

TITLE No. 33161  
 REGISTERED 6-10-87  
 A.S. 00 MASHI  
 Senior Ass. Registrar of Titles  
 LAND REGISTRY  
 TANZANIA

Stamp Duty Shs. 20/- Paid  
 and Revenue Receipt No. 4/720302  
 of 11-9-87  
 Asst. Registrar L.D./MP/51513

TANZANIA STAMP DUTY ACT  
 Stamp Duty Shs. 20/- Paid  
 on original Receipt No. 4/720302  
 of 11-9-87  
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY  
 The 2<sup>nd</sup> day of October  
 One thousand nine hundred and eighty seven.

TITLE NO. 33161

THIS TO CERTIFY that SELEMANI RAMADHANI OF P.O. BOX 9574, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to a 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 ninety nine years from the first day of April, One thousand nine hundred and eighty seven according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June 1988, shall thereafter pay rent of two hundred and eighty (shs. 280/=) shillings a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 1997, 2007, 2017, 2027, 2037, 2047, 2057, 2067 and 2077 or within five years thereafter in each case.

2. The land shall be used only for agricultural and pastoral purposes.

3. The Occupier shall:-

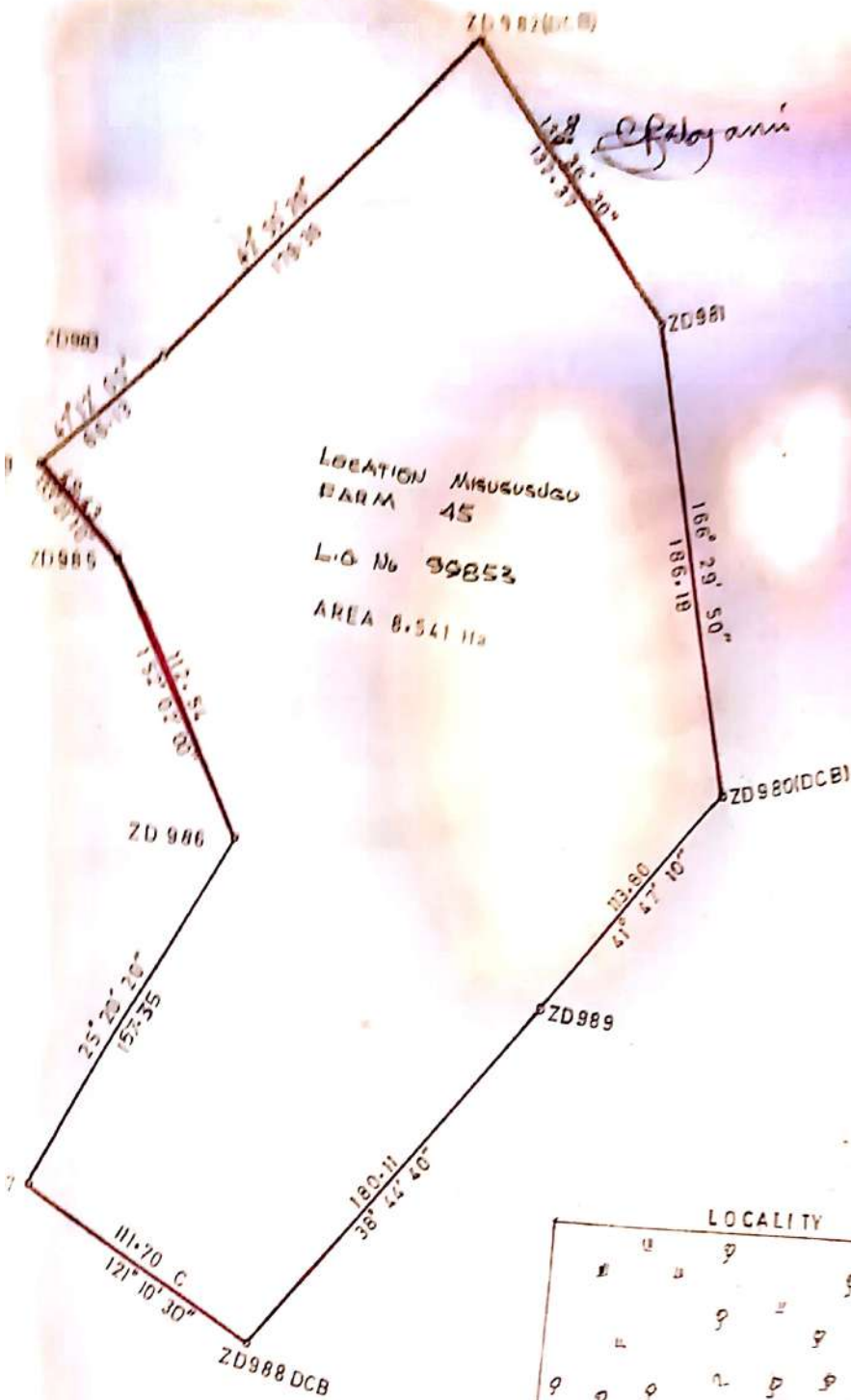
(a) demarcate the boundaries of the land to the satisfaction of the Kibaha District Council (hereinafter called "the Authority") and thereafter so maintain such demarcation that the boundaries are always easily identifiable;

