

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
(NO. 4 OF 1999)
NOTIFICATION OF DISPOSITION
(Under Section 36)

TITLE No. 54761-DLR
LO No. 1074068
Plot Number 25 Block "AC"
NZUGUNI 28 P
CITY OF DODOMA



TO : COMMISSIONER OF LANDS/AUTHORISED OFFICER

WE, **JULIUS MUBENA** of Postal Office Box 1746, DODOMA, TANZANIA **HEREBY NOTIFY** you of the disposition which is intended to be made in favour of **TAISHAN TECHNOLOGY (T) LIMITED** of Postal Office Box Number 25385, DAR ES SALAAM, Tanzania in respect of a right of occupancy registered under the above reference.

I, **HEREBY** present the following particulars:-

1. Nature of disposition - Sale
2. Particulars of Purchaser

TAISHAN TECHNOLOGY (T) LIMITED of Postal Office Box Number 25385, DAR ES SALAAM, Tanzania

3. The following documents are enclosed;

- (a) Original Certificate of Right of Occupancy
- (b) Original Land rent Receipts
- (c) Original Deed of Transfer (in Triplicate)
- (d) Sale Agreement
- (e) Land Form 30
- (f) Valuation Report

4. Other Particulars: NIL

Date.....


.....
APPLICANT

Date.....

Fee:

SEAL/OFFICIAL STAMP

COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date.....PLACE.....
Copy: The Registrar

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
APPLICATION FOR APPROVAL OF DISPOSITION
(Under Section 39)

TITLE No. 54761-DLR
LO No. 1074068
Plot Number 25-Block "A"
NZUGUNI 28 - P
CITY OF DODOMA



WE, JULIUS MUBENA of Postal Office Box 1746, DODOMA, TANZANIA (hereinafter referred to as "the Applicants") HEREBY APPLY for APPROVAL of disposition of a right of occupancy registered under the above reference.

- 1. Nature of disposition - Sale
- 2. Particulars of PURCHASER -

TAISHAN TECHNOLOGY (T) LIMITED of Postal Office Box Number 25385, DAR ES SALAAM, Tanzania

I, the APPLICANT supply the following information and/or documentation:

- (a) Original Certificate of Right of Occupancy
- (b) Original Land rent Receipts
- (c) Original Deed of Transfer (in triplicate)
- (d) Sale Agreement
- (e) Land Form 30
- (f) Valuation Report

4. Other Particulars: NIL

Date.....

APPLICANT (S)

For Official Use Only

a) Approved/Refused

Remarks.....

COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date:

Served upon me/us

SIGNATURE OF THE APPLICANT

Date:.....

Fees:.....

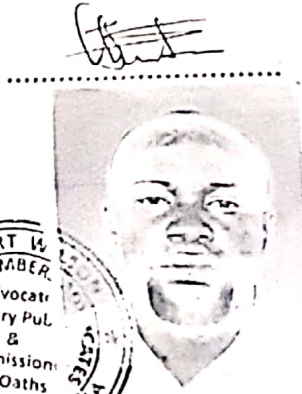
AFFIDAVIT FOR PROOF OF NAMES BY
JULIAN MATHEW MBENA

I, **JULIAN MATHEW MBENA** Adult Christian and resident of Dodoma, do hereby TAKE OATH and STATE as follows;

1. That, I am deponent and therefore conversant with the facts I am about to depose hereunder
2. That, I am a Male Tanzanian working for gain in City of Dodoma.
3. That, all along I have been known by the name of **JULIAN MATHEW MBENA**.
4. That, in my official documents I have been using the following names **JULIUS MUBENA** and **JULIAN MATHEW MBENA** interchangeably.
5. That I hereby declare that all the above mentioned names although appearing different, are both mine.
6. That, I pray to all relevant authorities to regard the information provided herein above on the strength of this affidavit.

