

JAMHURI YA MUUNGANO WA TANZANIA  
THE UNITED REPUBLIC OF TANZANIA  
STAKABADHI YA SERIKALI

EXCHEQUER RECEIPT

NIMEPOKEA / Received

JUMLA YA SHILINGI (Kwa Neno) / The sum of Shillings (Words)

5961176

5680225

1

TFN. 614 (Rev. 8.94)

48-1826	Cts
= 2660000 =	

THE REGD TRUSTEES OF THE  
EVANGELISM CHURCH, BOX 6014 ARUSHA

Two Million Six Hundred Sixty Thousand only

NA SENTI / And Cents

KWA MALIBA / In respect of

KWA PEDHA / By Cash Cheque No.

SABABU YA MPOKEA / Reason

Signature

Application, Notification, Study, Consent & Transfer fees on Farm No. 3053

Kituo - Station AT VIANZI

26/6/2015

M KURANGA

**CERTIFICATE OF APPROVAL OF A DISPOSITION**  
(Under Section 39)

C.T NO: 78846  
L.O. NO: 191507  
LD/MK. NO: 954  
FARM NO. 3053  
LOCATION: VIANZI VILLAGE,  
MKURANGA DISTRICT.

I, Leo Rwegasira Melchior Authorized officer for Mkuranga District Council hereby Approve this disposition of the right of occupancy under the above reference subject to the following

- The purchaser has agreed to develop the land according to the conditions under the right commitment bond attached
- The Vendor has paid all the required fees
- The purchaser has the ability to develop the plot for investment purpose.
- The disposition has the consent from the vendors family
- The purchaser shall not be allowed to dispose any interest in this land until there is development made, hereafter referred to section 2 of Land Act no 4 of 1999 (amendment of 2004)

  
 .....  
**AUTHORISED LAND OFFICER**  
 Mkuranga District

TO The Regd Trustees of Evangelism Church  
 Name: ELIAS BACHU RAMIN  
 Address: P.O. BOX 15062 6014 ARUSHA.  
 DAR-ES-SALAAM. WJM/PALO.

**AUTHORISED LAND OFFICER**  
**MKURANGA DISTRICT**

Copy  
 Registrar of Titles  
 Ministry of Lands and Human settlement  
 Dar - es - Salaam .

1580/PF

Land Form No: 35

THE LAND REGISTRATION ACT  
CAP 334

TRANSFER OF RIGHT OF OCCUPANCY  
(Under Section 62)

C.T. No. 78846

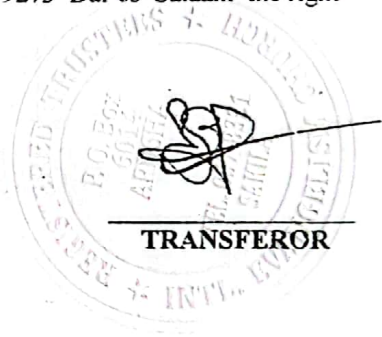
FARM NO. 3053  
VIANZI VILLAGE,  
MKURANGA DISTRICT  
COAST REGION



6/11/2015

In consideration of the Tanzania Shs Two Hundred Million only (TZS 200,000,000.00), WE THE REGISTERED TRUSTEES OF THE EVANGELISM CHURCH OF P.O.BOX 6014 of Arusha, Tanzania do HEREBY TRANSFER to KIOO LIMITED of P.O.BOX 9273 Dar es Salaam the right of occupancy registered under the above reference.

SIGNED and DELIVERED by the said  
..... on behalf of THE REGISTERED TRUSTEES  
OF THE EVANGELISM CHURCH  
Who is identified to me by.....  
the latter being known to me personally  
This..... 25..... Day of J.U.N. .... 2015



TRANSFEROR

Name: KHAMSI NI  
Signature: [Signature]  
Postal Address: 46266 DSM  
Qualification: COMMISSIONER FOR OATHS



SIGNED and DELIVERED by the said  
..... ON BEHALF OF  
KIOO LIMITED.  
Who is identified to me by.....  
The latter being known to me personally  
This..... 25..... Day of J.U.N. .... 2015

TRANSFeree

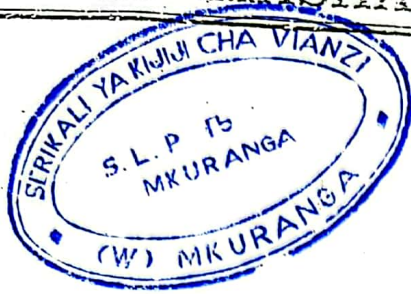
Name: KHAMSI NI  
Signature: [Signature]  
Postal Address: 46266 DSM  
Qualification: COMMISSIONER FOR OATHS



Consent fee Sh 2660000  
RV. No. 5680225 of 26/6/2015  
Qualification on S.A.O.

Under the powers vested in me  
by the Registrar of Land Registration  
I hereby approved this disposition  
This 26th day of June year 2015  
Signature [Signature]  
Position: AUTHORIZED LAND OFFICER

# HALMASHAURI YA KIJIKI CHA VIANZI



OFISI YA AFISA MTENDI,  
KIJIKI CHA VIANZI  
S.L.P 15  
MKURANGA

TAREHE 30/12/2013

## YAH: HATI YA MAUZO YA KIWANJA / SHAMBA.

KWA HIYARI YANGU MIMI / SISI CHURCH OF P.O. BOX 6011 ARUSHA  
MKAZI WAKAZI WA SHAMBA VIANZI  
NA AKILI YANGU / YETU TIMAMU BILA YAKUSHAWISHIWA NA MTU YEYOTE NIKIWA / TUKIWA  
KIWANJA CHANGU / CHETU KWA THAMANI YA TSHS. MILION 200,000,000.00/-  
AMELIPA ZOTE SIMDAI / HATUMDAI MNUNUZI HUYO.  
KIWANJA HICHO KINA UKUBWA WA HEKA 80  
KUDUMU NDIYO KINA MIMEA YA  
SHAMBA / KIWANJA LIPO / KIPO ENEO LA MINDUVU NA MIDUNDBURU  
KITONGOJI CHA VIANZI MJINI NA NYAMISIKI  
MNUNUZI NDUGU KIJO LIMITED

