

AGREEMENT FOR SALE OF LAND

This Agreement is made at Dar es Salaam this 6th day of October 2022.

By and Between

Erasto Daima Sanga, a natural person living and working for gain in Mbeya and of P.O Box No. 3639, Mbeya – Tanzania (herein the '**Vendor**'), which expression shall include wherever applicable, his heirs, legal representatives and assignees, of the one Part.

And

Vita Foam (T) Limited, a limited liability company incorporated and existing under the laws of Tanzania and of P.O Box 5686, Dar es Salaam, Tanzania, (herein the '**Purchaser**') which expression shall, unless the context requires otherwise, include its successors and assigns in title) of the other Part.

Whereas the Vendor is the owner of the landed property known as Plot No. 21, Iyunga Industrial Area, in Mbeya City as more particularly described under Certificate of Title No. 15599-MBYLR (herein the '**Property**'), together with all exhausted and unexhausted improvements, developments and appurtenances therein contained;

Whereas the Vendor has offered to sell the Property and the Purchaser has agreed to purchase the said Property subject to the terms of this Agreement.

It is agreed as follows:

1.0 Definitions and Interpretation

1.1 In this Agreement if the context so allows:

'Certificate of Title' means a Certificate of Title No. 15599-MBYLR

'Commissioner' means the Commissioner for Lands, or any person holding the position of the Commissioner for Lands upon whom the powers of the Commissioner for Lands to grant approval of disposition of lands have been vested or authorized to be performed by him under the law.

'Encumbrance' means any mortgage, charge, pledge, lien, assignment, hypothecation, security, interest, preferential right or trust, arrangement or other encumbrance, security, agreement or arrangement of any kind or any right conferring a priority of payment affecting the title to the Property.

'Property' means all that land known Plot No. 21, Iyunga Industrial Area, in Mbeya City as more particularly described under Certificate of Title, together with all exhausted and unexhausted improvements, developments and appurtenances therein made.



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'Purchase Price' means the consideration for the purchase of the Property which is agreed to be Tanzania Shillings Three Hundred Million (TZS 300,000,000.00) only.

'Signature Date' means the last date upon which this Agreement has been duly executed and signed by each of the parties.

'Transfer Forms' means the prescribed forms required for the transfer of the Property from the Vendor to the Purchaser including but not limited to; Land Form No. 29 (*Notification of a Disposition*), Land Form No. 30 (*Application for Approval of Disposition*), Land Form No. 35 (*Transfer of Right of Occupancy*), *Spousal Consent* and/or any document required to effect the transfer of the Property pursuant to the terms of this Agreement.

- 1.2 Words importing the singular meaning include, where the context so admits, the plural meaning and vice versa.
- 1.3 Words of one gender include both other genders and words denoting natural persons include corporations and firms.

2. Agreement for Sale and Purchase of the Property

- 2.1 In consideration of **Tanzania Shillings** Three Hundred Million (TZS 300,000,000.00) only, the Vendor does hereby transfer by way of sale unto the Purchaser all that is comprised in the Property together with all other rights, easements, advantages, privileges and appurtenances whatsoever attached thereto.
- 2.2 The Vendor agree to sell and the Purchaser agrees to buy the Property with full title guarantee on and subject to the terms and conditions of this Agreement free of all Encumbrances and free of occupancy.
- 2.3 The sale includes all developments, exhausted and unexhausted improvements made, carried and undertaken on the Property.
- 2.4 The risk of damage to or destruction of the Property shall pass to the Purchaser immediately upon completion of the transfer of the Property into the name of the Purchaser, but shall otherwise vest upon the Vendor.

3. Payment of the Purchase Price

- 3.1 As at the Signature Date, the Purchaser has already paid the Vendor Tanzania Shillings Ten Million (TZS. 10,000,000.00) as the first instalment of the Purchase Price – through the Vendor's bank account Number **61310003275** operated with **NMB Bank Plc**. By signing this Agreement, the Vendor acknowledges to have received the first instalment of the Purchase Price.



