


TITLE No. **50145**
 REGISTERED ON
5.5.2014
 at **1:50 PM** 20.....

M Mway
 Asst. Registrar of Titles

Land Form No. 22

TANZANIA STAMP DUTY ACT
 Stamp Duty Shs. **588** Paid
 and Revenue Receipt No. **55096535**
 of **4.4.2014** Issued,
M 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. **14700/-**
 Receipt No. **55096535** of **4**
4.2014
M Mway
 Asst. Registrar of Titles

Title No. **50145** **LR Mwanza**
 L.O. No. **422592**
 L.D No. **MG/1005**

The **30th** 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 one hundred thirty thousand only (Tshs. 2,130,000/=)** 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

N



INSET SHOWING DETAILS OF PLOT

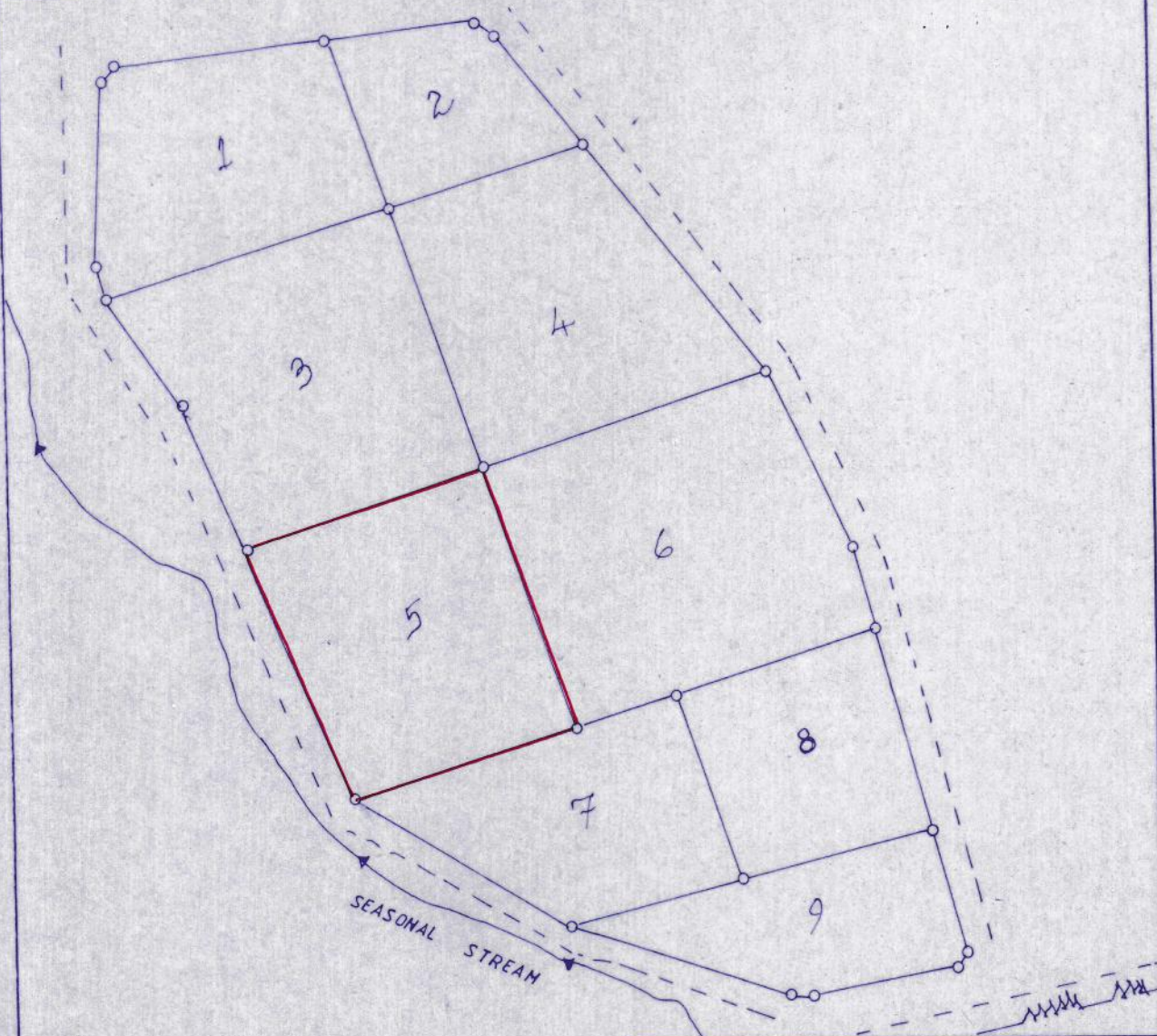
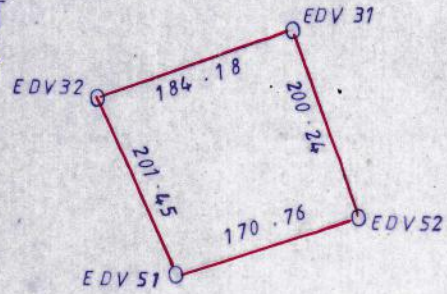
Location Matela *N'YANGUGE TRADING CENTRE*