### MIPAKA YA SHAMBA / KIWANJA:

KASKAZINI AMEPAKANA NA \_\_\_\_\_  
MASHARIKI AMEPAKANA NA \_\_\_\_\_  
MAGHARIBI AMEPAKANA NA \_\_\_\_\_  
KUSINI AMEPAKANA NA \_\_\_\_\_

### MASHAHIDI WA MUUZAJI:

1. JINA NDEKIRWA ISANJA SAHIHI \_\_\_\_\_  
2. JINA \_\_\_\_\_ SAHIHI \_\_\_\_\_

### MASHAHIDI WA MNUNUZI:

1. JINA MOHAMED RENTULLA SAHIHI \_\_\_\_\_  
2. JINA MANOJ PARMAR SAHIHI \_\_\_\_\_

MIMI / SISI CHURCH OF P.O. BOX 6011 ARUSHA  
NINATHIBITISHA / TUNATHIBITISHA NIMEUZA / TUMEUZA \_\_\_\_\_

MIMI / SISI KIJO LIMITED DSM  
NINATHIBITISHA / TUNATHIBITISHA NIMENUNUA / TUMENUNUA \_\_\_\_\_

MJUMBE WA ENEO: MOHAMED ABDALLA MIOLE  
MWENYEKITI WA KITONGOJI: HAFIDHU A. MKEIO

OFISI INATHIBITISHA YALIYOTAMKWA HAPO JUU NI KWELI WAKUWA TAREHE 30/12/2013

AFISA MTENDAJI WA KIJIKI: RAMA ABU MKEIO SAHIHI \_\_\_\_\_

VIWENYEKITI WA HALMASHAURI YA KIJIKI: \_\_\_\_\_ SAHIHI \_\_\_\_\_  
RAJABU MOHAMED MWINYIHERI



AFISA MTENDAJI WA KIJIKI CHA VIANZI  
KATA - VIANZI  
S.L.P 10, MKURANGA  
TAREHE 30/12/2013

# HALMASHAURI YA KIJAJI CHA VIANZI

OFISI YA AFISA MTENDI  
KIJAJI CHA VIANZI  
S.L.P 15  
MKURANGA

TAREHE 30/12/2013

## YAH: HATI YA MAUZO YA KIWANJA / SHAMBA.

KWA HIYARI YANGU MIMI / SISI ..... CHURCH DF P.O. BOX 6011 ARESHA  
MKAZI WAKAZI WA ..... SHAMBA VIANZI ..... NIKIWA / TUKIWA  
NA AKILI YANGU / YETU TIMAMU BILA YAKUSHAWISHIWA NA MTU YEYOTE NIMEUZA / TUMEUZA ..... MILION 200,000,000/=  
KIWANJA CHANGU / CHETU KWA THAMANI YA TSHS. AMELIPA ZOTE SIMDAI / HATUMDAI MNUNUZI HUYO.  
KIWANJA HICHO KINA UKUBWA WA HEKA ..... 80 ..... KINA MIMBA YA  
KUDUMU ..... NDIYO .....  
SHAMBA / KIWANJA LIPO / KIPO ENEO LA ..... MIMBEU NA MIDUNBURU  
KITONGOJI CHA ..... VIANZI MINI NA N-TAKISIKI  
MNUNUZI NDUGU ..... KIOD LIMITED

### MIPAKA YA SHAMBA / KIWANJA:

KASKAZINI AMEPAKANA NA .....  
MASHARIKI AMEPAKANA NA .....  
MAGHARIBI AMEPAKANA NA .....  
KUSINI AMEPAKANA NA .....

### MASHAHIDI WA MUUZAJI:

1. JINA NDEKIRWA ISANJA ..... SAHIHI .....  
2. JINA ..... SAHIHI .....

### MASHAHIDI WA MNUNUZI:

1. JINA MOHAMED RENTULLA ..... SAHIHI .....  
2. JINA MANOJ PARMAR ..... SAHIHI .....

MIMI / SISI CHURCH DF P.O. BOX 6011 ARESHA  
NINATHIBITISHA / TUNATHIBITISHA NIMEUZA / TUMEUZA .....

MIMI / SISI KIOD LIMITED DSIVE  
NINATHIBITISHA / TUNATHIBITISHA NIMENUNUA / TUMENUNUA .....

MJUMBE WA ENEO: MOHAMED ABDALLA MIOKHA ..... SAHIHI .....  
MWENYEKITI WA KITONGOJI: HAFIDHU A. MUKITO ..... SAHIHI .....

OFISI INATHIBITISHA YALIYOTAMKWA HAPO JUU NI KWELI TUPU LEO TAREHE 30/12/2013

AFISA MTENDAJI WA KIJAJI: RAJABU MOHAMEDI MWINYIHERI ..... SAHIHI R. [Signature]

MWENYEKITI WA HALMASHAURI YA KIJAJI: RAJABU MOHAMEDI MWINYIHERI ..... SAHIHI [Signature]  
TAREHE 30/12/2013

# SALE AND PURCHASE AGREEMENT

This **SALE AND PURCHASE AGREEMENT** is made on the 29.....day  
of October, 2012

## BETWEEN

**THE REGISTERED TRUSTEES OF THE EVANGELISM CHURCH** of P.O. Box 6014, Arusha, (hereinafter referred to as "**the VENDOR**" which expression shall, where the contents so admit, include the successors and assigns) of the one part;

## AND

**KIOO LIMITED**, a limited liability company incorporated under the Companies legislation of Tanzania of P.O. Box 9273, Dar Es Salaam (hereinafter referred to as "**the PURCHASER**" which expression shall, where the contents so admit, include the successors and assigns) of the other part:

**WHEREAS THE VENDOR** is willing and desirous of selling a landed property at Plot Number 3053, Block Farm, situate at Vianzi Village Area, at Mkuranga District, held under Certificate of Title Number 51600 (hereinafter referred to as "**the Property**"), to the Purchasers aforesaid free from any encumbrances; and

**WHEREAS** the Purchaser is willing and desirous of purchasing the Property aforesaid; and

**WHEREAS** the Vendor and the Purchaser (hereinafter referred to as "**the Parties**") have discussed and agreed to enter into this Sale and Purchase Agreement.



