

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

FARM PLOT NO. 225 BLOCK "I" DIARY AREA
MUHEZA DISTRICT

Title No. 8502 TNG
L.O. No. 1356433
L.D. No. MU/LD/DRY/225

TO COMMISSIONER FOR LANDS/AUTHORISED OFFICER

I, **IBRAHIM SAIDI SHEDAFFA** of P.O. Box 5700, Tanga, HEREBY NOTIFY you of the disposition which is intended to be made in favor of **VK INDUSTRIES LIMITED** of P.O. Box 23, Muheza, physical address being in apartment Plot No. 157 Maweni, Saruji Tanga in respect of a Title Deed registered under the above reference.

I HEREBY present the following particulars:

1. Nature of disposition: SALE
2. Particulars of purchaser: **VK INDUSTRIES LIMITED** of P.O. Box 23, Muheza, physical address being in apartment Plot No. 157 Maweni, Saruji Tanga
3. The following documents are enclosed: TITLE DEED
4. Other particulars: NIL

Date: 18th day of August, 2023

BEFORE ME:

Muhammad

QUALIFICATION: *ADVOCATE*



[Signature]

APPLICANT

Fee:

SEAL/OFFICIAL STAMP

COMMISSIONER FOR LAND AUTHORIZED OFFICER

Date.....PLACE.....

Copy: The Registrar

THE LAND ACT, 1999
(NO. 4 OF 1999)

APPLICATION FOR APPROVAL OF A DISPOSITION
(Under Section 39)

FARM PLOT NO. 225 BLOCK "I" DIARY AREA
MUHEZA DISTRICT

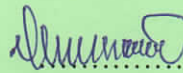
Title No. 8502 TNG
L.O. No. 1356433
L.D. No. MU/LD/DRY/225

I, **IBRAHIM SAIDI SHEDAFFA** of P.O. Box 5700, Tanga, (hereinafter referred to as "The Applicant" HEREBY APPLY for APPROVAL of disposition of a Title Deed registered under the above reference.

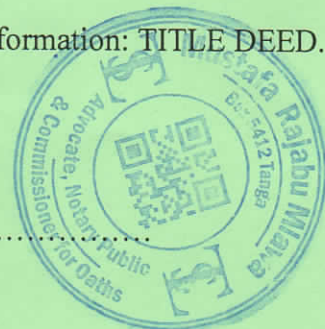
1. Nature of disposition: SALE
2. Particulars of purchaser: **VK INDUSTRIES LIMITED** of P.O. Box 23, Muheza, physical address being in apartment Plot No. 157 Maweni, Saruji Tanga
3. I, the Applicant supply the following information: TITLE DEED.

Date: 18th day of August, 2023

BEFORE ME:



QUALIFICATION: *ADVOCATE*



.....
APPLICANT

For Official Use Only

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

Commissioner for Lands/ Authorised Officer

Date.....

Served upon me/us

.....
Signature of Applicant (s)

Date.....

Fee

THE LAND ACT, 1999
(NO. 4 OF 1999)
TRANSFER OF RIGHT OF OCCUPANCY
(Under Section 63)

FARM PLOT NO. 225 BLOCK "I" DIARY AREA
MUHEZA DISTRICT

Title No. 8502 TNG
L.O. No. 1356433
L.D. No. MU/LD/DRY/225

IN CONSIDERATION of sum of Tshs 50,000,000/= (Tshs fifty million only) being purchase price, paid to me by **VK INDUSTRIES LIMITED** of P.O. Box 23, Muheza, physical address being in apartment Plot No. 157 Maweni, Saruji Tanga through current account No. 0573042899001 RAK BANK ROLLA BR SHARJAH OF DUBAI to account No. 0112044289700 CRDB – Tanga Branch, which payment have been effected in installments to the effect that Tshs 1,000,000/= has been paid in hard cash and 49,000,000/= (forty nine million only) through my bank account referred above, of which I acknowledge receipt, I, **IBRAHIM SAIDI SHEDAFFA** of P.O. Box 5700, Tanga,, HEREBY TRANSFER to the said **VK INDUSTRIES LIMITED** of P.O. Box 23, Muheza, physical address being in apartment Plot No. 157 Maweni, Saruji Tanga the Right of Occupancy registered under the above reference.

And we, **VK INDUSTRIES LIMITED** of P.O. Box 23, Muheza, physical address being in apartment Plot No. 157 Maweni, Saruji Tanga hereby apply to be registered as the owners and occupiers of the said Right of Occupancy under the conditions contained herein.

SIGNED and DELIVERED by the said
IBRAHIM SAIDI SHEDAFFA
who is known/identified to me by.....