- 3.2 The balance of the Purchase Price to wit; Tanzania Shillings Two Hundred and Ninety Million (TZS. 290,000,000.00) will be paid immediately after the Vendor handing over to the Purchaser the original Certificate of Title provided that, the Vendor has fulfilled his obligation stated in clause 5 below. The balance/ second instalment of the Purchase Price shall be deposited into the Vendor's bank account specified in clause 3.1 above
- 3.3 On the date of payment of the second instalment of the purchase price, the Vendor shall release and deliver the original Certificate of Title and any other document giving the Vendor title to the Property to the Purchaser or its agent, as the Purchaser may direct, for purposes of processing the transfer of the right of occupancy in the name of the Purchaser.

4. **Execution of Transfer Documents**

On the Signature Date, the Vendor will execute all the Transfer Forms and any other document required to be signed and executed by the parties for the purpose of vesting the Vendor's interest in the Property to the Purchaser, and to grant the Purchaser any such support and/or assistance as may be required from time to time until completion of transfer.

5. **Registration of change of the Vendor's name in the Land Registry**

- 5.1 The Vendor has disclosed to the Purchaser that he has changed his name, Bahati Almas Sanga, to which the Property is registered, to the names of Erasto Daima Sanga – but these changes are not yet registered with the Land Registry and hence on the Certificate of Title in respect to the Property.
- 5.2 The Vendor has agreed, at his own costs, to effect changes of the said names in the Land registry – by first registering a Deed Poll for change of names with the relevant registry or authority and thereafter, register a change of names on the Certificate of Title with the Land Registry. The said changes and, or registration shall be completed within fourteen (14) days from the Signature Date.

6. **Approval of the Relevant Authority**

- 6.1 The transfer of the Property envisaged under this Agreement, and any other terms and conditions contained under this Agreement, are subject to, and conditional upon, the grant of the Commissioner's approval for disposition of land and fulfilment of all required conditions.
- 6.2 The Vendor will apply for the Commissioner's approval, and the Purchaser will, at its own expense, process and use all the reasonable endeavors to obtain it.



7: **Failure to Obtain the Relevant Authorities Consent/Approval**

- 7.1 If the Commissioner's approval has not been obtained within six (6) months after payment of the second installment of the Purchase Price, or if the approval is refused by reason outside the contemplation of the parties, either party may, at any time thereafter, rescind this Agreement by notice to the other, and the Vendor shall, within fourteen (14) days after such failure or refusal has been realized and such notice been delivered, return all the earnest monies paid as Purchase Price by the Purchaser . All other payments made by each of the parties in respect of taxes, fees, duties and incidental costs will be at each parties' own costs.
- 7.2 A party, otherwise entitled to rescind this Agreement for inability to obtain the Commissioner's approval or consent of the relevant authorities, may not exercise the right if he/it has not performed his/its obligations required in connection with obtaining such approval or consent unless and until his/its own breach of obligation has ceased for a reasonable time to be a cause of the withholding of the approval or consent.
- 7.3 In case of rescission under the terms of this clause, neither the Vendor nor the Purchaser is to be treated as in breach of this agreement.

8. **Implied Covenants under the Certificate of Title**

The covenants implied by reason of the Vendor selling with full title guarantee are to include any to the effect that the covenants and conditions contained in the Certificate of Title relating to the development, state and condition of the Property have been duly observed and performed.

9. **The Vendor' Undertakings**

- 9.1 The Vendor agree and covenant with the Purchaser that:
- 9.1.1 He shall assist the Purchaser in the process of obtaining the Commissioner's approval and other necessary consents for disposition of the Property from the relevant authorities; and
- 9.1.3 He shall procure that the Certificate of Title is registered in the name of the Purchaser and all other rights necessary to allow the Purchaser develop the Property.
- 9.2 The Vendor' Undertaking made in Clause 9.1 above shall be a separate representation and warranty given by the Vendor and shall be deemed to be material and to have induced the Purchaser to enter into this Agreement. The Vendor acknowledge that the Purchaser has entered into this Agreement relying on these undertakings and shall be entitled to cancellation and full resolution in the event of any breach of any undertaking by the Vendor.