**NOW, THEREFORE, IN CONSIDERATION** of the **PROMISES** and the **MUTUAL COVENANTS** of the Parties hereto as set forth hereafter, it is mutually agreed as follows:

## **ARTICLE 1**

### **INTERPRETATION**

- 1.1 In this Agreement unless the context otherwise require:
- (a) "Agreement" means this Sale and Purchase Agreement
  - (b) "Claims" means and includes claims for the purchase price or part thereof
  - (c) "Encumbrance" means and includes any caveat or anything, which shall restrain enforceability or affect performance of this Agreement
  - (d) "Parties" means the Vendor and the Purchaser
  - (e) "Property" includes anything attached permanently to the land, the subject of this Agreement
  - (f) "Sale Costs" means lawyer's fees, valuation fees and transfer/ registration fees;
- 1.2 Whenever appropriate, references in this Agreement to the masculine gender shall be construed to include the feminine and vice versa; the singular to include the plural and vice versa.
- 1.3 Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be valid under applicable laws, but if any provision shall be invalid or prohibited hereunder, such provision shall be ineffective to the extent of such prohibition without invalidating the remainder of such provision or the remaining provisions of this Agreement.
- 1.4 This Agreement shall be binding upon and benefit each of the Parties hereto and their respective successors, assigns and personal representatives.
- 1.5 This Agreement is the entire contract between the Parties with respect to the subject matter hereof and supersedes all prior contracts between the Parties hereto.

## ARTICLE 2

### DESCRIPTION OF THE PROPERTY

- 2.1 The Vendor shall sell and the Purchaser shall purchase all the property situated at Plot Number 3053, Block Farm, Vianzi Village Area, at Mkuranga District, with all the rights belonging or appurtenant thereto.
- 2.2 The sale of the land shall be free from any claims and other encumbrances whatsoever.

## ARTICLE 3

### CONSIDERATION

- 3.1 The Purchase Price of all the Property aforesaid shall be Tanzanian Shillings Two Hundred Million (Tshs. 200,000,000.00) only (hereinafter referred to as **"the Purchase Price"**)
- 3.2 The Purchaser will effect 100% of the Purchase Price upon execution of this Agreement by the Parties.
- 3.3 The Vendor will acknowledge receipt of payment of the Purchase Price stated by issuing a Tax Receipt.

## ARTICLE 4

### REPRESENTATIONS AND OBLIGATIONS OF THE VENDOR

- 4.1 The Vendor represents and warrants the following to the Purchaser for purposes of inducing the Purchaser to enter into this Agreement and to consummate the sale and purchase of the said property.
  - 4.1.1 The Vendor is the legal owner of the property, and has full rights; powers and authority to sell, convey and transfer the property.
  - 4.1.2 The Agreement, after the execution and delivery of all relevant documents by the Vendor to the Purchaser, shall be valid and legally binding upon the Vendor and enforceable in accordance with their respective terms.

- 4.1.3 The individuals executing this Agreement on behalf of the Vendor represent that they have the right, power, legal capacity and authority to enter into this Agreement on behalf of the Vendor and to execute all other documents and to take all other actions that may be necessary to perform all of the Vendor's obligations hereunder.
- 4.1.4 The Vendor has neither instituted nor is contemplating the institution of proceedings under the laws of the United Republic of Tanzania or of any State for the relief of debtors, and no such proceedings have been instituted or threatened to be instituted against the Vendor in respect of the Property.
- 4.1.5 There is no litigation, claim, action, arbitration or governmental proceeding pending, threatened or anticipated which would or might have a materially adverse effect on the Property.
- 4.1.6 If the Vendor receives notice of any of the foregoing, the Vendor shall promptly notify the Purchaser of the same in writing.
- 4.1.7 The Vendor owns the Property free from any claims and other encumbrances.

## **ARTICLE 5**

### **REPRESENTATIONS AND OBLIGATIONS OF THE PURCHASER**

- 5.1 The Purchaser hereby represents and warrants the following to the Vendor for the purposes of inducing the Vendor to enter into this Agreement and to consummate the Sale and Purchase of the property.
- 5.2 The Purchaser agrees, represents and warrants that he has made and completed all physical examinations relating to the acquisition of the Property and will acquire/ purchase the same solely on the basis of such examination and the Purchaser will accept the Property in its conditions existing as of the date of signing this Agreement, subject to all applicable zoning, municipal and country laws and regulations governing the use of the land.
- 5.3 The Purchaser represents that it has the necessary authority to enter into this Agreement and execute all other documents and to take all

other actions that may be necessary to perform the entire Purchasers' obligations hereunder.

## **ARTICLE 6**

### **DELIVERY, GIVING AND TRANSFER OF TITLE**

- 6.1 Upon execution of this Agreement by the Parties hereto and payment of the consideration referred to in Article 3 above all permits, licenses, certificates of title, grants of right and any other document required for the construction, completion, ownership, use and occupancy of the Property obtained from all appropriate authorities shall be delivered to the Purchaser forthwith.
- 6.2 The Vendor shall upon execution of this Agreement execute and deliver to the Purchaser a Transfer Deed for the Property in favor of the Purchaser.
- 6.3 The Purchaser shall take such reasonable steps to effect the transfer process of the Property in its name.

## **ARTICLE 7**

### **LIABILITY TO PAY TAXES**

- 7.1 Subject to Article 7.2 hereof, the liability to pay government taxes, levies or any other charges, as the case may be, in respect of the disposition of the Property, shall be borne by the Purchaser.
- 7.2 The Vendor shall pay the capital gains tax chargeable on the property prior to the sale and transfer of the Property.

## **ARTICLE 8**

### **FURTHER ACTION**

8. The Purchaser and the Vendor agree that at any time or from time to time after the execution of this Agreement, they will upon request of the

other, execute and deliver such other documents and do such further acts and things as such Party may reasonably request in order to fully effect the purpose of this Agreement.

## **ARTICLE 9**

### **DISPUTE RESOLUTION**

- 9.1 Any dispute, controversy or claim arising out of all issues or any issue relating to this Agreement or the breach, invalidity or interpretation shall be resolved by the Parties in an amicable manner through mutual consultation.
- 9.2 If the Parties fail to resolve their dispute, controversy or claim amicably through such mutual consultation within a period of three months, either Party may refer the same to the court of competent jurisdiction for adjudication and settlement.