(b) do everything necessary to protect the soil and preserve soil fertility and prevent soil erosion on the land and cultivate the land so as not to cause soil erosion outside its boundaries and do all things which may be required by the Director of Agriculture to achieve such objects;

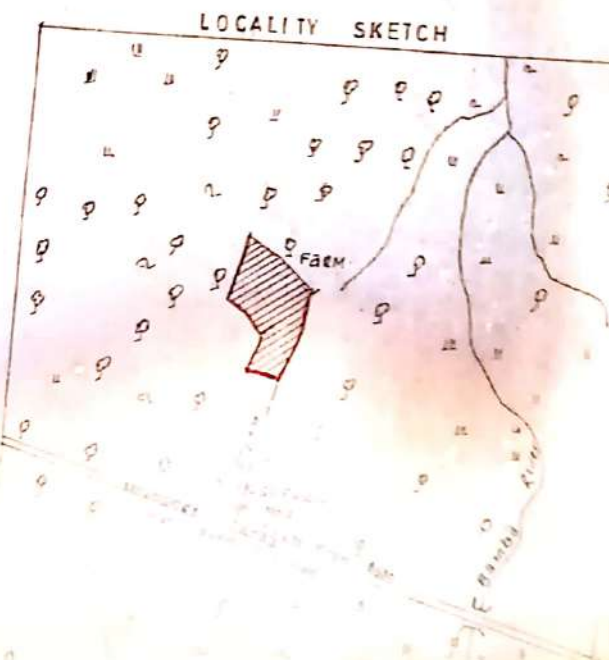
(c) be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier expenses as assessed by the Director for Surveys and Mapping.

4. The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of it or of any part of it without the previous written consent of the Director for Lands. Any person other than the Occupier working or occupying the land otherwise than in the capacity of a servant or contractor of the Occupier shall be deemed to be a sub-tenant for the purposes of this condition.





SCALE 1:2500



prepared in accordance with Registered plan No. ~~2192~~ 2192  
 used for purposes of the Land Registration ordinance  
 Date: *2/8/1997*  
 Notary Public  
 Natural Resources & Tourism

SURVEY OF FARM NO 45 MISUGUSUGU  
LIBANA DISTRICT

|        |              |        |             |            |
|--------|--------------|--------|-------------|------------|
|        |              |        | 9257818.945 | 482543.474 |
| ZD 980 | 346° 20' 00" | 186.19 | 9258000.000 | 482500.000 |
| ZD 981 | 318° 36' 30" | 132.52 | 9258089.309 | 482412.473 |
| ZD 982 | 222° 53' 20" | 179.30 | 9257808.012 | 482290.371 |
| ZD 983 | 227° 12' 00" | 66.13  | 9257923.081 | 482241.848 |
| ZD 984 | 133° 21' 10" | 49.43  | 9257883.268 | 482273.426 |
| ZD 985 | 152° 02' 00" | 112.54 | 9257733.877 | 482326.208 |
| ZD 986 | 205° 08' 20" | 157.35 | 9257631.438 | 482259.350 |
| ZD 987 | 121° 10' 30" | 111.70 | 9257583.615 | 482354.320 |
| ZD 988 | 33° 44' 40"  | 180.11 | 9257734.090 | 482487.640 |
| ZD 989 | 41° 47' 10"  | 113.80 | 9257818.945 | 482543.474 |
| ZD 980 |              |        |             |            |

AREA = 8.541 Ha

Survey based on local origin.

