TITLE No. 33161
REGISTERED 6-10-87
AT 12.00 NOON
Senior Asst. Registrar of Titles
LAND REGISTRY TANZANIA

Stamp Duty Shs. 20/= Paid
and Revenue Receipt No. 4/720302
of 11-8-87
No. 99853
Asst. Registrar of Titles
L.D./MP/51513

TANZANIA STAMP DUTY ACT
Stamp Duty Shs. 20/= Paid
on original Receipt No. 4/720302
of 11-8-87
Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

The 2nd 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 provisons thereof and to any regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following special condtions:-

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.

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5. The occupier shall pay to the Minister on demand made by the Director of Land Development Services on his behalf any further fees or stamp duties which may be payable by him in connection with the Right.

6. The Right shall confer NO water Right.

7. The President may revoke the Right for failure by the occupier to comply with the conditions expressly or impliedly contained in the Right or in the Public Lands Act.

SCHEDULE

ALL that land known as Farm No. 45 Misugusugu Kibaha District containing eight decimal point five four one (8.541) hectars shown for identification only edged red on plan attached to this Certificate and defined on registered survey plan number [illegible] deposited at the Office of the Commisioner for Surveys at Dar es Salaam.

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

DIRECTOR FOR LAND DEVELOPMENT SERVICES

I, the within-named SELEMANI RAMADHANI hereby accept the terms and conditions in the foregoing Certificate of Occupancy.

SIGNED AND DELIVERED by the said SELEMANI RAMADHANI who is known to me personally ~~identified to me by~~

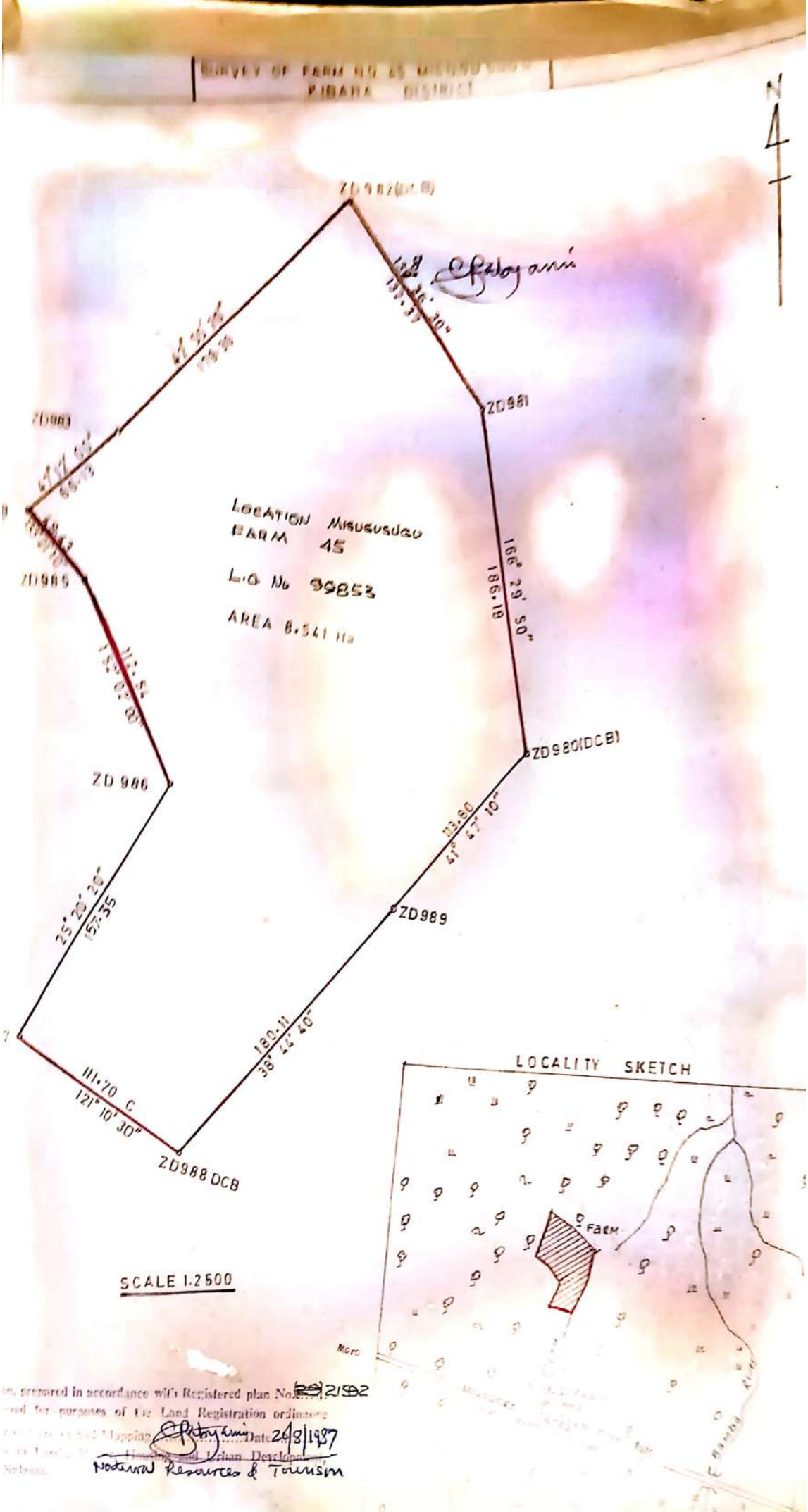
~~the latter being known to me personally~~ in my presence this 24th day of August 1987.