## **ARTICLE 10**

### **GOVERNING LAW**

10. This Agreement shall be governed by and interpreted in accordance with the laws of the United Republic of Tanzania.

**IN WITNESS WHEREOF THE PARTIES** hereto have executed this Agreement in the year, date and manner as shown herein below against their respective names:

**SIGNED and DELIVERED** by

**MR. NDEKIRO ISANJA MOSES** for and on behalf of all the other Registered Trustees of the Evangelism Church pursuant to the Resolution of the Trustees dated.....day of

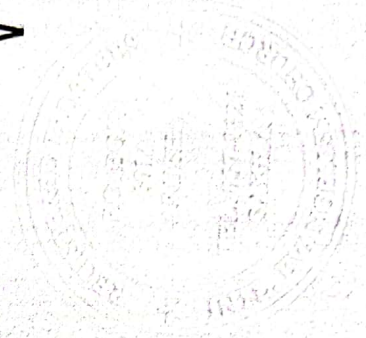
*October*.....2012, who is known to me

personally/ identified to me

by.....*[Signature]*....., the latter being

known to me personally this.....*10<sup>th</sup>* day of.....*October*, 2012.

**TRUSTEES SEAL**



**BEFORE ME**



.....*[Signature]*.....  
**COMMISSIONER FOR OATHS**

*International Evangelism  
Askofu Mkuu  
Church, Tanzania*

**SIGNED and DELIVERED** by the said

**MR. KUMAR KRISHNAN** for and on behalf

Of the Purchaser pursuant to the Resolution

Of the Company Board of Directors dated.....*29<sup>th</sup>* day of

*October*.....2012, who is known to me personally/

identified to me by.....the latter

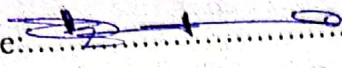
being known to me personally this day.....of

....., 2012.




x

1. Signature:.....
2. Name: Mr. Kumar Krishnan
3. Qualification: **General Manager**
4. Address:.....

1. Signature: 
2. Name: **Mr. Mohamed Remtulla**
3. Qualification: **Administration Manager**
4. Address: **P.O. Box 9213 DSM**

**BEFORE ME**

  
.....  
**COMMISSIONER FOR OATHS**



UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(ACT No.4 OF 1999)

CONTRACT FOR DISPOSITION OF A RIGHT OF OCCUPANCY  
(Under Section 64)

CT NO.78846  
FARM NO. 3053  
VIANZI VILLAGE  
MKURANGA DISTRICT  
COAST REGION

WE, THE REGISTERED TRUSTEES OF THE EVANGELISM CHURCH of P.O. Box 6014 ARUSHA Tanzania (hereinafter referred to as the "VENDOR of first part, DO HEREBY AGREE to dispose to KIOO LIMITED OF P.O BOX 9273 DAR ES SALAAM (hereinafter referred to as the "purchasers" the Right of Occupancy registered under the above reference in the following terms and conditions;

1. IN CONSIDERATION of a sum of Tsh.200,000,000/=, say Two hundred million shillings only, the vendor hereby sells and the purchasers hereby buy whole property comprising of farm no.3053 VIANZI VILLAGE, MKURANGA DISTRICT, COAST REGION and registered under the above reference.
2. That upon signing of this agreement by both parties hereto, the PURCHASERS shall pay to the VENDOR Tsh.200,000,000/=(Two hundred million shillings only), the purchase price and the VENDOR shall hand over all documents relating to the ownership of the property
3. That the vendor shall upon Receipt of payment execute a transfer deed in favour of the PURCHASERS to enable the transfer of the right of occupancy into the name of the PURCHASERS. In addition the vendor shall sign a notification of Disposition (land form no.29) and application for approval of Disposition (land form no.30)
4. It is hereby agreed by and between the parties that all fees, levies, taxes and other statutory expenses incidental and connected to giving effect to this agreement shall be borne by the purchasers except where parties may agree otherwise.
5. Covenants binding upon the Vendor / Transferor: free from all encumbrances what so ever at the price aforementioned
6. This agreement shall take effect and be construed in accordance with the laws in force in Tanzania.

IN WITNESS WHEREOF the parties hereto have executed these presents in the manner and on the date of the year appearing herein below.

SIGNED and DELIVERED herein Dar es Salaam by the  
said NDEKIRO ISANJA MOSES for and on behalf of  
THE REGISTERED TRUSTEES OF THE EVANGELISM CHURCH

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

*F. NYAMWITULU*  
.....the latter being known to me  
me Personally this *02* day of *JULY* 2018

WITNESS:

Name: *NDEKIRO ISANJA MOSES*

Signature: *[Signature]*

P.O. BOX: *6014 ARUSHA*

Qualification: *FOUNDER*

VENDOR  
COMMON SEAL

**BEFORE ME**

Name..... MUSSA KIOBYA  
Signature:..... [Signature]  
P.O.BOX..... 21487 DSA  
Qualification:..... ADVOCATE



**SIGNED and DELIVERED** herein Dar es Salaam by the said **MOHAMED REMTULLA** for and on behalf of **KIOO LIMITED** who is known to me personally/identified to me by.....  
E. N. M. WILU.....the latter being known to me me Personally this ..... day of.....2018  
presence this .....<sup>21<sup>st</sup></sup> day of ..... JULY.....2018

[Signature]

**Witness:**

Signature:..... [Signature]  
Name:..... Mohamed V. Remtulla  
Postal Address:..... P.O. Box 9273 Dar  
Qualification:..... Administrative Manager



**COMMON SEAL  
PURCHASER**



**BEFORE ME**

Name..... MUSSA KIOBYA  
Signature:..... [Signature]  
P.O.BOX..... 21487 DSA  
Qualification:..... ADVOCATE

**DRAWN BY:**

**THE REGISTERED TRUSTEES  
OF THE EVANGELISM CHURCH  
P.O. Box 6014 ARUSHA.**

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT 1999 (NO.4 1999)

TRANSFER OF RIGHT OF OCCUPANCY  
(Under Section 62)

CT NO.78846  
FARM NO. 3053  
VIANZI VILLAGE  
MKURANGA DISTRICT  
COAST REGION

IN CONSIDERATION of Tshs. 200,000,000/= (Two hundred million Shillings only) WE, THE REGISTERED TRUSTEES OF THE EVANGELISM CHURCH of P.O.BOX 6014 ARUSHA do hereby transfer to KIOO LIMITED OF P.O BOX 9273 DAR ES SALAAM the property registered under the above reference.