10. **Representations and Warranties**

10.1 **Warranties by the Vendor**

The Vendor covenant with the Purchaser that:

10.1.1. This Agreement will, when executed, constitute valid and binding obligation on the Vendor in accordance with its terms;

10.1.2. The execution and delivery of and the performance by the Vendor of his obligations under this Agreement will not:

10.1.2.1. Result in a breach of, or constitute a default under, any instrument to which the Vendor is a party or by which the Vendor is bound; or

10.1.2.2. Result in a breach of any order, judgment or decree of any court or governmental agency to which the Vendor is a party or by which the Vendor is bound;

10.1.3. The Vendor is aware that there is no subsisting breach and no non-observance of any covenant, condition or agreement contained in the Certificate of Title under which the Vendor holds his interest in the Property, which would materially adversely affect the Property or result in a third party exercising a right in law or power of entry to take possession of the Property;

10.1.4. The Vendor has a good and marketable title to the Property and no person is in, or otherwise entitled to, occupation or use of it and no right of occupation, easement, license or enjoyment has been acquired or is in the course of being acquired by any third party or has been granted or agreed to be granted to any third party;

10.1.5. The Property is not subject to the payment of any outgoings other than the usual rents, rates and taxes and all sums due to date in respect thereof have been paid in full;

10.1.6. The Vendor has sold and transferred the Property subject to all terms of use applicable, and as stipulated in the Certificate of Title from any encumbrances, save for the transfer of title from the Vendor to the Purchaser; and

10.1.7. All information that have been made available to the Purchaser or its representative by the Vendor or any of their representatives in connection with the transaction contemplated herein is complete and correct in all material respects, is not misleading, and does not omit any material fact.





11.2 Each representation and warranty in Clause 10.1 above shall be a separate representation and warranty given by the Vendor in favour of the Purchaser and shall be deemed to be material and to have induced the Purchaser to enter into this Agreement. The Vendor acknowledges that the Purchaser has entered into this Agreement relying on these representations and shall be entitled to cancellation and full resolution in the event of any breach of any warranty by the Vendor.

11. **Warranties by the Purchaser**

The Purchaser hereby covenants with the Vendor that this Agreement will, when executed, constitute valid and binding obligations on the Purchaser, in accordance with its respective terms.

12. **No Assignment of this Agreement**

This Agreement is personal to the parties and the parties are not obliged to assign, convey or transfer the whole or any part of it to anyone other than the parties hereto, without the prior written consent of the parties hereto.

13. **Notices**

All notices or other communications to be given under this Agreement shall be made in writing, and sent by letter or facsimile transmission (save as otherwise stated) and shall be deemed to be duly given or made when delivered (in the case of personal delivery), when despatched (in the case of facsimile transmission, provided that the sender has received a receipt indicating proper transmission and that a hard copy of such notice or communication is forthwith sent by prepaid post as set out herein) or 7 Days after being deposited in the post, postage prepaid by the quickest mail available and by registered mail if available (in the case of a letter) to such party at his or its address last known to the party issuing such notice.

14. **Misrepresentations**

Save for the representations and warranties given under clause 10 above, and what is expressly agreed under this Agreement, the parties acknowledge that no statement or representation, whether oral or written, which may previously have been made to them or any person concerned on their behalf have induced parties to enter into this Agreement.

15. **Continuation of this Agreement after Completion**

Completion of the transfer of the Property does not discharge liability to perform any outstanding obligation under this Agreement.