Witness's Signature: .....

Postal Address: P.O. Box 30080 Kibaha

.....

Qualification: .....


ZD 982(DCB)
ZD981
ZD980(DCB)
ZD989
ZD988 DCB
ZD 986
ZD985
ZD983
LOCATION Mbuguvudau
FARM 45
L.O No 99853
AREA 8.541 Ha
166° 29' 50"
186.18
113.66
61° 47' 10"
180.11
38° 44' 40"
111.70 C
121° 10' 30"
25° 28' 26"
155.35
LOCALITY SKETCH
FARM
SCALE 1:2500
Nairobi
Natural Resources & Tourism

SURVEY OF FARM NO 45 MISUGUSUGU
KIBAHA DISTRICT

			9257818.945	482545.474
ZD 980	346° 20' 00"	186.19		
			9258000.000	482500.000
ZD 981	318° 36' 30"	132.52		
			9258089.309	482412.473
ZD 982	224° 55' 20"	179.50		
			9257808.012	482290.311
ZD 983	227° 12' 00"	66.13		
			9257923.081	482241.848
ZD 984	133° 21' 10"	49.43		
			9257885.268	482273.426
ZD 985	152° 02' 00"	112.54		
			9257733.877	482326.200
ZD 986	205° 08' 20"	157.35		
			9257651.438	482259.350
ZD 987	121° 10' 50"	111.70		
			9257555.615	482354.320
ZD 988	33° 44' 40"	160.11		
			9257734.090	482487.647
ZD 989	41° 47' 10"	113.80		
			9257818.945	482543.474
ZD 980				

AREA = 13.541 ha

Survey based on local origin.

Sea level correction has been applied for 515 ft.

CONSENT

I.....MARYAM OMARY 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: .....MARYAM OMARI HASSANI.....

Signature:.....Omari.....
Postal Address: .....
Dated this.....day of ....., 2022.

IN THE PRESENCE OF :

Name: **THOMAS P. LYARUU**
Signature: .....
Postal Address: P.O. Box 27., Dar es salaam.
Qualification: **Advocate**
Dated: this..22nd.....day of..SEPTEMBER.2022.

Thomas Lyaruu
P.O.Box 27 Dar es Salaam
Advocate, Notary Public &
Commissioner for Oaths

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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 KNOWNAS 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

VENDOR SIGNATURE: ..... PURCHASER'S SEAL: X .....

Witnessed by: Thomas P. Lyaruu (Advocate)

Signature: .. .. Date: .....

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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 Tanzanian 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,

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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: tlyaruu3@gmail.com,

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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 beliable 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: ..... **PURCHASER'S SEAL:** .....
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,

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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 freefrom 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 FARM**NO. 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 thePurchaser.

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

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,

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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: ..... **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,

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

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,

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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: .....

PURCHASER'S SEAL: .....

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,

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Witness:

1. **NAME:** FAHD FIAD.
   ADDRESS: 2527 MWANZA
   SIGNATURE: x
   QUALIFICATION: MANAGER
2. **NAME:** RAHUL TANWAR
   ADDRESS: 2527 MWANZA
   SIGNATURE: x
   QUALIFICATION: MANAGER

BEFORE ME:

Name: THOMAS P. LYARUU

Qualification: Advocate,

Postal Address: P.O. Box 27, DAR ES SALAAM.

Signature: .....

Thomas Lyaruu
P.O.Box 27 Dar es Salaam
Advocate, Notary Public &
Commissioner for Oaths

.....

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: tlyaruu3@gmail.com,

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1. **SIGNATURE:** .....

ADDRESS: P.O. Box 527

QUALIFICATION: DIRECTOR

GAURAN 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: .....

Thomas Lyaruu
P.O.Box 27 Dar es Salaam
Advocate, Notary Public &
Commissioner for Oaths

.....

SEAL

VENDOR SIGNATURE: .....

PURCHASER'S SEAL: .....

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,

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Land Form 29

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
L.O 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

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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

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Land Form 35

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

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

Thomas Lyaruu
P.O.Box 27 Dar es Salaam
Advocate, Notary Public & Commissioner for Oaths

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

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

.....
TRANSFEREE'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

Thomas Lyaruu
P.O.Box 27 Dar es Salaam
Advocate, Notary Public & Commissioner for Oaths

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