SIGNED and DELIVERED herein Dar es Salaam by the said NDEKIRO ISANJA MOSES for and on behalf of THE REGISTERED TRUSTEES OF THE EVANGELISM CHURCH who is known to me personally/identified to me by.....  
MAMWIHULA.....the latter being known to me

} TRANSFEROR  
COMMON SEAL

me Personally this 2<sup>nd</sup> day of JULY 2018

WITNESS:  
Name: NDEKIRO ISANJA MOSES  
Signature: [Signature]  
P.O.BOX: 6014 ARUSHA  
Qualification: FOUNDER

BEFORE ME  
Name: MUSSA KIORYA  
Signature: [Signature]  
P.O.BOX: 0198 ZANZIBAR  
Qualification: ADVOCATE & COMMISSIONER

SIGNED and DELIVERED herein Dar es Salaam by the said MOHAMED REMTULLA for and on behalf of KIOO LIMITED who is known to me personally/identified to me by.....  
.....the latter being known to me  
me Personally this ..... day of ..... 2018

} [Signature]

COMMON SEAL  
TRANS [Red Seal]

**Witness:**

Signature: ~~.....~~  
Name: MOHAMMED Y. RENTULLA  
Postal Address: P.O. Box 9273  
Qualification: Administrative Manager

**BEFORE ME**

Name: MUSSA KIUBWA  
Signature: [Signature]  
P.O. BOX: 21587  
Qualification: ADVOCATE

A circular blue notary seal for Mussa Kiubwa, Advocate, Notary Public, and Commissioner for Oaths. The seal includes the text "MUSSEKIUBWA" and "DAR ES SALAAM".

**DRAWN BY:**

**THE REGISTERED TRUSTEES  
OF THE EVANGELISM CHURCH  
P.O. Box 6014 ARUSHA.**

1580/7/17

Land Form No: 35

THE LAND REGISTRATION ACT  
CAP 334

TRANSFER OF RIGHT OF OCCUPANCY  
(Under Section 62)

CF No. 788946  
FARM  
PLOT NO. 3053  
VIANZI VILLAGE,  
MKURANGA DISTRICT  
~~TEMEKE MUNICIPALITY~~  
~~DAR ES SALAAM COAST REGION~~



In consideration of the Tanzania Shs Two Hundred Million only (TZS 200,000,000.00), WE THE REGISTERED TRUSTEES OF THE EVANGELISM CHURCH OF P.O.BOX 6014 of Arusha, Tanzania do HEREBY TRANSFER to KIOO LIMITED of P.O.BOX 9273 Dar es Salaam the right of occupancy registered under the above reference.

SIGNED and DELIVERED by the said  
..... on behalf of THE REGISTERED TRUSTEES  
OF THE EVANGELISM CHURCH  
Who is identified to me by.....  
the latter being known to me personally  
This 25 Day of JUN 2015



TRANSFEROR

Name: KHAMSINI  
Signature: [Signature]  
Postal Address: 46266 DSM  
Qualification: COMMISSIONER FOR OATHS



SIGNED and DELIVERED by the said  
..... ON BEHALF OF  
KIOO LIMITED.  
Who is identified to me by.....  
The latter being known to me personally  
This 25 Day of JUN 2015

[Signature]  
TRANSFeree

Name: KHAMSINI  
Signature: [Signature]  
Postal Address: 46266 DSM  
Qualification: COMMISSIONER FOR OATHS



Consent Fee Sh 2660000/-  
V. No 5680225 of 26/6/2015  
Qualification SALO

Under the powers vested in me  
by law I hereby approved in disposition  
This 26th day of June 2015  
Signature [Signature]  
AUTHORIZED LAND OFFICER

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT 1999

(No. 4 OF 1999)

APPLICATION FOR APPROVAL OF DISPOSITION

(Under Section 39) **CF. NO. 78846**

**FARM**  
**PLOT NO. 3053**  
**VIANZI VILLAGE,**  
**MKURANGA DISTRICT**  
**~~TEMEKE MUNICIPALITY~~**  
**~~DAR ES SALAAM COAST REGION~~**



6/11/2017

I, THE REGISTERED TRUSTEES OF THE EVANGELISM CHURCH OF P.O. BOX 6014 of Arusha, Tanzania, (hereinafter referred to as the "Applicant" HEREBY APPLY FOR APPROVAL of the disposition of Right of Occupancy registered under the above reference.

I HEREBY present the following particulars:-

Nature of Disposition: SALES/TRANSFER

Particulars of Transferees :KIOO LIMITED of P.O.Box 9273, Dar es salaam

The following documents are enclosed:

- i Sales Agreement
- ii Valuation Report
- iii Current Land Rent
- iv Letter of Offer of Right of Occupancy
- v Consent Fee receipt
- vi Original Deed of Transfer (in Duplicate)

Dated this 15<sup>TH</sup> day of DECEMBER 2015

Fee:.....

For Official Use Only

- (a) Approved /Refused
- (b) Remarks:



COMMISSIONER FOR LANDS AUTHORIZED OFFICER

Date:.....

Served upon me/us

Signature of Applicant

Date:.....

Fees: Tshs. 80,000 = ERV NO. 5680225 of 26/06/2015.

Consent Fee Sh 2660000  
ERV. No 5680225 of 26/6/15  
Qualification SA60

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT 1999  
(No: 4 of 1999)  
NOTIFICATION OF A DISPOSITION  
(Under Section 36)



CF No. 788  
FARM NO. 3053  
~~PLOT NO. 334~~  
VIANZI VILLAGE,  
MKURANGA DISTRICT  
~~TEMEKE MUNICIPALITY~~  
~~DAR ES SALAAM COAST REGION~~

6/11/2013

I, THE REGISTERED TRUSTEES OF THE EVANGELISM CHURCH OF P.O.BOX 6014 of Arusha, Tanzania, do HEREBY NOTIFY you of the disposition which is intended to be made in favour of KIOO LIMITED of P.O.Box 9273, Dar es Salaam in respect of a right of occupancy registered under the above reference.