~~Handwritten signature~~

Handwritten initials

Handwritten initials

16. **Taxes and Duties**

Parties shall pay legal charges of their own lawyers and costs of and incidental to the preparation and completion of this Agreement. Capital gain tax shall be shared equal by the Vendor and the Purchaser, outstanding land rent (if any) together with fees and levies customarily payable in relation to the Property will be paid by the Vendor. The Purchaser shall pay stamp duty, notification fees, valuation fees and registration fees.

17. **Cancellation**

17.1 Notwithstanding anything else to the contrary in this Agreement or elsewhere, should the Vendor fail to hand over to the Purchaser the original Certificate of Title pursuant to clause 5 above, the Purchaser may at any time thereafter, by written notice to the Vendor, cancel this agreement and the Vendor shall be required to within fourteen (14) days refund in full, the first installment of the Purchase Price paid pursuant to Clause 3.1.

17.2 The provisions of sub-clause 17.1 hereof shall not prejudice any other right or remedy which the Purchaser may have as a result of cancellation of this agreement due to the Vendors' failure to hand over the original Certificate of Title – which said remedies include, but not limited to; costs incurred in this transaction, consequential losses and general damages.

18. **Illegality**

If any provision or term of this Agreement or any part thereof shall become or be declared illegal, inoperative, invalid or unenforceable for any reason whatsoever including but without limitation by reason of the provisions of any legislation or other provisions having the force of law or by reason of any decision of the Commissioner or any Court or other body or authority having jurisdiction over the parties or this Agreement, such terms or provisions shall be divisible from this Agreement and shall be deemed to be deleted from this Agreement in the jurisdiction in question provided always that, if any such deletion substantially affects or alters the commercial basis of this Agreement, the parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances.

19. **Amendment and Waiver**

19.1. This Agreement shall not be amended, modified, varied or supplemented except in writing signed by the parties to this Agreement or duly authorized representatives of the parties.

19.2. No indulgence, extension of time, relaxation, latitude, failure or delay on the part of either party hereto to exercise any right or remedy under this Agreement shall be construed or operate as a waiver thereof nor shall any single or partial exercise of any







right or remedy as the case may be. The rights and remedies provided in this Agreement are cumulative and are not exclusive of any rights or remedies provided by the law.

20. Dispute Resolution, Governing Law and Jurisdiction

20.1 This Agreement shall be governed by and construed in accordance with the laws of Tanzania.

20.2 Each party irrevocably agrees to submit to the exclusive jurisdiction of the courts of Tanzania over any claim or matter arising under or in connection with this Agreement or the legal relationships established by it when an amicable settlement fails.

In witness whereof the **Vendor** and the **Purchaser** have hereunto set their respective signatures to this Agreement on the day, month and year first above herein written.

Signed and delivered at Mbeya by the said
Erasto Daima Sanga, who is known to me,
who is identified to me by



Vendor

the latter being known to me personally
this 6th of October, 2022.

In My Witness:

Signature:



Name:

DICKSON J. M. M.

Postal Address:

156 SONI-LUSHOTO

Qualification:

Advocate/Notary Public



Sealed with the common seal of the said

Vita Foam (T) Limited and delivered

in Dar es Salaam in the presence of us this 6th day of
October 2022.

In the Presence of:

Signature:



Name:

SURAJ CHANDALIYA

Address:

P.O BOX 5686
DAR ES SALAAM

Qualification:

DIRECTOR

Signature:



Name:

PRATEEK CHANDALIYA

Address:

P.O BOX 5686
DAR ES SALAAM

Qualification:

COMPANY SECRETARY



**VALUATION REPORT OF A PROPERTY ON PLOT NO. 21, BLOCK
'INDUSTRIAL AREA', IYUNGA INDUSTRIAL AREA, MBEYA CITY
CT. NO: 15599-MBYLR**



VALUATION FOR TRANSFER PURPOSES

PREPARED BY:



**MBEYA CITY COUNCIL
VALUATION SECTION
P.O. BOX 149
MBEYA**

PREPARED FOR:

