDING
CP. NO. 50145, 50146, 50147, 50148,
50149, 50150, 50151, 50152, 50144**
Asst. Reg. of Titles

**LAND REGISTRY MWANZA
TRANSFER**

Filed Document No. **58284**
Date of Registration **01-06-2021** Time **10:00 A.M**
To: **ZIWA STEEL AND WIRE PRODUCTS
LIMITED OF P.O. BOX 347, MWANZA.
(CONS. TSHS. 90,200,000/=)**
Mwanza
Senior Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

(Under Section 62)

TRANSFER OF RIGHT OF OCCUPANCY,
THE LAND REGISTRATION ACT, (CAP 334 RE: 2002)

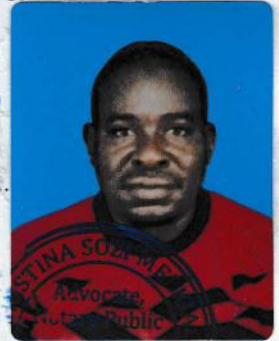
TITLE NO: 50150
L.O NO. 422594
PLOT NO. '3' BLOCK 'F' MATELA
LOCATION: NYANGUGE TRADING
CENTRE, MAGU

IN CONSIDERATION of the sum of Tanzania Shillings Ninety Million Two Hundred Thousand only (TSH 90,200,000/-) I, IBRAHIM SADICK OMARY of P.O. Box 7633, Mwanza, HEREBY TRANSFER to ZIWA STEEL AND WIRE PRODUCTS LIMITED, P.O. BOX 347, Mwanza, the RIGHT OF OCCUPANCY registered under the above reference.

SIGNED and DELIVERED at Mwanza by the said IBRAHIM SADICK OMARY who is known to me personally/identified to me by..... the latter being known to me personally in my presence on this..... 11th..... day of May..... 2021.

[Handwritten signature]

Seller



Name: Christina Sozi Melkad

Signature: *[Handwritten signature]*

Address: 2226 Mwanza

Qualification: Commissioner for Oath



SEALED WITH THE COMMON SEAL OF ZIWA STEEL AND WIRE PRODUCTS LIMITED of PO Box 347, Mwanza, and Delivered in our Presence this..... 11th..... day of May..... 2021.

Name: Maheboob Jafferati Ramji

Signature: *[Handwritten signature]*

Address: P.O. BOX 347 Mwanza

Designation: Director

COMMON SEAL



Name: Femina Maheboob Madhani

Signature: [Signature]

Address: P.O. BOX 347, Mwanza

Designation: Director



Name: Shenan Mehboob Madhani

Signature: [Signature]

Address: P.O. BOX 347, Mwanza

Designation: Director

DRAWN BY:
BOTH PARTIES HERETO,
P.O. BOX 347, Mwanza
Tanzania.



FEES PAID 9211480
STAMP DUTY TSHS 970,000/-ERV No. 49231551 OF 28/5/2021
CONSENT TSHS 120,000/-ERV No. 11 OF 11
REGISTRATION TSHS 972,000/-ERV No. 11 OF 11
SIGNATURE *[Signature]*

IN EXERCISE OF THE POWERS VESTED IN ME
UNDER SECTION 37 OF THE LAND ACT 199
I PRISCUS THOBIA MUSHI
HEREBY APPROVE THIS DISPOSITION
[Signature]
AUTHORISED OFFICER
DATE 28/5/2021

FILED DOCUMENT No. 58284
REGISTERED ON 01.06.2021
AT 10:00 A M
[Signature]
Senior Assi. Registrar of Titles



THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT
(No. 4 of 1999)

APPLICATION FOR GRANT OF APPROVAL

FOR A DISPOSITION
(Under section 39)

TITLE NO: 50150
L.O NO. 422594
PLOT NO. '3' BLOCK 'F' MATELA
LOCATION: NYANGUGE TRADING
CENTRE, MAGU

I, IBRAHIM SADICK OMARY of P.O Box 7633, Mwanza (Herein after referred to as the applicant) HEREBY APPLY for GRANT OF APPROVAL of a disposition of a right of occupancy registered under the above reference

- 1. Nature of disposition: **TRANSFER/ SALE**
- 2. Particular of purchaser: **ZIWA STEEL AND WIRE PRODUCTS LIMITED**
- 3. I, the Applicant supply the following information and or documentation:
 - i. CT NO 50150 in Original
 - ii. Transfer Deeds in Duplicate.
 - iii. Capital Gain Tax clearance certificate
 - iv. Valuation report.

Date 9/5/2021


.....
APPLICANT

For: official use only

(a) Approved/ Refused Approved -
(b) Remarks.....


Commissioner for Lands / Authorized Officer

Date 9/5/2021
Served upon me/us

AUTHORIZED OFFICER


.....
Signature of Applicant(s)

Date 9/5/2021

Fees: 80,000/=

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT (No. 4 of 1999)
NOTIFICATION OF DISPOSITION
(Under section 36)

TITLE NO: 50150
L.O NO. 422594
PLOT NO. '3' BLOCK 'F' MATELA
LOCATION: NYANGUGE TRADING
CENTRE, MAGU

I, **IBRAHIM SADICK OMARY** of P.O Box 7633, Mwanza DO HEREBY NOTIFY the Commissioner for Lands/ Authorized Officer of the disposition, which is being, carried out/the proposed disposition in favour of **ZIWA STEEL AND WIRE PRODUCTS LIMITED** of P.O Box 347, Mwanza, in respect of the **Certificate of Occupancy** registered under the above reference.

We HEREBY present the following particulars:

1. Nature of disposition: **TRANSFER**
2. Particulars of purchaser/Transferee: **ZIWA STEEL AND WIRE PRODUCTS LIMITED**
3. The following documents are enclosed:
 - i. **CT NO 50150 in Original**
 - ii. **Transfer Deeds in Duplicate.**
 - iii. **Capital Gain Tax clearance certificate**
 - iv. **Valuation report.**

4. Other Particulars..... —

Date..... 9/5/2021



APPLICANT

Fee: 40,000/=

.....
COMMISSIONER FOR LANDS / AUTHORIZED OFFICER

DATE..... 28/5/2021 PLACE..... MAGU DC

Copy: The Registrar

AUTHORIZED OFFICER