ALL THAT is stated in paragraph 1,2,3, 4, 5 and 6 is true to the best of my knowledge and belief and I make this SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the OATHS (JUDICIAL PROCEEDINGS) AND STATUTORY DECLARATION ACT 1966,(R:E,2002)

SWORN at DODOMA by the said **JULIAN MATHEW MBENA** who is known to me personally identified to me by Jaffer Mdegele Mwaanya the latter being known to me personally this 05 day of January2022



BEFORE ME:

NAME: ROBERT WILSON

SIGNATURE:

POSTAL ADDRESS: 1099 DODOMA

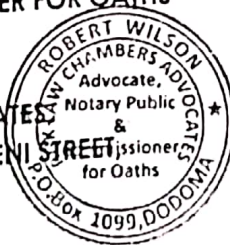
QUALIFICATION: COMMISSIONER FOR OATHS

DRAWN BY:

RGK LAW CHAMBERS, ADVOCATES

P. O. BOX 1099

DODOMA



**CONSENT TO DISPOSITION OF LAND IN FAVOUR OF TAISHAN TECHNOLOGY (T) LIMITED OF
P.O BOX 25385, DAR ES SALAAM, TANZANIA**

The consent is made by way of Deed this 12th day of JANUARY, 2022.

1. I, **LEILA YAHYA YUSUPH**, of P.O. Box 1746 DODOMA, TANZANIA, being of sound mind, and being a legal wife of **JULIUS MUBENA** of P. O. BOX 1746 DODOMA, TANZANIA, states that I am cognisant of the provisions of the Law of Marriage Act of 1971 and the Land Act of 1999 as amended by the Land (Amendment) Act, 2004 and the provisions relating to dispositions of matrimonial assets.

2. That I am aware of the fact that the property described herein ("the Property") is registered in the name of **JULIUS MUBENA**

3. PARTICULARS OF THE PROPERTY

**TITLE No. 54761-DLR
LO No. 1074068
Plot Number 25 Block "AC"
NZUGUNI
CITY OF DODOMA**

4. That the said **JULIUS MUBENA** intends to sell the property described above to **TAISHAN TECHNOLOGY (T) LIMITED OF P.O BOX 25385, DAR ES SALAAM, TANZANIA** ("the Purchaser") at a consideration of **Tanzanian Shillings ONE HUNDRED MILLION, that is to say (TZS 100,000,000/=)** and that the said sale is an absolute sale.

5. That this deed serves as my unqualified and irrevocable consent of the sale of the said property and that I undertake not to object by way of suit, caveat or interference in any way whatsoever in the process of transferring the property to the Purchaser.

6. It is further provided that this consent shall be binding upon my estate until the obligations provided for under the preceding paragraph have been fully discharged.

SIGNED and DELIVERED by the said **LEILA YAHYA YUSUPH** who is known to me personally, who has been identified to me by Jafar Mvayeta the latter being known to me personally in my presence, This 12th Day of January, 2022 at Dodoma



BEFORE ME:

NAME: ROBERT WILSON

SIGNATURE:

POSTAL ADDRESS: 1099 DODOMA

QUALIFICATION: ADVOCATE



SALE AGREEMENT

This Agreement is made at Dodoma this 12th day of January, 2021

BETWEEN

JULIUS MUBENA, natural person living and working for gain in Dodoma of Postal Office Box Number 1746 DODOMA, Tanzania hereinafter called the Vendor, (which expression shall include whenever applicable, his legal representatives and assigns) of the **ONE PART.**

AND

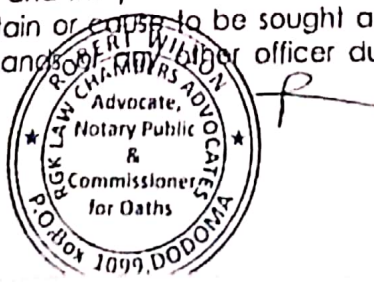
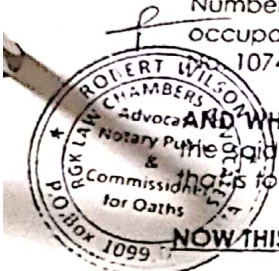
TAISHAN TECHNOLOGY (T) LIMITED a company dully incorporated under the Company's Act, 2002 of Postal Office Box Number 25385, Dar es salaam, Tanzania, hereinafter called the Purchaser, (which expression shall include wherever applicable, his legal representatives and assigns) of the **OTHER PART.**

WHEREAS the vendor, is the lawful owner of the Landed Property described as Plot Number 25 Block "AC" NZUGUNI, within the city of DODOMA, held under a right of occupancy more particularly described in the Certificate of Title Number 54761-DLR, LO 1074068 hereinafter referred to as "the Property";