I HEREBY present the following particulars:-

3. Nature of Disposition: SALE

4. The following documents are enclosed;

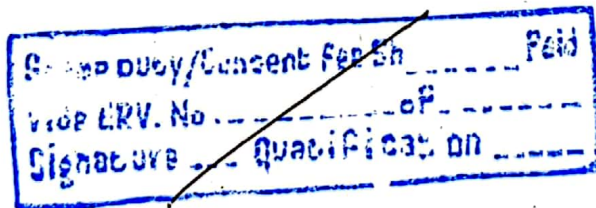
- vii Sales Agreement
- viii. Valuation Report
- ix. Current Land Rent
- x. Letter of Offer of Right of Occupancy
- xi. Consent Fee receipt
- xii. Original Deed of Transfer (in Duplicate)

Dated this 15<sup>th</sup> day of December, 2013

TO: COMMISSIONER OF LANDS/  
AUTHORIZED OFFICER

DATE:

PLACE:



(Seal)



International Evangelism Church  
Sakila Headquarters  
P.O. Box 6014 Arusha  
Tanzania, East Africa  
Tel: 0732-971457  
0732-971453  
Email: sakila25@googlemail.com

I.E.C. HEADQUARTER

26<sup>th</sup> September 2012

**YAH: KUIDHINISHA NDEKIRWA MOSE ISSANGYA**

Kichwa cha habari hapo juu chahusika.

Tumeidhinisha Askofu Dr. Eliud Issangya na Ndugu Ndekirwa Mose Issangya kusaini na kupokea fedha za mauzo ya shamba la VIAZI DAR ES SALAAM toka kwa KIOO COMPANY LTD.

Huyu ni mmoja wa wakristo wa kanisa ambaye Kanisa limemtumia kwa kazi nyingi kwa uaminifu.

Ahsante kwa ushirikiano.

BISHOP ELIUD ISSANGYA  
TRUSTEE

JOHN MATHEW  
TRUSTEE



JAMHURI YA MUUNGANO WA TANZANIA  
**KITAMBULISHO CHA TAIFA**  
 THE UNITED REPUBLIC OF TANZANIA  
**CITIZEN IDENTITY CARD**

**19481212233150000226**  
 ID No.

Mtu: **ELIJAH MUELEWA**  
 Citizen Name

Jina la Abishi: **ISSANGU**  
 Language


Mji: **CHEREWANGU**  
 District

Jina la Mji: **CHEREWANGU**  
 District Name


Jina la Mji: **CHEREWANGU**  
 District Name

Jina la Mji: **CHEREWANGU**  
 District Name

Mwisho wa Matumizi: **16 JAN 2028**  
 Expiry Date




THE UNITED REPUBLIC OF TANZANIA CITIZEN IDENTITY CARD



**19481212233150000226**

Kitambulisho hiki ni mali ya Serikali ya Jamhuri ya Muungano wa Tanzania. Hukundiwa  
 kuti hali yake mabadiliko ya aina yoyote wala kumpatia mtu ambaye haruhusiwa kumpatia. Kama  
 wakopas, au kuharibiwa taarifa kamili lazima itolewe Kituo cha Taifa cha Ofisi  
 ya NIDA au Ofisi ya Ubalozi ya Jamhuri ya Muungano wa Tanzania ambayo itaribu.

The Identity Card is the property of the Government of The United Republic of Tanzania.  
 It should not be tampered with or allowed to pass into the possession of unauthorised person.  
 If lost or destroyed the fact and circumstances should immediately be reported to the Local  
 Police and the nearest NIDA office or foreign Mission of The United Republic of Tanzania.

  
 DIRECTOR GENERAL  
 NATIONAL IDENTIFICATION AUTHORITY

CONSTITUTION OF INTERNATIONAL EVANGELISM CHURCH

1. NAME: The name of the Association is THE REGISTERED  
TRUSTEES OF INTERNATIONAL EVANGELISM CHURCH  
(Hereinafter referred to as the Association).
2. ADDRESS: P.O.Box 6014, ARUSHA, TANZANIA
3. AIMS AND OBJECTS:
  - a). To promote and present the Gospel of the Lord Jesus Christ throughout Tanzania, by all the means and avenues made possible by this constitution.
  - b). to employ national workers; to establish orphanages and care for orphans to establish Bible School training Centres, Christian considered necessary for the promotion of the Gospel; to promote radio, television and literature projects.
    - (ii) to produce books, tracts, magazines and other such literature including correspondence courses in any or all local languages wherein the Association shall operate; also tape recordings, records, films, radio and television programmes.
    - (iii) to use the funds of the Association as may be considered necessary or proper in payment of costs and expenses or further on carrying out the objects of the Association including the employment of staff as shall appear expedient.
    - (iv) To subscribe to become a member of or affiliate with and/or cooperate with any society or organisation having objects similar to the objects of this Association and/or to assist in the founding or incorporation of any such society or organisation whether as an independent society including this Association or otherwise.
    - (v) to do all such lawful acts and things as are incidental or conducive to the attainment of the above mentioned objects, or any of them, or any other charitable objects which the Association may pursue from time to time.

MEMBERSHIP: (1) The members of the Association shall be composed of persons who are admitted to the membership of Association according to the Association's records.

48575254

1 201-09022

Form 614 (Rev. 94)

CHEQUER RECEIPT

MEPOKEA KWA  
Received from

KIOO Limited

KIASI  
Amount

Shs	Cts
22200	

LA YA SHILINGI (Kwa maneno)  
sum of Shillings (Words)

Twenty two thousand two hundred

A MALIPO YA  
respect of

only 1st approved for plot 3053

A FEDHA TASLIMU/HUNDI  
MBA By Cash/Cheque No.

CGSL BK-FARM VIANZI

JIHURI YA MPOKEA - Receiving Officer's  
nature

105/10/12 VILLAGE MKURANGA  
DSM

current market value for transfer purposes.