**VITA FOAM (T) LIMITED
P.O. BOX 5686
DAR ES SALAAM**

DATE: NOVEMBER, 2022

**VALUATION REPORT OF A PROPERTY ON PLOT NO. 21, BLOCK
'INDUSTRIAL AREA', IYUNGA INDUSTRIAL AREA, MBEYA CITY
CT. NO: 15599-MBYLR**

**SECTION 1.0: INSTRUCTIONS, PURPOSE OF VALUATION, VALUATION
SUMMARY AND CERTIFICATION**

1.1 INSTRUCTIONS AND PURPOSE OF VALUATION

We have been verbally instructed by **VITA FOAM (T) LIMITED** of P. O. Box 5686, Dar Es Salaam, to carry out a Physical Verification, Inspection and Valuation of a security on Plot No. 21, Block 'Industrial Area', Iyunga Industrial Area, Mbeya City, in order to establish an opinion of the current market value for transfer purposes.

Accordingly, we have carried out the said exercise and contained in this booklet is our valuation report.

1.2 PARTIES TO TRANSACTION

TRANSFEROR: ERASTO DAIMA SANGA of P. O. Box 3639, Mbeya.

TRANSFeree: VITA FOAM (T) LIMITED of P. O. Box 5686, Dar Es Salaam.

1.3 CERTIFICATION AND VALUATION SUMMARY

Taking into account the type, size, location and condition of the property under reference, together with evidence available to us with respect to current costs of construction in the neighbourhood and recent sale prices of comparable properties and considering the basis and method of Valuation used; we are of the opinion that the Market Value of the plot in the area for Transfer purposes is in order of.

- **Market Value: TZS. 350,000,000.00 (Three Hundred Fifty Million Only)**

Faraja Maina

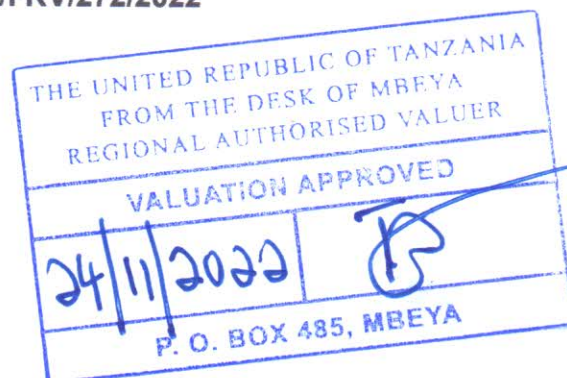


BSc. Land Management & Valuation (ARU)
AREPTA

Fully Registered and Licenced Valuation Surveyor
Registration No. VRB/FRV/272/2022

**CITY VALUATION OFFICER
MBEYA CITY COUNCIL**

And Valuation is Approved by
GOVERNMENT CHIEF VALUER



SECTION 2.0: VALUATION METHODOLOGY

2.1 DATE OF INSPECTION AND VALUATION:

Identification of the subject property and its boundaries was done by **AYUBU YUNUSI BAKARI** who is the property transferee representative. The survey and inspection of the subject property was conducted by **Faraja Maina** who is a Valuer from Mbeya City Council on **November, 2022** which is referred to as Valuation date and the values expressed herein are those prevailing on the said date and are expected to remain valid for a period of six (6) months from the date of this valuation.

2.2 BASIS OF VALUATION

The basis of valuation for market value assessment in Tanzania and as per the International Valuation Standards IVS is the open Market Value. Market Value has been defined by the IVSC as “... **the estimated amount for which a property should exchange on the date of the valuation between a willing buyer and a willing seller in an arm’s length transaction after property marketing wherein the parties had each acted knowledgably, prudently, and without compulsion...**” Implicit in this definition is the consummation of a sale by a specified date and the passing of ownership from seller to buyer under open market conditions.

IVS permits deviation from the market value assessment requirement to a non-market based assessment of the value of specialised property. IVS recommends that specialized property should be valued on the basis of the highest and best use assuming vacant possession. What the recommendation entails is for the Valuer to estimate the value of the property under appraisal on the basis of the net benefits that an informed management could derive from the land by considering its decisions on investment, operation and financing of the business. It may also mean considering the assets of the business on the basis of their depreciated replacement cost (DRC).