AND WHEREAS the Vendor is desirous of selling and the Purchaser is desirous of buying the said property at the consideration of Tanzanian Shillings ONE HUNDRED MILLION, that is to say (TZS 100,000,000/=) (hereinafter to be referred to as the Purchase Price);

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

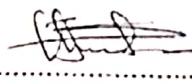
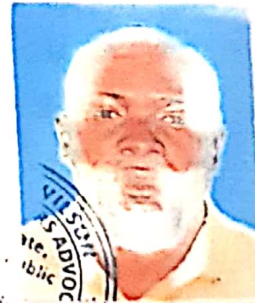
1. The Vendor shall sell and the Purchaser shall buy the said Property subject to all terms, stipulations, conditions and covenants herein contained and subject to the terms and conditions under which the said property was held by the vendor prior to making this Agreement.
2. That the Parties to this Agreement do agree that the Purchaser shall pay the Vendor a sum of Tanzanian Shillings **ONE HUNDRED MILLION, that is to say (TZS 100,000,000/=) as the Purchase Price**
3. That, the said Purchase Price of Tanzanian Shillings **ONE HUNDRED MILLION, that is to say (TZS 100,000,000/=)** shall be paid to the Vendor by the Purchaser through Bank Account Number **0152448532400 CRDB BANK PLC** bearing the name of **JULIAN MATHEW MBENA** on the date upon which the execution of this agreement is effected, and the Vendor shall hand over to the Purchaser the certificate of title of the right of occupancy and all the documents pertaining to the property.
4. The **Vendor** warrants that is the lawful, legal and rightful owner of the Property and that the **Purchaser** buys the same on the strength and the basis of such representation.
5. The parties hereto agree that they shall simultaneously with the execution of this agreement, execute a Deed of Transfer for the conveyance of the property by the Vendor to the Purchaser and the parties undertake and shall use their best endeavours to seek and obtain or cause to be sought and obtained consent from the Commissioner for Lands and Survey officer duly authorized in that behalf to this disposition.




6. This Agreement and the Deed of Transfer to be executed by the parties simultaneously herewith are subject to the consent of the Commissioner for Lands being accorded to this disposition, and in the event of such approval or registration being withheld, the parties shall revert to their original positions and any monies paid or deposited by the PURCHASER shall be refunded immediately.
7. Until the date of completion and delivery of vacant and peaceful possession of the Property to the Purchaser, the Vendor shall pay all the taxes and other outgoings where Parliamentary, City or otherwise imposed or charged upon the said Property.
8. The Vendor hereby covenant with the Purchaser to pay, satisfy or discharge all outgoings or liabilities in respect of the property until vacant possession thereof shall have passed to the Purchaser and further undertakes to indemnify the Purchaser against all notices, proceedings, claims and demands arising out of and in connection with or incidental to the breach by the Vendor of the warranties, covenants herein contained.
9. The Purchaser shall bear and pay the cost of Capital Gains Tax, the cost for consent fee, stamp duty of the sale agreement and the Deed of Transfer, registration fee, and other expenses arising out of and/or incidental to the preparation and completion of this Agreement and the Deed of Transfer that shall be payable by virtue of this transaction and completion of the transfer.

IN WITNESS WHEREOF the parties hereto have duly executed these presents in the manner and on the date hereinafter appearing.

SIGNED and DELIVERED by the said JULIUS MUBENA who is personally known to me/identified to me by Jayce Mndigela Mwayumba the latter being known to me personally in my presence on this 12th day of January, 2022 at Dodoma

BEFORE ME

Full name: ROBERT WILSON 
 Signature:
 Address: 1099 DODOMA
 Qualification: ADVOCATE




In reply please quote:
... 10/10/2022

~~XXXXXXXXXX~~

... with COMMON SEAL of the said
... HAN TECHNOLOGY (T) LIMITED
... and DELIVERED in presence of us
this 12th day of January, 2022 at Dodoma



SEAL

Full name: CHANGLIANG SUN
Signature: [Handwritten Signature]
Address: P.O. Box 25385 D.S.M
Qualification: DIRECTOR

Full name: LIN LIU
Signature: [Handwritten Signature]
Address: P.O. Box 25385 D.S.M
Qualification: DIRECTOR

DRAWN BY:

**RGK LAW CHAMBERS, ADVOCATES
PLOT NO. 8 BLOCK "N"
MTENDENI STREET
P.O BOX 1099,
DODOMA**