


TITLE No. S 152
 REGISTERED on
7th 5th 2014
 at 1:50 PM 20.....

M M Mway
 Asst. Registrar of Titles

Land Form No. 22

TANZANIA STAMP DUTY ACT
 Stamp Duty Shs. 500K Paid
 and Revenue Receipt No. 50096541
 of 04-04-2014 Issued.
M 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. 1,250K
 Receipt No. 50096541 of 4
2014
M M Mway
 Punc. Asst. Registrar of Titles

Title No. S 152
 L.O. No. 422589
 L.D No. MG/1008

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 **one million two hundred ninety six thousand only (Tshs. 1,296,000/=)** 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.
3. **USER:** The land and the buildings to be erected thereon shall be used for **Commercial** purposes only. Use Group **'D'** 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

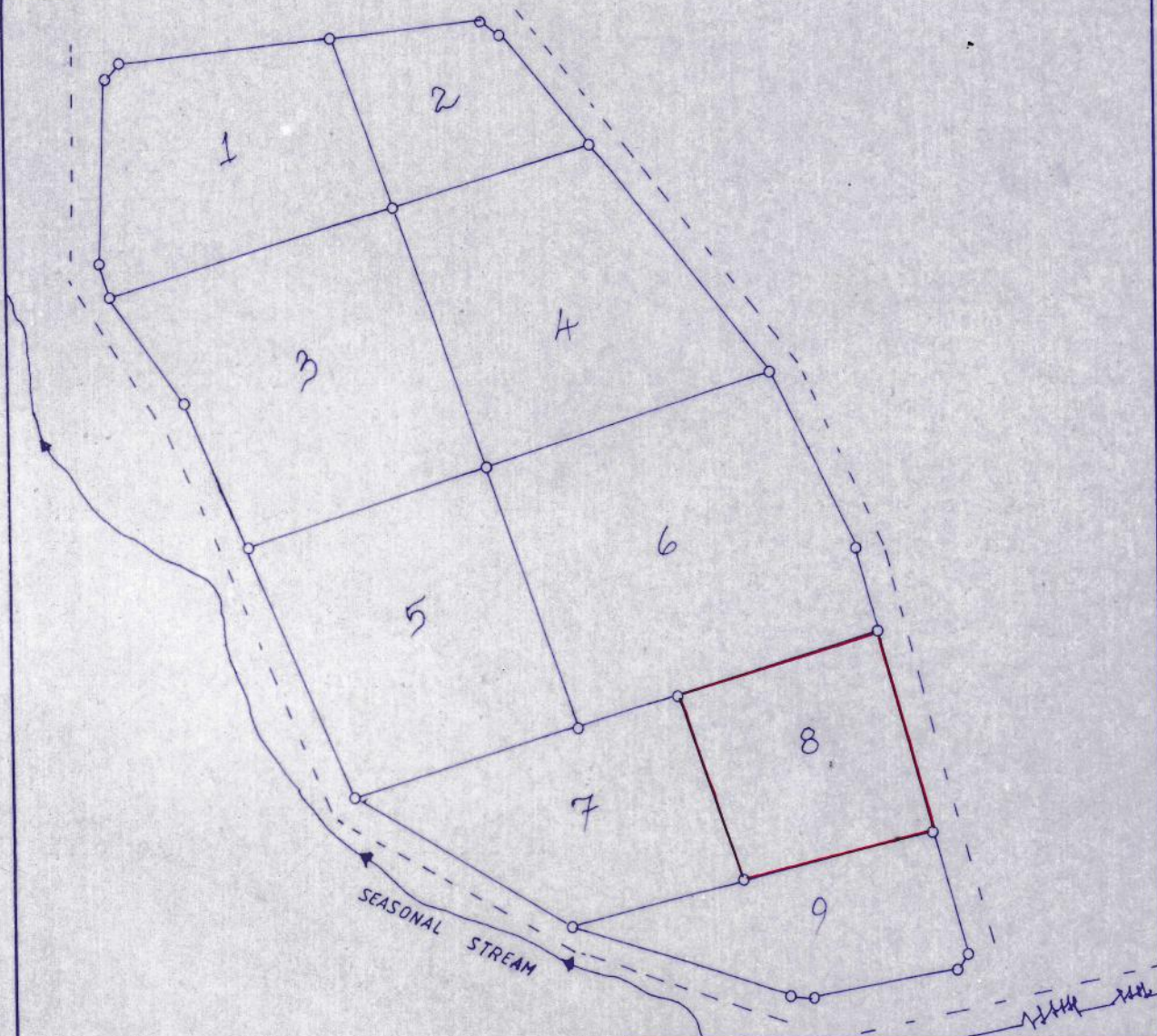
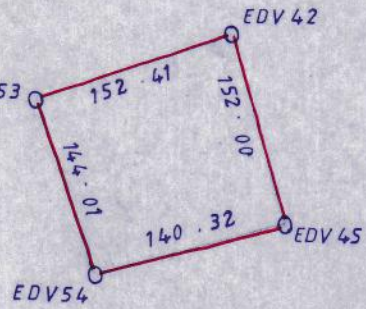
Location Matela *NYANGIGE TRADING CENTRE*