2.3 METHODS OF VALUATION USED

There are five methods of valuations which are generally applied in deriving market the value of an asset. These include the Comparative Method of

Valuation, the Replacement Cost Method of Valuation, the Investment Method of Valuation, the Profits Method of Valuation and the Residual Method of Valuation.

As to which method of valuation should be used at any time would depend on the purpose of the valuation, nature of the business/property being valued and the availability of data. **In this valuation, we have used the Comparative Method of valuation to the determine market value of the land component and the Replacement Cost method of valuation to determine value of the buildings component.**

2.4.1 The Comparative Method of Valuation

We have adopted the **Comparative Method of Valuation**, sometimes referred to as the Direct Capital Comparison Method to value the land component because there is plentiful of evidence of land sales transactions in the neighborhood and Land Values Guidance rates prepared by the Government Chief Valuer in place in assessing land values, hence reliable data of sale prices is readily available.

By this method, the Valuer equates value of the property under appraisal to the value of a known comparable property whereby the latter's value is taken to be the best price that can be obtained by the property being valued, with due allowance made for value affecting differences between the subject property and the comparable property such as; Location, Level and amount of services provided, Accessibility, land size, Development Conditions as discerned from the Certificate of Title, Date of transaction, Parties to the transaction, Condition (in case of buildings),Motive of sale, Tenure and Un-expired term.

The land value is then added onto the Depreciated Replacement Cost of the unexhausted improvements derived in **2.4.2** to derive the aggregate Market/Capital value of the subject property (Land Value + Buildings Value).

2.4.2 The Replacement Cost Method of Valuation

We have used the Replacement Cost approach to determine the Market Value of the unexhausted improvements (buildings) on the land because this

is the conventional method of valuation used to derive values of unexhausted improvements on land.

By this method, the value of the unexhausted improvements is determined by reference to their cost of replacement or reinstating them (as new) or that of their substitute as at the date of valuation. Where the unexhausted improvements are not new or are obsolete, the replacement cost thus established is then depreciated to derive a depreciated replacement cost which is equated to the property's market value and incorporated into the Land Value component (site value) derived in **2.4.1** above to derive the aggregate value of the property (Land Value + Building Value).

The method is based on the rationale that the value of a property comprises two components namely: the value of improvements on the land and the value of the land.

2.5 STRUCTURAL SURVEY

General survey as opposed to structural survey was made as the latter is out of the scope of a general valuation survey. In this regard, no testing was done on such services as water pipes, electrical wiring or drainage pipes and no testing was made to establish the extent of damp, timber rot, metal fatigue etc.

2.6 THIRD PARTY INFORMATION

Where information was from a third party who is a stake holder in this Market Value Assessment, we have assumed that the information given is true and we shall not be liable should it be proved to be otherwise.

SECTION 3.0: SECURITY OVER VIEW

3.1 LOCATION AND LOCALITY

The property is located on Plot No. 21, Block 'Industrial Area', Iyunga Industrial Area, Mbeya City, about 1.5 kilometres off 'Tanzam High Way' via a Ikuti Tarmac Road and a Street Compacted Earthen Road off the said 'Tanzam High Way' at 'Ikuti Bus Stop'. The notable landmarks located close to the subject property is Tanzania Breweries Company Limited Mbeya Branch (TBL). The property lies on the following co-ordinates; Latitude -

8.939738 and Longitude 33.405767. The neighborhood is characterized by commercial, industrial and institution properties.



Location Map of the Subject Property as extracted from Satellite Image (Source: Google Earth)

3.2 LAND TENURE

The property is held for the residue of a 99 years Right of Occupancy with effect from 1st January 1984 in favour of **ERASTO DAIMA SANGA** of P. O. Box 3639, Mbeya.