See level correction has been applied for 315 ft.

## CONSENT

I, MARIAM OMARI HASSANI of P.O.BOX....., DAR ES SALAAM, being legal wife of **MR. SELEMANI RAMADHANI** of P.O.BOX 9574, DAR ES SALAAM, being aware that the said, my Husband **MR. SELEMANI RAMADHANI** is selling our surveyed piece of land known as FARM NO. 45, WITH C.T.NO. 33161, L.O NO 99855 SITUATED AT MISUGUSUGU, WITHIN KIBAHA DISTRICT to **MARA-NILE GROUP LIMITED** OF P.O.BOX 527, MWANZA, for Tanzania Shillings **TWO HUNDRED AND SEVENTY MILLIONS** (T.sh 270,000,000) to be paid through bank account No. **20502504931 NMB BANK** with name **SULEIMAN RAMADHANI SULEIMANI** (as per My Husband Directives), DO HEREBY CONSENT THAT OUR PROPERTY known as FARM NO. 45, WITH C.T.NO. 33161, L.O NO 99855 SITUATED AT MISUGUSUGU, KIBAHA DISTRICT TO BE SOLD to for Tanzania Shillings **TWO HUNDRED AND SEVENTY MILLIONS ONLY** (Tsh. 270,000,000/=).

Name: MARIAM OMARI HASSANI

Signature: [Signature]

Postal Address: .....

Dated this.....day of ....., 2022.

### IN THE PRESENCE OF :

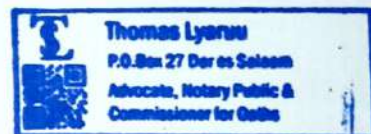
Name: **THOMAS P. LYARUU**

Signature: [Signature]

Postal Address: P.O. Box 27., Dar es salaam.

Qualification: **Advocate**

Dated: this...3<sup>rd</sup>...day of SEPTEMBER 2022.



THE LAND ACT NO.04 OF 1999

SALE AGREEMENT

BETWEEN

MARA-NILE GROUP LIMITED

AND

SELEMANI RAMADHANI

CONCERNING THE SALE OF A SURVEYED PIECE OF LAND KNOWN AS FARM NO. 45  
WITH C.T.NO. 33161, LO NO 99855, SITUATED AT MISUGUSUGU, KIBAHA DISTRICT.

Drawn by:

LEXLORD ATTORNEYS,

Samora Tower, Floor No. 6, Samora Avenue/Bridgestreet

P. O. Box 35727,

Dar Es Salaam - Tanzania

TEL: + 255 755460100/

+ 255 758453068

EMAIL: [tlyaruu3@gmail.com](mailto:tlyaruu3@gmail.com)

VENDOR SIGNATURE: .....

Witnessed by: Thomas P. Lyaruu (Advocate)

Signature: .....

PURCHASER'S SEAL .....

Date: .....

Drawn By: Lexlord Attorneys, Samora Tower, Floor No. 6, Samora Avenue/bridge street, P.O.Box 35727,  
Dar Es Salaam, Phone no. +255 755460100/758453068, Email: [tlyaruu3@gmail.com](mailto:tlyaruu3@gmail.com),



## SALE AGREEMENT

This **SALE AGREEMENT** is made this ..... Day of ..... 2022.

### **BETWEEN**

**SELEMANI RAMADHANI**, is a natural person, adult male, Tanzanian with Postal Office Box Number 9574, DAR ES SALAAM, Tanzania (hereinafter called the "**Vendor**" which expression shall include and extend to persons deriving title under the Vendor, his successors, administrator and assignees) of the one part;

### **AND**

**MARA-NILE GROUP LIMITED**, is a Company, incorporated in Tanzania with certificate of incorporation no; 156622648, Postal Office Box Number 527, MWANZA, Tanzania (hereinafter called the "**Purchaser**" which expression shall include and extend to persons deriving title under the Vendor, his successors, administrator and assignees) of the one part;

### **PREAMBLE**

#### **WHEREAS:**

- A. The **Vendor** is the owner of entire surveyed piece of land known as **FARM NO. 45, WITH C.T.NO. 33161, L.O NO 99855 SITUATED AT MISUGUSUGU, WITHIN KIBAHA DISTRICT** with developments thereon.
- B. The Vendor as owner has considered and agreed to sell and transfer the said piece of land and the Purchaser has agreed to purchase the said piece of land on terms and conditions as hereinafter appearing.