**DATE OF INSPECTION:**

The property was inspected on 24<sup>th</sup> September 2012 and the same is adopted as our valuation date.

**LOCATION:**

The plot no 3053 block farm vianzi village area, is located within Mkuranga District Dar es salaam city.

**TRANSFEROR:**

Is EVANGELISM CHURCH of P.o box 6014 Arusha.

**TRANSFeree:**

Is KIOO LIMITED P.o box 9273 of Dar es Salaam.

**TENURE:**

The parcel of land is held under long term Right of Occupancy for 99 years with effect from 1<sup>st</sup> day of October 2005. The plot is registered under title number 78846, Land office number 191507 and LD./MK/954.

**PLANNING:**

The use of this parcel of land are for farming and live stocking keeping purposes only use Group (R) and Use Class (c) as define in the Town and Country Planning ( Use classes) Regulations of 1960 as amended in 1993.

**TYPE OF PROPERTY:**

The plot is a bare land.



Control No:

14325696

**TANZANIA REVENUE AUTHORITY**

**Commissioner for Large Taxpayers Department**

**Order Form for Electronic Funds Transfer to Bank of Tanzania**

Name of Account Holder(s): KIOO LIMITED  
 Bank Account Number: 011103021140  
 Name of Commercial Bank: NATIONAL BANK OF COMMERCE  
 Please transfer from my/our account the amount of **TZS 8,000,000.00**  
 Amount in Words: EIGHT MILLION ONLY

Value Date: 20/06/2016 {DD/MM/YYYY}  
 To: Commissioner for Large Taxpayers Department  
 Tanzania Revenue Authority

Bank of Tanzania

Account Number: 9921133501

SWIFT Code: TARATZTZ

Details of Payment (field 70 of MT103): /ROC/14325696

Sender to Receiver Info (field 72 of MT103): /REC/113965347

**TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)**

REGIONAL MANAGER -TRA COAST  
 W11130500A8000000M6Y2016

**NBC LIMITED**  
**CUSTOMER SERVICES**  
 21 JUN 2016  
*Lee*  
**DEPARTMENT**  
 Kibaha Branch 671580, Kibaha

Signature ..... Date 20/06/2016  
 Signature ..... Date ...../...../20.....


**Note to Commercial Bank:**

1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number, must be captured correctly.
3. Field 72 of MT103 carries a TIN, must be captured correctly.

Bank use only  
 Reference number  
 \_\_\_\_\_

TITLE NO. **78846**  
 REGISTERED **9.12.2007**  
 AT **7:00PM**

*[Signature]*  
 Senior Asst Registrar of Titles



Stamp Duty Shs. **100/-**  
 Land Form 23  
 Receipt No. **13779154**  
 of **7.08.2007**

*[Signature]*  
 Stamp Duty Officer

Stamp Duty Shs. **875/-**  
 Receipt No. **13779154**  
 of **7.08.2007**

*[Signature]*  
 Stamp Duty Officer

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

CERTIFICATE OF OCCUPANCY  
 (Under Section 29)

Title No. **78846**  
 L.O. No.191507.  
 L.D./MK/954.

The **30<sup>th</sup>** day of **November**, Two thousand and **six**.

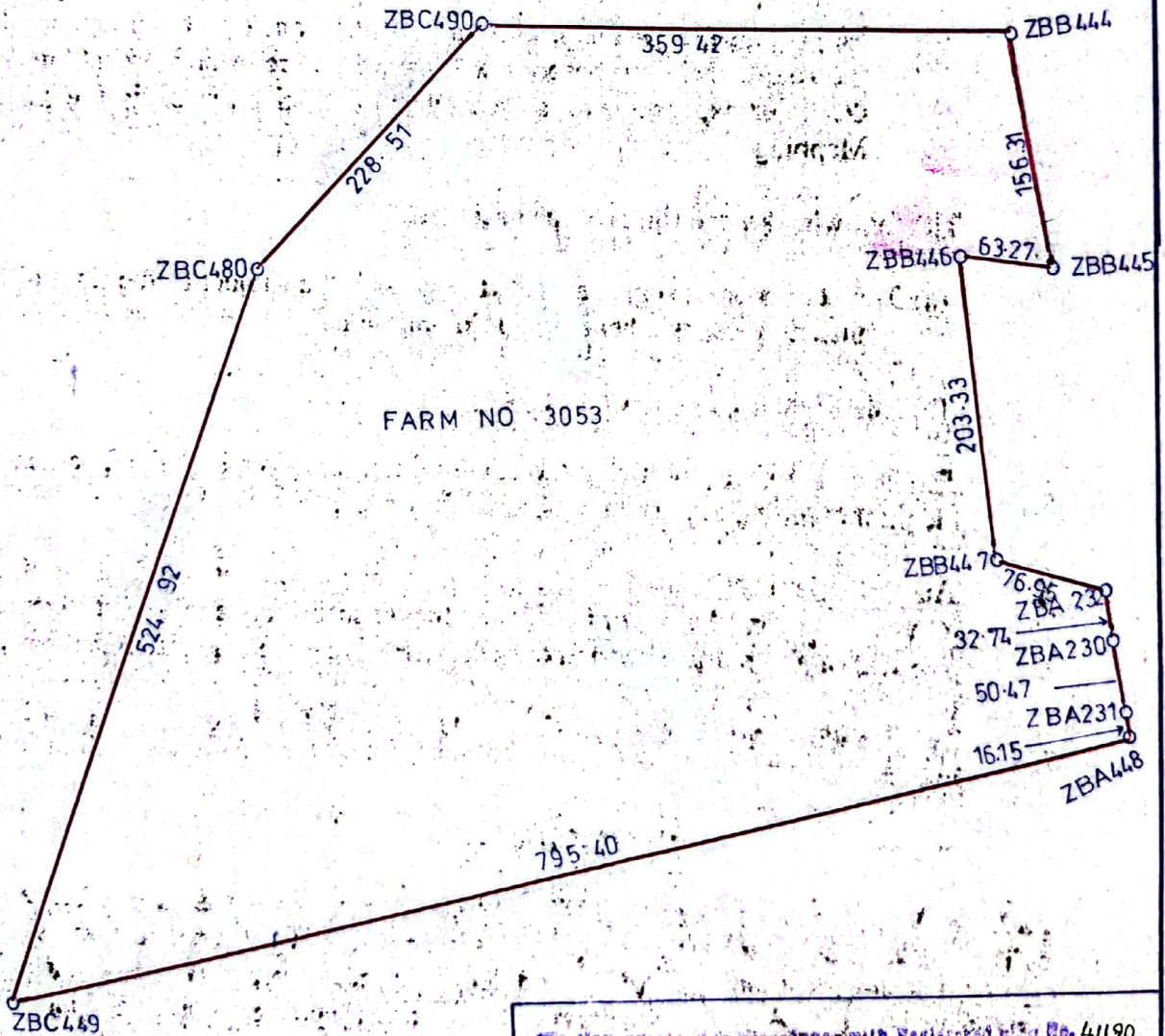
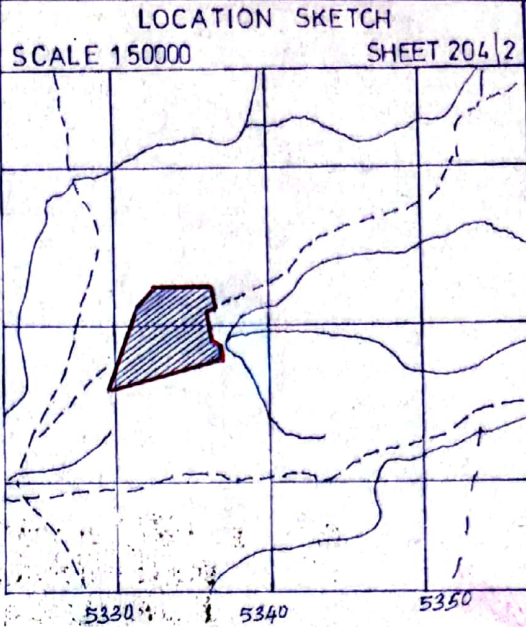
THIS IS TO CERTIFY that **THE REGISTERED TRUSTEES OF THE EVANGELISM CHURCH** of P.O. Box 6014, ARUSHA (hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **ninety nine** years from the first day of **October, Two thousand and five** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to regulations made thereunder and to any enactment in substitution therefore or amendment thereof and to the following conditions:-