Block F

Plot no 8

L.O. no 422589

Area = 2.16 Ha



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

This plan prepared in accordance with Registered plan No. 74530 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 Salaam.

SCHEDULE

ALL that land known as **Plot No. 8 Block "F"** Situated at **Matela (Nyanguge Trading Centre)** in **Magu District** Containing **Two Point ~~Six Two~~^{one six} Hectares (2.16 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.

Handwritten note: **Hand/acc**

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~~ 58219

Date of Registration 15-6-21 Time 01:00 PM

ON 18-05-2021 AT 10:40 AM

To NATIONAL MICRO FINANCE

BANK PLC of P.O. BOX 9213, DAR
 (To SECURE TSHS 546,000,000/=)
 INCLUDING CT NO. 50147, 50149, 50150,
 50151, 50145, 50146, 50148, 50144,
 60644.

M. Mawany
 Asst. Registrar of Titles

Princ. Asst. Reg. of Titles.

LAND REGISTRY MWANZA

TRANSMISSION BY OPERATION OF LAW

Filed Document No. 58218

~~DISCHARGED~~ 58219

Date of Registration 15-05-2021 Time 10:40 AM

To NMB BANK PLC of P.O. Box 9213, DAR

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

M. Mawany
 Asst. Registrar of Titles

Asst. Reg. of Titles.

LAND REGISTRY MWANZA

TRANSFER

Filed Document No. 58288

Date of Registration 01-06-2021 Time 10:00 AM

To ZIWA STEEL AND WIRE PRODUCTS LIMITED of P.O. Box 347, MWANZA. (CONS. TSHS. 59,100,000/=).

M. Mawany
 Senior Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

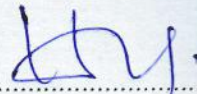
(Under Section 62)

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

TITLE NO: 50152
L.O NO. 422589
PLOT NO. '8' BLOCK 'F' MATELA
LOCATION: NYANGUGE TRADING
CENTRE, MAGU

IN CONSIDERATION of the sum of Tanzania Shillings Fifty Million One Hundred Thousand only (TSH 50,100,000/-) 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 Melkialdi

Signature: Melkialdi

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 Jafferli Ramji

Signature: Mabeboob

Address: P.O. Box 347 Mwanza

Designation: Director

COMMON SEAL



Name:..... Feringa 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.

FEE'S PAID 921145 0492
STAMP DUTY TSHS 540,000/-ERV No. 33243 OF 28/5/2021
CONSENT TSHS 120,000/-ERV No. 11 OF 11
REGISTRATION TSHS 542,000/-ERV No. 11 OF 11
SIGNATURE *[Signature]*



IN EXERCISE OF THE POWERS VESTED IN ME
UNDEP 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. 58288
REGISTERED ON: 01.06.2021
AT: 10:50 A.M.
[Signature]
Senior Asst. Registrar of Titles