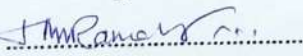

### **NOW THIS SALE AGREEMENT WITNESSTH AS FOLLOWS**

#### **ARTICLE 1**

##### **1.0 DEFINITIONS**

**1.1** In this Sale Agreement unless the context otherwise provides:-

**"Agreement"** Means this sale Agreement between the **Vendor** and the **Purchaser** leading to the transfer of a piece of land and its developments thereon

**VENDOR SIGNATURE:**  ..... **PURCHASER'S SEAL:** X .....  
Witnessed by: **Thomas P. Lyaruu (Advocate)**  
Signature:  ..... Date: .....

**Drawn By: Lexlord Attorneys, Samora Tower, Floor No. 6, Samora Avenue/bridge street, P.O.Box 35727, Dar Es Salaam, Phone no. +255 755460100/758453068, Email: [tlyaruu3@gmail.com](mailto:tlyaruu3@gmail.com),**



known as FARM NO. 45, WITH C.T.NO. 33161, L.O NO 99855  
SITUATED AT MISUGUSUGU, WITHIN KIBAHA DISTRICT.

"Parties" Means the signatories to this Agreement.

"Purchase Price" Means the amount of TANZANIA SHILLINGS TWO HUNDRED AND SEVENTY MILLIONS (T.SH . 270,000,000/=) payable to the Vendor by the Purchaser as consideration for the Purchase of the said piece of land.

"TANZANIA SHILLINGS" Means the currency of the United Republic of Tanzania.

"Purchase Property" means FARM NO. 45, WITH C.T.NO. 33161, L.O NO 99855 SITUATED AT MISUGUSUGU, WITHIN KIBAHA DISTRICT with development thereon.

- 1.2 References to the singular include, when the context so admits, references to the plural and vice versa
- 1.3 Words importing the masculine gender shall include the feminine gender and vice-versa and words importing persons shall include companies.
- 1.4 The headings as used in this Agreement are for convenience of reference only and shall not affect the construction of any of the terms and provisions hereof.

## ARTICLE 2


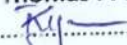
### 2.0 LAND EARMARKED FOR SALE

2.1 The land to be sold to the Purchaser is Surveyed piece of land known as FARM NO. 45, WITH C.T.NO. 33161, L.O NO 99855 SITUATED AT MISUGUSUGU, WITHIN KIBAHA DISTRICT

2.2 The Original Certificate of Occupancy with FARM NO. 45, WITH C.T.NO. 33161, L.O NO 99855 SITUATED AT MISUGUSUGU, WITHIN KIBAHA DISTRICT of the said piece of land and its development if any thereof owned by the Seller/Vendor to This Agreement is attached inhere in the Schedule to this Agreement and is marked as "Annexure A1"

## ARTICLE 3

### 3.0 CONSIDERATON AND MODE OF PAYMENT

VENDOR SIGNATURE:  ..... PURCHASER'S SEAL: X .....  
Witnessed by: Thomas P. Lyaruu (Advocate)  
Signature:  ..... Date: .....

Drawn By: Lexlord Attorneys, Samora Tower, Floor No. 6, Samora Avenue/bridge street, P.O.Box 35727, Dar Es Salaam, Phone no. +255 755460100/758453068, Email: [tyaruu3@gmail.com](mailto:tyaruu3@gmail.com),



3.1 ThePURCHASER shall pay the sum of **TANZANIA SHILLINGS TWO HUNDRED AND SEVENTY MILLIONS ONLY (T.SH .270,000,000 /=-)** to the Vendor, and the Vendor shall handover the Original Certificate of Right of the Occupancy of the said piece of land known as **FARM NO. 45, WITH C.T.NO. 33161, L.O NO 99855 SITUATED AT MISUGUSUGU, WITHIN KIBAHA DISTRICT** to the Purchaser.