The Right of Occupancy is registered under Certificate of **Title (C.T) No. 15599-MBYLR** and **Land Office (L.O) No. 377572**.

3.3 LAND USE CONFORMITY AND PERMITTED LAND USE

According to the development conditions contained in the Certificate of Title, the permitted land use is Special Industries Purpose Only. Use Group 'N' use classes (a), (b), (c) and (d) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

3.4 STATUTORY NOTICES

We have not been informed of the existence of any statutory notices and have therefore assumed that the property is unaffected by any such notices and that neither the property nor its use gives rise to contravention of any statutory requirements.

3.6 THIRD PARTY INFORMATION

Where information was given to us by a Third Party and we have sufficient reason to believe such information to be true and reliable, we shall not accept any responsibility should it prove to be otherwise.

3.6 CONFIDENTIALITY

This report is confidential to **MBEYA CITY COUNCIL, VALUATION SECTION** of P. O. Box 149, Mbeya and client **VITA FOAM (T) LIMITED** of P. O. Box 5686, Dar Es Salaam.

SECTION 4.0: DETAILED PROPERTY DESCRIPTION

4.1 GENERAL DESCRIPTION OF THE PROPERTY

The property is a single-storey residential house with a toilet building all built to a fair standard of workmanship and specifications on a supper low density plot.



4.2 DETAILED DESCRIPTION OF THE PROPERTY

4.2.1 MAIN BUILDING



Details of Construction

The property is built by pitched roof covered with corrugated iron sheets on timber members. Walls are of burnt bricks and mud bricks which are plastered internally and externally. Windows are glazed casements fitted in wooden frames incorporated with security iron bars. Doors are of timber batten on wooden frames. The floor is finish with a sand cement screed.

Accommodation

- Living room
- Bedroom
- Store

CONDITION

The property is in sound structural condition and fair state of repair and maintenance.

4.2.2 TOILET BUILDING



Details of Construction

The property is built by pitched roof covered with corrugated iron sheets on timber members. Walls are of burnt bricks and mud bricks which are plastered internally and externally. Doors are of timber batten on wooden frames. The floor is finish with a sand cement screed.

Accommodation

- 2No. Store
- Common toilet

CONDITION

The property is in sound structural condition and fair state of repair and maintenance.

4.3 SCHEDULE OF AREAS (G.E.A BASIS)

Main Building	53.04m ²
Toilet Building	13.20m ²

4.4 PLOT AND SITE WORKS

The property is built on supper low density plots measuring a **2.048 Hectare** enclosed with a sand cement blocks. The ground is growing with a fruit trees.

Entrance to the property is via a steel gates hung onto reinforced concrete posts.

5.0 SERVICES

Water and electricity are connected to the property from public mains. Drainage is to a septic tank and soak away pits.

UNITED REPUBLIC OF TANZANIA
THE LAND ACT.1999

(NO.4 OF 1999)

CERTIFICATE OF APPROVAL OF DISPOSITION
(Under Section 39)

MBRL/5267
L.O No. 377572
PLOT NO. 21
BLOCK "INDUSTRIAL"
LOCATION: IYUNGA
MBEYA CITY.

I, **DICKLEY ENNAS NYATO** ~~COMMISSIONER FOR LANDS~~ /AUTHORIZED OFFICER
hereby **APPROVE** the disposition of the right of occupancy under the above reference subject
to the following: -

	FEE	TSH	ERV	DATE
I.	Application fee	80,000/=	922340144317126	06/12/2022
II.	Notification fee	40,000/=	922340144317126	06/12/2022

.....
~~COMMISSIONER FOR LANDS~~ /AUTHORIZED OFFICER

Date: 01/01/2023

(Handwritten Signature)
ENNAS NTEULE
HAKUMASHAURI YA JIIMBEYA
S.L.P. 100 MBEYA

To: **VITA FOAM (T) LIMITED**
P. O. Box 5686
DAR ES SALAAM.

Copy to: The Registrar.