1. The Occupier having paid rent up[ to the thirtieth day of June, 2006, shall there after pay rent of shillings **fifteen thousand seven hundred (Tshs.15,700/= only** 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 Commissioner for Lands.
2. The land shall be used for **Farming and Livestock Keeping**. Use Group 'R' use class (c) as defined in the Town and Country Planning (Use Classes) Regulations 1960, as amended in 1993.
3. The Occupier shall:-
  - (a) Demarcate the boundaries of the land to the satisfaction of the **Mkuranga District Council** (hereinafter called "the Authority") and thereafter to maintain such demarcation that the boundaries are always easily identifiable;

# MKURANGA DISTRICT



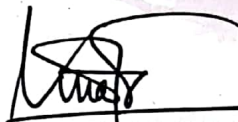
LOCALITY VIANZI VILLAGE  
 FARM NO 3053  
 L O NO 191507  
 AREA 31.76 Ha



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

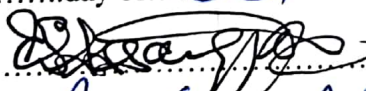
This plan prepared in accordance with Registered plan No. 41190  
 as approved and sanctioned by the Land Use Ordinance  
 Director of Surveys and Mapping Date 21/12/2005  
 Ministry of Lands, Housing and Urban Development, Dar es Salaam

GIVEN under my hand and seal and by Order of the Minister the day and year first above written.

  
**COMMISSIONER FOR LANDS**

The within-named **THE REGISTERED TRUSTEES OF THE EVANGELISM CHURCH** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL by the said )  
THE REGISTERED TRUSTEES OF THE )  
EVANGELISM CHURCH and DELIVERED in )  
the this... 7<sup>th</sup> day of... OCT... 2007. )

Signature:  )  
Postal Address: Box 6014 Amstha )

Qualification: TRUSTEE )

Signature:  )

Postal Address: Box 6014 )  
Amstha )

Qualification: TRUSTEE )



International Evangelism  
Centre, Sakila

**Land Rent Assessment****ASSESSMENT DATE:** 22-Nov-2022**ID** 673494 **NUMBER** 3053**AREA** 78.4472 ACRES **LOT TYPE** Farm**LAND RENT USE** Farm**REGION** COAST **DISTRICT** MKURANGA DISTRICT COUNCIL**LOCATION** VIANZI **BLOCK** -**OWNER:** THE REGISTERED TRUSTEES OF THE INTERNATIONAL EVANGELISM CHURCH**ADDRESS:** 6014 DAR ES SALAAM

<b>Last Pay Date</b>	<b>Balance</b>	<b>Interest</b>	<b>Total</b>
22-Jul-2022	0.00	0.00	0.00
<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

.....  
**Issued By:Elizabeth Amos Silla**

TANZANIA  
LAND REGISTRY

TITLE No.....

TO REGISTRAR OF TITLES;

1. The following documents are tendered for registration together with Certificate of Title No.....

Transfer deeds.....Consent.....Land rent.....Notification.....  
Landforms No.30.....Capital Gain.....Sale Agreement.....  
Agreement.....Valuation.....

ADVERSE POSSESSION.....PROOF OF CITIZENSHIP.....

APPLICATION U/S .....Copies..... Caveat.....copies

APPLICATION U/S.....Copies.....

2. The following fees and stamp duty are tendered:-

REGISTRATION FEES.....Shs .....

Stamp duty on original.....Shs .....

Stamp duty on duplicate copy.....Shs .....

Consent fees.....Shs.....

From:.....

.....  
.....

PRESENTED BY;.....

ID or PASSPORT.....ISSUED BY:.....

Tel/Mob:.....

Date .....2022 Signature.....

RECEIVED the above documents.....in number on .....2022

At..... PM/AM.

.....  
For. REGISTRAR OF TITLES.

FOR OFFICIAL USE ONLY

1. G.R.R :
2. Registration of refused:
3. Requisition delivered:
4. Memorial entered:
5. Passed for registration: