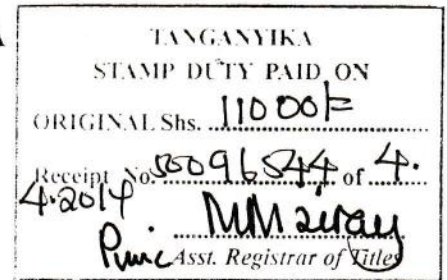


THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)



Title No. 50144
L.O. No. 422588
L.D No. MG/1009

The 28th 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 one hundred fifty two thousand only (Tshs. 1,152,000/=)** 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.

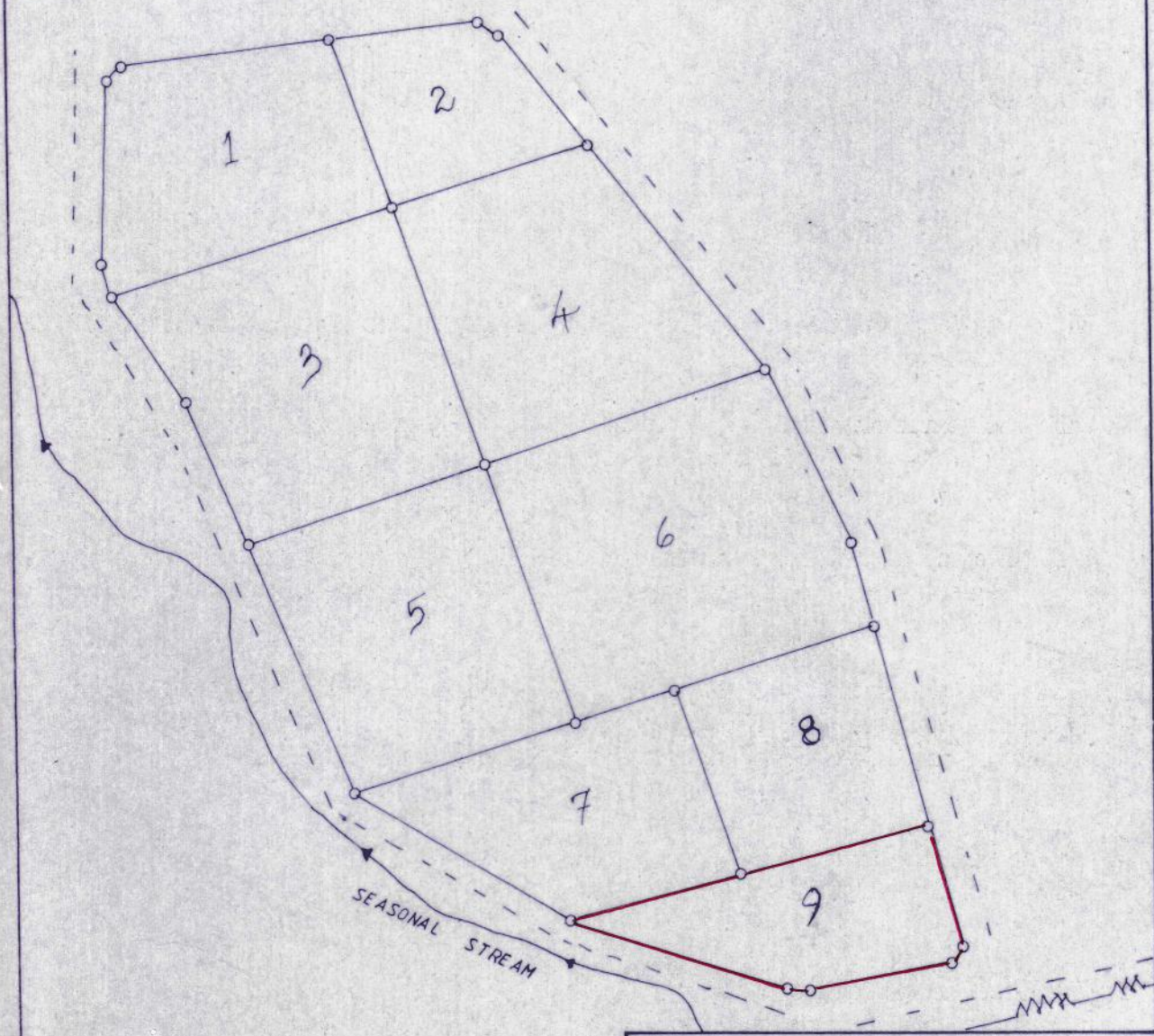
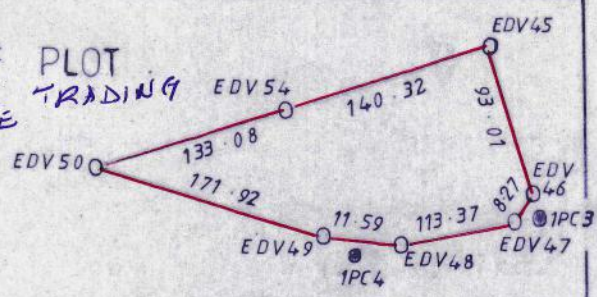
MAGU DISTRICT



INSET SHOWING DETAILS OF PLOT

Location Matela
 Block F
 Plot no 9
 L.O. no 422588
 Area = 1.92 Ha

NYAN GUGGE TRADING CENTRE



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 or admission of title by the government.