Block F

Plot no 5

L.O no 422592

Area = 3.55 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 11/4/2014

Ministry of Lands and Human Settlement Development
Dor es Shlaak.

SCHEDULE

ALL that land known as **Plot No. 5 Block "F"** Situated at **Matela (Nyanguge Trading Centre)** in **Magu District** Containing **Three Point Five Five Hectares (3.55 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.

GBR/146

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..... day of..... 2014.

SIGNATURE.....
POSTAL ADDRESS.....
QUALIFICATION.....

AMBAZI WA SERIKALI
24 APR 2014
S. L. P. 331 MWANZA

331 MWANZA
STATE ATTORNEY

MWANZA LAND REGISTRY

MORTGAGE 43531

Filed Document No. **58219**

Date of Registration **18-05-2021** Time **01:00 PM**

To: **NATIONAL MORTGAGE BANK PLC OF P.O. BOX 9213,**

DEM. CTS SECURE TRUST
546,000,000/- INCLUDING

CP NO. 50147, 50149, 50150, 50151, 50146, 50148, 50152, 50144, 60644

Mwanya
Princ. Asst. Registrar of Titles

MWANZA LAND REGISTRY BY WANZA

OPERATION OF LAW

Filed Document No. **58218**

Date of Registration **18-05-2021** Time **10:40 A.M.**

To: **NMB BANK PLC of P.O. Box 9213,**

DAR ES SALAAM. INCLUDING CI NO. 50144, 50146, 50147, 50148, 50149, 50150, 50151, 50152.

Mwanya
Asst. Registrar of Titles

LAND REGISTRY MWANZA
TRANSFER

Filed Document No. **58283**

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. 82,300,000/-)

Mwanya
Senior Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

(Under Section 62)

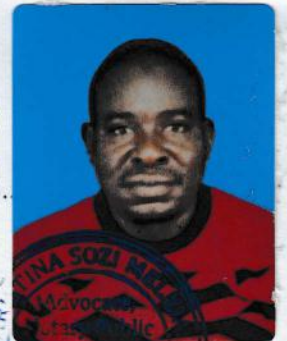
TRANSFER OF RIGHT OF OCCUPANCY,
THE LAND REGISTRATION ACT, (CAP 334 RE: 2002)

TITLE NO: 50145
L.O NO. 422592
PLOT NO. '5' BLOCK 'F' MATELA
LOCATION: NYANGUGE TRADING
CENTRE, MAGU

IN CONSIDERATION of the sum of Tanzania Shillings Eighty Two Million Three Hundred Thousand only (TSH 82,300,000/-) 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.


.....
Seller



Name: Christina Sozi Melkiadi
Signature: Melkiadi
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: Mabeboob Jafferalli Ramji
Signature: Mabeboob
Address: P.O. BOX 347 Mwanza
Designation: Director



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 92114304
 STAMP DUTY TSHS 890,000/- ERV No. 9232212 OF 28/5/2021
 CONSENT TSHS 120,000/- ERV No. 11 OF 11
 REGISTRATION TSHS 892,000/- ERV No. 11 OF 11
 SIGNATURE *[Signature]*



IN EXERCISE OF THE POWERS VESTED IN ME
 UNDER SECTION 37 OF THE LAND ACT 1997
 I PRISCUS THOBAS MUSHI
 HEREBY APPROVE THIS DISPOSITION
[Signature]
 AUTHORIZED OFFICER
 DATE 28/5/2021

FILED DOCUMENT No. 58283
 REGISTERED ON: 01.06.2021
 AT: 10:00 A M
[Signature]
 Senior Asst. Registrar of Titles