3.2 This Purchase price shall be paid to the vendor account No. 20502504931 NMB bank with account name SULEIMAN RAMADHANI SULEIMAN (As per Vendor Directives) onthe signing of this agreement and bank paying slip shall form party of this Agreement. The PURCHASER shall meet all Government requirements for Transfer of ownership.

#### 4.0 THE VENDOR'S COVENANTS

4.1 The Vendor hereby covenants with the Purchaser as follows:

4.1.1 To vacate from the said piece of land and its developments thereof upon execution of this agreement whereby failure to do so, that shall result into forceful eviction by the Purchaser and the Vendor shall be liable to pay all the costs which will be incur by the Purchaser in doingso.

4.1.2 Not to cut trees or tamper with the existing vegetation cover or developments on the said piece of land known as known as **FARM NO. 45 MISUGUSUGU, WITHIN KIBAHA DISTRICT.**

4.1.3 In the event the sale and Transfer of the said land known as **FARM NO. 45, WITH C.T.NO. 33161, L.O NO 99855 SITUATED AT MISUGUSUGU, WITHIN KIBAHA DISTRICT** Tanzania to Purchaser of this land fails due to the Vendor's faults or fails to disclose hidden information to the Purchaser, the amount already paid to the Vendor shall be refunded to the Purchaser plus the interest at bank rate of that time.

VENDOR SIGNATURE: 

Witnessed by: Thomas P. Lyaruu (Advocate)

Signature: 

PURCHASER'S SEAL: X

Date: .....

Drawn By: Lexlord Attorneys, Samora Tower, Floor No. 6, Samora Avenue/bridge street, P.O.Box 35727, Dar Es Salaam, Phone no. +255 755460100/758453068, Email: [tyaruu3@gmail.com](mailto:tyaruu3@gmail.com),



ARTICLE 5

5.0 THE VENDOR'S WARRANTS


5.1 The Vendor hereby warrants to the Purchaser as follows:

5.1.1 The Vendor is the legal Owner of land known as FARM NO. 45, WITH C.T.NO. 33161, L.O NO 99855 SITUATED AT MISUGUSUGU, WITHIN KIBAHA DISTRICT, Tanzania and the said piece of land is free from any encumbrances according to Vendor Information.

5.1.2 That by signing this agreement the Vendor agrees that Tanzania Shillings *TWO HUNDRED AND SEVENTY MILLIONS ONLY (TSH. 270,000,000/=)* shall be Paid to him in two installments whereby the Vendor directed the Purchaser THIRTY MILLIONS (T.sh 30,000,000) to be paid cash and the TWO HUNDRED AND FOURTY MILLIONS (Tsh. 240,000,000) million payment to be paid in *A/C No. 20502504931 with name: SULEIMAN RAMADHANI SULEIMAN NMB Bank*, on signing of this contract on completion of payment of two installment as agreed by parties and the said property at FARMNO. 45 WITH C.T.NO. 33161 L.O NO 99855 SITUATED AT MISUGUSUGU, WITHIN KIBAHA DISTRICT shall belongs to the Purchaser and Vendor shall have no any claims whatsoever against the Purchaser.

5.1.3 All restrictions, conditions and covenants including any imposed by or pursuant to any lease affecting the property have been observed and performed and no notice of any breach of any of the same has been received or is to the Vendor's knowledge likely to be received.

5.1.4 That the Vendor warranties that He is the legal owner and has full authority to sell the said piece of land and covenants that during signing of this agreement has wife and she has consented on sale of the said the said plot known as FARM NO. 45 WITH C.T.NO. 33161 L.O NO 99855 SITUATED AT MISUGUSUGU, WITHIN KIBAHA DISTRICT at rate stipulated at Article 5 paragraph 5.1.2. The consent of Spouse of Vendor's wife is attached with this Agreement as Annexure CS and forms part of this agreement

VENDOR SIGNATURE: .....

Witnessed by: Thomas P. Lyaruu (Advocate)

Signature: .....

PURCHASER'S SEAL: .....

Date: .....

