

TITLE No. 50148  
 REGISTERED 6n  
 T.S. 2014  
 at 1:00 Pm  
 M Mairay  
 Asst. Registrar of Titles

Land Form No. 22

TANZANIA STAMP DUTY ACT  
 Stamp Duty Shs. 500/- Paid  
 and Revenue Receipt No. 5096540  
 of 4.42014 Issued.  
 M Mairay  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANZANIA  
 STAMP DUTY PAID ON  
 ORIGINAL Shs. 14500/-  
 Receipt No. 5096540 of 4.  
4.2014  
 M Mairay  
 Asst. Registrar of Titles

Title No. 50148  
 L.O. No. 422590  
 L.D No. MG/1007

The 28<sup>th</sup> 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 ~~one million~~ five hundred seventy two thousand only (Tshs. 1,572,000/=) 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.

*Handwritten signature/initials*

- (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

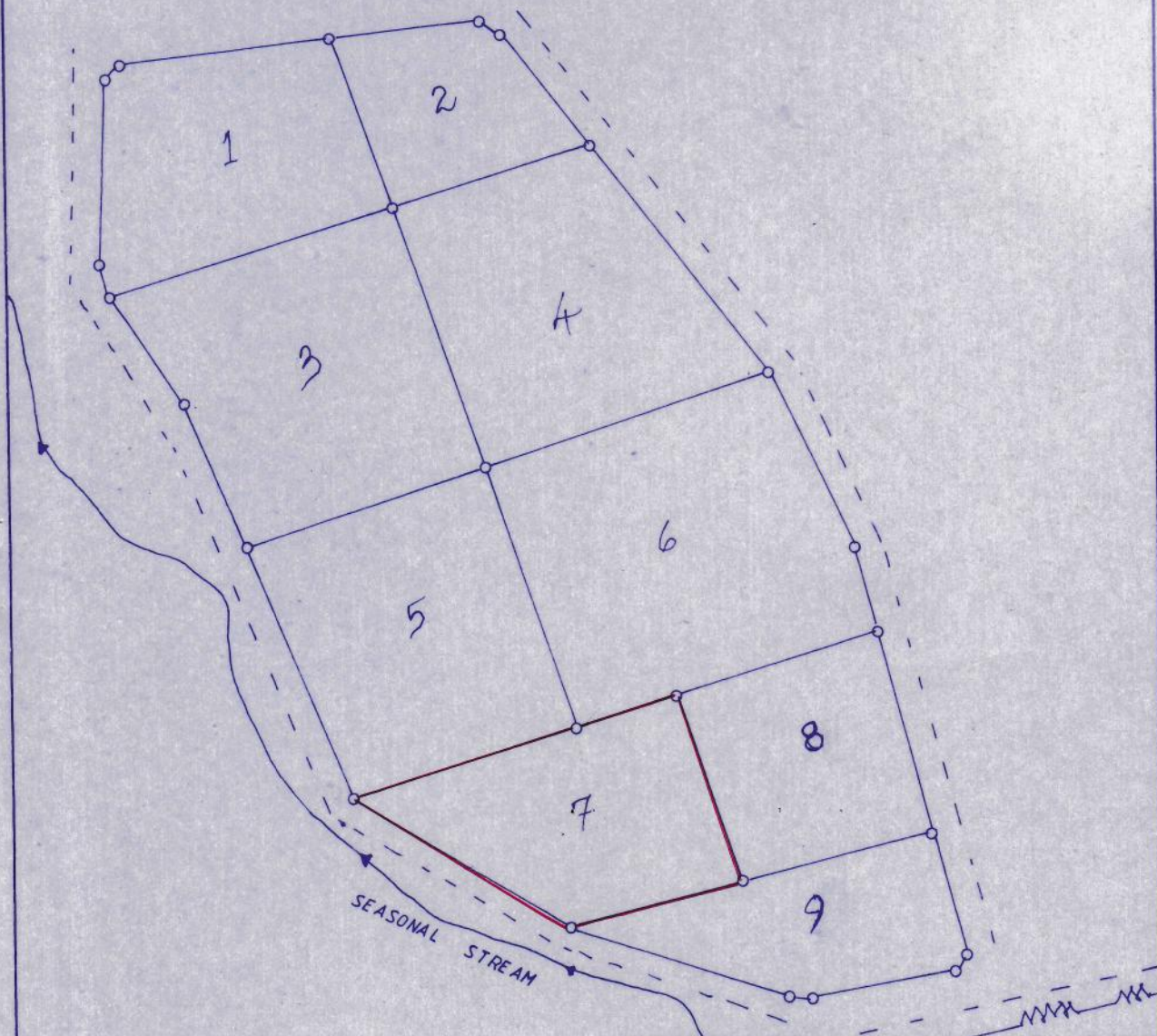
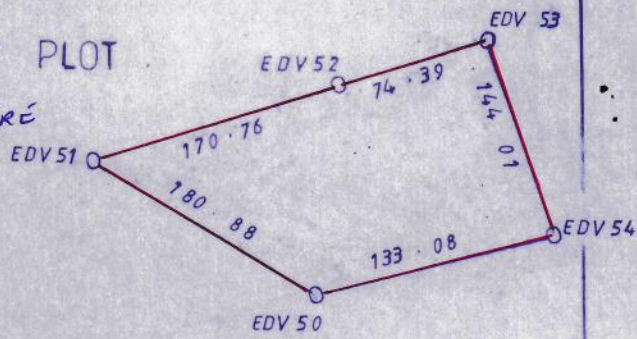
Location Matela *NYANGUGÉ TRADING CENTRE*

Block F

Plot no 7

L.O. no 422590

Area = 2.62 Ha



This plan prepared in accordance with Registered plan No. 74630 is approved for the purpose of Land Registration ordinance.