SCHEDULE

ALL that land known as **Plot No. 9 Block "F"** Situated at **Matela (Nyanguge Trading Centre)** in **Magu District** Containing **One Point Nine Two Hectares (1.92 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/1/10

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.....

33, MWANZA
STAR ATTORNEY



MWANZA LAND REGISTRY

MORTGAGE 43531

Filed Document No. 43531

DISCHARGED 15-6-15 08:58:21 9

Date of Registration 15-6-15 Time 08:00 AM

NATIONAL MICROFINANCE BANK PLC OF P.O. BOX 9213

DSMC TO SECURE T/SHS 546,000,000 F) INCLUDING CTNO. 50149, 50150, 50151, 50145, 50146, 50148, 50152, 60644

M. Mairau
 Senior Asst. Registrar of Titles

Princ. Reg. of Titles

LAND REGISTRY MWANZA

TRANSMISSION BY OPERATION OF LAW 58218

Filed Document No. 58218

DISCHARGED 18-5-2021 08:58:21 9

Date of Registration 18-5-2021 Time 08:40 AM

To: NMB BANK PCC OF P.O. BOX 9213, DAR ES SALAAM. (INCLUDING CTNO. 50149, 50150, 50151, 50145, 50146, 50146, 50148, 50152, 50144)

M. Mairau
 Senior Asst. Registrar of Titles

Princ. Reg. of Titles

LAND REGISTRY MWANZA

TRANSFER 58282

Filed Document No. 58282

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

To: LIWA STEEL AND WIRE PRODUCTS LIMITED OF P.O. BOX 347 MWANZA. (CONS. T/SHS. 44,500,000/=)

M. Mairau
 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)

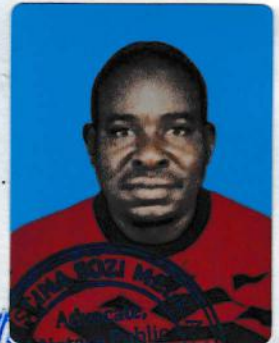
TITLE NO: 50144
L.O NO. 422588
PLOT NO. '9' BLOCK 'F' MATELA
LOCATION: NYANGUGE TRADING
CENTRE, MAGU

IN CONSIDERATION of the sum of Tanzania Shillings Fourty Four Million Five Hundred Thousand only (TSH 44,500,000/-) 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.

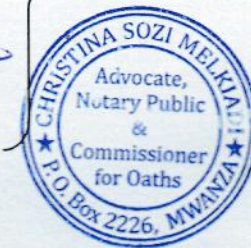
SIGNED and DELIVERED at Mwanza by the said
IBRAHIM SADICK OMARY who is known to
me personally/identified to me by.....
the latter being known to me personally in my presence
on this.....^{11th} day of ^{May} 2021.



Seller



Name: Christina Sozi Mestkad
Signature: Mestkad
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: Mahabab Jaffer Ali Ramji
Signature: Mahabab
Address: P.O. Box 347, Mwanza
Designation: Director

COMMON SEAL



Name: Femina Mchambo Madhani

Signature: [Signature]

Address: P.O. Box 347, Mwanza

Designation: Director

Name: Sheron 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 921148099
STAMP DUTY TSHS 480,000 233550 28/5/2021
CONSENT TSHS 120,000 ERV No. 11 OF 11
REGISTRATION TSHS 482,000 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 TITOBIAS MUSHI
HEREBY APPROVE THIS DISPOSITION
[Signature]
AUTHORISED OFFICER
DATE 28.05.2021

FILED DOCUMENT No: 58282
REGISTERED ON: 01.06.2021
AT: 10:00 A M
[Signature]
Senior Asst. Registrar of Titles

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

TITLE NO: 50144
L.O NO. 422588
PLOT NO. '9' 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:

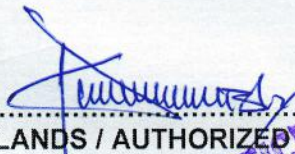
1. Nature of disposition: **TRANSFER**
2. Particulars of purchaser/Transferee: **ZIWA STEEL AND WIRE PRODUCTS LIMITED**
3. The following documents are enclosed:
 - i. CT NO 50144 in Original
 - ii. Transfer Deeds in Duplicate.
 - iii. Capital Gain Tax clearance certificate
 - iv. Valuation report.

4. Other Particulars.....

Date 9/5/2021.....


.....
APPLICANT

Fee: 10,000/=.....


.....
COMMISSIONER FOR LANDS / AUTHORIZED OFFICER

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

Copy: The Registrar

AUTHORISED OFFICER

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: 50144
L.O NO. 422588
PLOT NO. '9' 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 50144 in Original
 - ii. Transfer Deeds in Duplicate.
 - iii. Capital Gain Tax clearance certificate
 - iv. Valuation report.

Date 9/5/2021

[Signature]
APPLICANT

For: official use only

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

Commissioner for Lands / Authorized Officer

Date 28/5/2021
Served upon me/us

[Signature]
AUTHORISED OFFICER

[Signature]
Signature of Applicant(s)

Date 9/5/2021

Fees: 80,000/=