Drawn By: Lexlord Attorneys, Samora Tower, Floor No. 6, Samora Avenue/bridge street, P.O.Box 35727, Dar Es Salaam, Phone no. +255 755460100/758453068, Email: [tlyaruu3@gmail.com](mailto:tlyaruu3@gmail.com),



5.1.5 All information given by or on behalf of the **Vendor** to the Purchaser in the course of negotiations leading to this Agreement was when given and remains true complete and accurate in all respects and the Vendor is not aware of any facts or matters which would render such information untrue, incomplete, inaccurate or misleading.

5.1.6 The **Vendor**, as to her best knowledge is not aware of any encroachment by the property onto any neighboring property.

5.1.7 The **Vendor** is not aware of any intended expropriation of the Property or any portion of it.

## ARTICLE 6

### 6.0 THE VENDOR'S AND PURCHASER'S COVENANTS

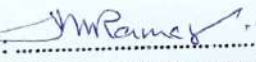

6.1 This sale Agreement constitutes the entire contract between the parties with regards to the matters dealt with in this Agreement and no representation; terms or warranties not contained herein shall be binding on the parties.

6.2 No agreement varying, adding to, deleting from or canceling this Agreement shall be effective unless reduced in writing and signed by or on behalf of the parties.

## ARTICLE 7

### 7.0 NOTICE

7.1 For the purpose of notice by one party to the other party in this Agreement, herein below are the parties' addresses.

VENDOR SIGNATURE:   
Witnessed by: **Thomas P. Lyaruu (Advocate)**  
Signature: 

PURCHASER'S SEAL: **X**  
Date: .....

Drawn By: Lexlord Attorneys, Samora Tower, Floor No. 6, Samora Avenue/bridge street, P.O.Box 35727, Dar Es Salaam, Phone no. +255 755460100/758453068, Email: [tyaruu3@gmail.com](mailto:tyaruu3@gmail.com),



**FOR THE VENDOR**

**SELEMANI RAMADHANI**

**P.O. BOX. 9574**

**DAR ES SALAAM- TANZANIA**

**PHONE: .....**

**FOR THE PURCHASER**

**MARA-NILE GROUP LIMITED,**

**P.O. BOX. 527,**

**MWANZA-TANZANIA**

**PHONE: 0786-428728 .....**

**ARTICLE 8**

**8.0 ARBITRATION**

8.1 Any dispute arising from or in connection with this Agreement shall be settled amicably between the Parties, failing of which the matter will be referred to Arbitration as provided for by Arbitration Act or in any Arbitration mode as agreed by the parties hereto and the legal proceedings through court will be last resort.

**ARTICLE 9**

**9.0 FORCE MAJEURE**

9.1 If by any reason of force majeure, a party is unable to perform in whole or material part its obligations under this Agreement then such party shall be relieved of these obligations to the extent it is unable so to perform and such inability to perform shall not make such party liable to the other. If any event of force majeure persists for a continues period of six months or more and such

**VENDOR SIGNATURE:**  .....

Witnessed by: **Thomas P. Lyaruu (Advocate)**

Signature:  .....

**PURCHASER'S SEAL:**  .....

Date: .....

**Drawn By: Lexlord Attorneys, Samora Tower, Floor No. 6, Samora Avenue/bridge street, P.O.Box 35727, Dar Es Salaam, Phone no. +255 755460100/758453068, Email: tlyaruu3@gmail.com,**



event prevents a party in whole or in material part from performing its obligations under this Agreement, such party may terminate this agreement immediately by written notice to the other party.

9.2 In this Agreement, "force majeure" means any of the following which materially affect the pieces of lands, the Vendor or the Purchaser; act of God, war, terrorism, civil commotion, strike, lockout or other labor dispute, fire, flood legislation, sanctions, civil war, trade embargo or any economic or other cause beyond the reasonable control of any party but excluding any of the above events which is caused by any act, omission or default of any part.

## ARTICLE 10

### 10.1 MISCELLANEOUS PROVISIONS

10.1.1 Except in the case of express waiver, the fact that on Party does not exercise all or any part of its rights, which are conferred upon it by this Agreement, shall not constitute in any event a waiver, or abandonment of the rights not exercised.

10.1.2 All matters arising from or in connection to this Sale Agreement shall be governed and construed in accordance with the laws of the United Republic of Tanzania.