*[Signature]*  
For Director of surveys and Mapping.

Date 11/4/2014  
Ministry of Lands and Human Settlement Development  
Dar es Salaam.

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

**SCHEDULE**

ALL that land known as **Plot No. 7 Block "F"** Situated at **Matela (Nyanguge Trading Centre)** in **Magu District** Containing **Two Point Six Two Hectares (2.62 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/WLO

**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...<sup>24<sup>th</sup></sup>... day of...<sup>APRIL</sup>...2014.

**SIGNATURE**.....  
**POSTAL ADDRESS**.....**331, MWANZA**  
**QUALIFICATION**.....**STATE ATTORNEY**.....

WAKILI WA SERIKALI  
24 APR 2014  
L.P. 331  
MWANZA

**MORTGAGE**

43531

Filed Document No.

~~DISCHARGED FA 58219~~  
Date of Registration 15-6-15 Time 01:00 PM

NATIONAL ALLIANCE FINANCE BANK  
PLC OF P.O. BOX 9213 DSM

US SECURE TSHS 546,000,000/-  
INCLUDING CT NO.

50147, 50149, 50159, 50151,  
50145, 50146, 50152, 50144,  
60644

~~MM Mwayi~~  
Princ. ~~Senior Asst. Registrar of Titles~~

**LAND REGISTRY MWANZA**

**OPERATION OF LAW**

Filed Document No: 58218

~~DISCHARGED FA 58219~~  
Date of Registration 18-5-2021 Time 10:40 AM

~~OR 25-05-2021~~  
To: NMB BANK PLC OF P.O. BOX 9213 DSM

DAR ES SALAAM (INCLUDING CT NO.  
50144, 50145, 50146, 50147, 50148, 50149, 50150,  
50151, 50152)

~~MM Mwayi~~  
Asst. Reg. of Titles. ~~Senior Asst. Registrar of Titles~~

**LAND REGISTRY MWANZA  
TRANSFER**

Filed Document No: 58287

Date of Registration 01.06.2021 Time 10:00 AM

To: LIWA STEEL AND WIRE PRODUCTS  
LIMITED OF P.O. BOX 347, MWANZA.

(CONS. TSHS. 60,700,000/-).

~~MM Mwayi~~  
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: 50153  
L.O NO. 422590  
PLOT NO. '7' BLOCK 'F' MATELA  
LOCATION: NYANGUGE TRADING  
CENTRE, MAGU

IN CONSIDERATION of the sum of Tanzania Shillings Sixty Million Seven Hundred Thousand only (TSH 60,700,000/-) 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 11<sup>th</sup> day of May 2021.



Seller



Name: Christina Sozi Msekendi

Signature: Msekendi

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  
11<sup>th</sup> day of May 2021.

Name: Mahabub Saffarali Buni

Signature: Mahabub

Address: P.O. Box 347, Mwanza

Designation: Director

COMMON SEAL



FEE'S PAID  
STAMP DUTY TSHS 660,000 9211480 ERV No. 49232889 OF 28.5.2021  
CONSENT TSHS 620,000 ERV No. - - OF - -  
REGISTRATION TSHS 662,000 ERV No. - - OF - -  
SIGNATURE .....

IN EXERCISE OF THE POWERS VESTED IN ME  
UNDER SECTION 37 OF THE LAND ACT 199  
I Priscus Titobias Musthi  
HEREBY APPROVE THIS DISPOSITION  
.....  
AUTHORISED OFFICER  
DATE .....



Name: Femina Malsboob.....

Signature: [Signature].....

Address: P.O. Box 347, Mwanza.....

Designation: Director.....

Name: Sharon Malsboob Madhoni.....

Signature: [Signature].....

Address: P.O. Box 347, Mwanza.....

Designation: Director.....



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



FEE PAID

STAMP DUTY TSHS 660,000/- = 92,114,804,923,2889 28.5.2021  
ERV No. .... OF .....

CONSENT TSHS 120,000/- = ERV No. --- OF ---

REGISTRATION TSHS 662,000 ERV No. --- OF ---

SIGNATURE *[Signature]*

IN EXERCISE OF THE POWERS VESTED IN ME  
UNDER SECTION 37 OF THE LAND ACT 199

I Priscus THOBAS Mushi  
HEREBY APPROVE THIS DISPOSITION

*[Signature]*  
AUTHORISED OFFICER

DATE 28/5/2021

FILED DOCUMENT No. 58287

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)  
**NOTIFICATION OF DISPOSITION**  
(Under section 36)

PTM/KO

TITLE NO: ~~50153~~ 50148 LE MWANZA  
L.O NO. 422590  
PLOT NO. '7' 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 50153 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..... 28/05/2021 ..... PLACE MAGU DISTRICT

Copy: The Registrar

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT  
(No. 4 of 1999)

**APPLICATION FOR GRANT OF APPROVAL**

FOR A DISPOSITION  
(Under section 39)

PTM/LO TITLE NO: 50153 50148 LR MWANZA.  
L.O NO. 422590  
PLOT NO. '7' 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 50153 in Original**
  - ii. **Transfer Deeds in Duplicate.**
  - iii. **Capital Gain Tax clearance certificate**
  - iv. **Valuation report.**

Date .....

  
.....  
APPLICANT

For: official use only

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

Commissioner for Lands / Authorized Officer

Date *28/05/2021* **AUTHORISED OFFICER**  
Served upon me/us

  
.....  
Signature of Applicant(s)

Date *9/5/2021*

Fees: *\$0,000/=*