10.1.3 This Agreement shall be in English Language and in Three (3) originals each being authentic.

**IN WITNESS HEREOF**, the Parties hereto have executed this Sale Agreement on the date and year first herein above written in the following manner:-

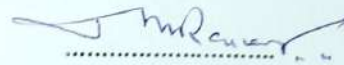
**SIGNED AND DELIVERED** at DAR ES SALAAM,

by the Said **SELEMANI RAMADHANI**

who was Identified to me by.....

Later known to me personally in my

Presence this.....day.....2022



**VENDOR**

**VENDOR SIGNATURE:** 

Witnessed by: **Thomas P. Lyaruu (Advocate)**

Signature: 

**PURCHASER'S SEAL:** X.....

Date: .....

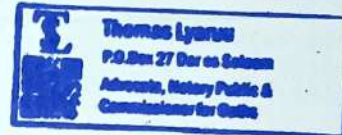
Drawn By: **Lexlord Attorneys, Samora Tower, Floor No. 6, Samora Avenue/bridge street, P.O.Box 35727, Dar Es Salaam, Phone no. +255 755460100/758453068, Email: [tyaruu3@gmail.com](mailto:tyaruu3@gmail.com),**

Witness:

1. NAME: ..... FARID FIAD .....  
ADDRESS: ..... 3527 MWANZA .....  
SIGNATURE: x [Signature] .....  
QUALIFICATION: ..... MANAGER .....
2. NAME: ..... RAHUL TANWAR .....  
ADDRESS: ..... 3527 MWANZA .....  
SIGNATURE: x [Signature] .....  
QUALIFICATION: ..... MANAGER .....

BEFORE ME:

Name: THOMAS P. LYARUU  
Qualification: Advocate,  
Postal Address: P.O. Box 27, DAR ES SALAAM.  
Signature: ..... [Signature] .....



SEAL

SEALED with the COMMON SEAL of the said  
MARA-NILE GROUP LIMITED

this .....day of.....2022

PURCHASER'S SEAL

Drawn By: Lexlord Attorneys, Samora Tower, Floor No. 6, Samora Avenue/bridge street, P.O.Box 35727,  
Dar Es Salaam, Phone no. +255 755460100/758453068, Email: [tiyaruu3@gmail.com](mailto:tiyaruu3@gmail.com),

1. SIGNATURE: .....  
ADDRESS: P.O. Box 527  
QUALIFICATION: DIRECTOR

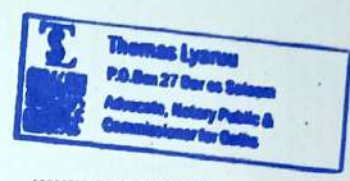
GAURAV SHAH

2. SIGNATURE: .....  
POSTAL ADDRESS: P.O. BOX 615  
QUALIFICATION: DIRECTOR

PRAVIN SHAH

**BEFORE ME:**

Name: THOMAS P. LYARUU,  
Qualification: Advocate,  
Postal Address: P.O. Box 27, DAR ES SALAAM.  
Signature: .....



SEAL

VENDOR SIGNATURE: .....  
Witnessed by: Thomas P. Lyaruu (Advocate)  
Signature: .....

PURCHASER'S SEAL: .....  
Date: .....

Drawn By: Lexlord Attorneys, Samora Tower, Floor No. 6, Samora Avenue/bridge street, P.O.Box 35727, Dar Es Salaam, Phone no. +255 755460100/758453068, Email: [tiyaruu3@gmail.com](mailto:tiyaruu3@gmail.com),

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, NO. 4 OF 1999

NOTIFICATION OF A DISPOSITION  
(Under Section 36)

CT NO: 33161  
FARM NO: 45  
LO NO: 99855  
MISUGUSUGU  
KIBAHA  
DISTRICT

TO COMMISSIONER FOR LANDS / AUTHORISED OFFICER

I, SELEMANI RAMADHANI of Postal Office Box 9574, DAR ES SALAAM ,DO HEREBY NOTIFY you of the disposition which is intended to be made in favour of MARA-NILE GROUP LIMITED of Postal Office Box 527, MWANZA, TANZANIA in respect of the Right of Occupancy registered under the above reference.

I HEREBY present the following particulars: -

1. Nature of disposition: **Transfer by way of Sale**
2. Particulars of Purchasers: **MARA-NILE GROUP LIMITED  
Postal Office Box 527 MWANZA, TANZANIA.**
3. The following documents are enclosed:

i. Application for Approval of Disposition.

ii. Transfer Deeds in Triplicate.

iii. The Certificate of Right of Occupancy for FARM NO. 45, WITH C.T.NO. 33161,  
L.O NO 99855 SITUATED AT MISUGUSUGU, WITHIN KIBAHA DISTRICT

iv. Sale Agreement.

v. Valuation Report.

vi. Tax Clearance Certificate.

vii. Current payment-land rent Receipt

4. Other particulars: **NIL**

Date: \_\_\_\_\_

Signed:   
APPLICANT

Fees: \_\_\_\_\_  
Seal/Official Stamp

For Official Use Only:  
COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date: .....

Place: .....

Copy: The Registrar

Land Form 30  
THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, NO. 4 OF 1999

APPLICATION FOR APPROVAL OF DISPOSITION (S)  
(Under Section 39)

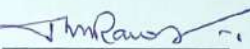
CT NO: 33161  
FARM NO: 45  
L.O NO: 99855  
MISUGUSUGU  
KIBAHA  
DISTRICT

I, **SELEMANI RAMADHANI** of Postal Office Box 9574, DAR ES SALAAM, (hereinafter referred to as "theApplicant") **HEREBY APPLY** for **GRANT OF APPROVAL** of disposition of a Right of Occupancy registered under the above reference

1. Nature of disposition: **Transfer by way of Sale**
2. Particulars of Purchasers: **MARA-NILE GROUP LIMITED**  
**P.O.Box 527, MWANZA,**  
**TANZANIA**

3. The following documents are enclosed:
  - a. **Application for Approval of Disposition.**
  - b. **Transfer Deeds in Triplicate.**
  - c. **The Certificate of Right of Occupancy for FARM NO. 45, WITH C.T.NO. 33161, L.O NO 99855 SITUATED AT MISUGUSUGU, WITHIN KIBAHA DISTRICT**
  - d. **Sale Agreement.**
  - e. **Valuation Report.**
  - f. **Tax Clearance Certificate.**
  - g. **Current payment-land rent Receipt**

Date: \_\_\_\_\_

Signed:   
**APPLICANT**

**For Official Use Only:**

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

.....  
**Commissioner for Lands/Authorized Officer**

**Date:** .....

Served Upon me/us:

.....  
Signature of Applicant



THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, NO. 4 OF 1999  
TRANSFER OF A RIGHT OCCUPANCY  
(Under Section 62)

Land Form 35

CT NO: 33161  
FARM NO: 45  
L.O NO: 99855  
MISUGUSUGU  
KIBAHA  
DISTRICT

IN CONSIDERATION of Tanzania Shillings TWO HUNDRED AND SEVENTY MILLIONS only, (T.sh 270,000,000/=) I, SELEMANI RAMADHANI of Postal Office Box 9574, DAR ES SALAAM hereby transfer to MARA-NILE GROUP LIMITED OF Postal Office Box 527, MWANZA, TANZANIA the Right of Occupancy Registered under the above reference.


SIGNED and DELIVERED at DAR ES SALAAM

By SELEMANI RAMADHANI

who is known to me/ identified to me  
by.....

in my presence

this.....day of ..... 2022

  
TRANSFEROR

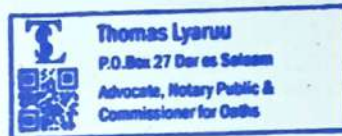
BEFORE ME

Name: THOMAS P. LYARUU

Address: 27 DAR ES SALAAM

Signature: 


Qualification: COMMISSIONER FOR OATH



SEALED with the COMMON SEAL of the said  
MARA-NILE GROUP LIMITED


this day..... of ..... 2022

.....  
TRANSFEEE'S SEAL

Signature:  GAURAV SHAH

Postal Address: P.O. BOX 527

Qualification: DIRECTOR

Signature:  PRAVIN SHAH

Postal Address: P.O. Box 615

Qualification: DIRECTOR

BEFORE ME;

Name: THOMAS P. LYARUU

Address: 27 DAR ES SALAAM

Signature: 

Qualification: COMMISSIONER FOR OATH