.....
the latter being known to me personally
in my presence

This 18th day of August, 2023

Signature 

Postal Address: **P.O. Box 5412**

Qualification: **TANGA
ADVOCATE**


.....
TRANSFEROR



SEALED with the COMMON SEAL of the said
VK INDUSTRIES LIMITED

In presence of us

Name: **VIVEK KUMAR BHAGAT**

Signature 

Postal Address: **Box 23
Muheza**

Qualification: **DIRECTOR**

.....
COMMON SEAL



SEALED with the COMMON SEAL of the said
VK INDUSTRIES LIMITED

In presence of us

Name: **SACHIN SAMBHALL DESAI**

Signature

Postal Address: Box 23
Muheza

Qualification: **DIRECTOR**



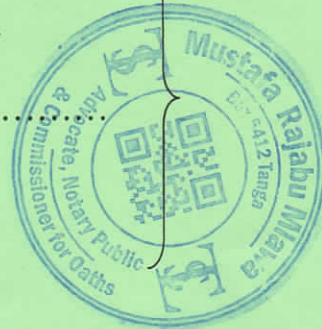
This: 18th day of August, 2023

Name: **MUSTAFA MLAWA**

Signature

Postal Address: BOX 5412
Tanga

Qualification: **Advocate**



SALE AGREEMENT

THIS SALE AGREEMENT is made on this 18th August, 2023 between **IBRAHIM SAIDI SHEDAFFA** of P.O. Box 5700, Tanga, (hereinafter referred to as the "Vendor") of the one part and **VK INDUSTRIES LIMITED** of P.O. Box 23, Muheza, physical address being in apartment Plot No. 157 Maweni, Saruji Tanga (hereinafter referred to as the "Purchaser") on the other part.

- a. **WHEREAS** the Vendor is a lawful owner of a parcel of land located at Plot No. 225 Block "I" DIARY Area Muheza District - Title No. 8502 TNG, L.O. No. 1356433, L.D. No. MU/LD/DRY/225
- b. **AND WHEREAS** the said Vendor is desirous of selling to the Purchaser and the Purchaser is desirous of buying from the said Vendor the said piece of land measuring 10974 square Meters.

NOW THIS SALE AGREEMENT WITNESETH AS FOLLOWS

1. SUBJECT OF SALE AND PURCHASE PRICE

The Vendor has agreed to sale and the Purchaser has accepted to buy a piece of land as specified under a and b above.

The Purchaser shall pay the Vendor the sum of Tshs 50,000,000/= (Tz shillings fifty million only) 49,000,000/= (forty nine million shillings) through current account No. 0573042899001 RAK BANK ROLLA BR SHARJAH OF DUBAI and Tshs 1,000,000/= in hard cash, Immediately after signing of this agreement.

2. HANDING OVER OF PROPERTY

The purchaser shall assume full responsibility of the plot of land upon execution of this sales agreement and shall meet all expenses pertaining thereto, provided that in the event of outstanding levies, taxes or due relative to the said property as to the date of execution of the sale agreement, they shall be the responsibility of the Vendor.

3. TRANSFER OF PROPERTY

This agreement and the Deed of transfer thereto to be executed by the parties are subject to the consent of vendors wife. If such consent shall be inavailable necessary legal steps shall be accorded by the vendor, to wit, an affidavit to confirm such mishap.

IN WITNESSETH HEREOF the parties hereto set their hands in the manner and order as set forth herein below:-

Signed and Delivered by the said
IBRAHIM SAIDI SHEDAFFA

This 18th day of August 2023

Signed and Delivered by the said
VK INDUSTRIES LIMITED

Name: VIVEK KUMAR BHAGAT

Signature [Signature]

Postal Address: Box 23
Muheza

Qualification: **DIRECTOR**

Signed and Delivered by the said
VK INDUSTRIES LIMITED

Name: SACHIN SAMBHASHI DESAI

Signature [Signature]

Postal Address: Box 23
Muheza

Qualification: **DIRECTOR**

Before:
Signature [Signature]

Postal Address Box 5412 Tanga

Qualification: **ADVOCATE**

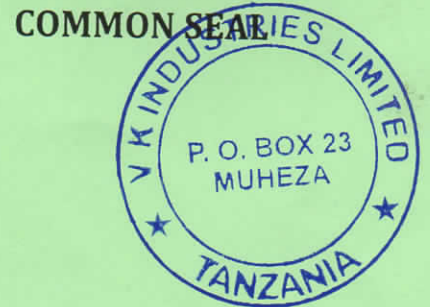
Drawn by

MUSTAFA ADVOCATES

P.O. BOX 5412

TANGA

[Signature]



IN THE LAND REGISTRATION ORDINANCE
CAP 334

SPOUSE CONSENT
[Under section)]

FARM PLOT NO. 225 BLOCK "I" DIARY AREA
MUHEZA DISTRICT

Title No. 8502 TNG
L.O. No. 1356433
L.D. No. MU/LD/DRY/225

Mimi **AGNES M. SHEDAFFA**, Mwanamke wa S.L.P 20 Muheza, mkazi wa Muheza na raia wa Jamhuri ya Muungano wa Tanzania ninathibitisha kama ifuatavyo:-

Kwamba mimi ni mke wa Bwa. **IBRAHIM SAIDI SHEDAFFA** wa S.L.P, 20 Muheza, ambaye kwa pamoja tumechuma mali zinazomilikiwa katika ndoa, moja wapo ikiwa ni shamba lililosajiliwa Na. 225 Kitalu "I" Diary - Wilaya ya Muheza.

Nathibitisha kwamba mimi na mume wangu tumekubaliana kuuza shamba tajwa hapo juu na nimeridhia na bei iliyokubalika katika hati ya mauzo.

Mimi **AGNES M. SHEDAFFA** nathibitisha kwamba yote niliyoyatamka hapo juu ni kweli, kweli tupu

Imetamkwa mbele yangu na
AGNES M. SHEDAFFA
ambaye ninamfahamu/ ametambulishwa
kwangu na
.....

leo hii tarehe 17 mwezi wa 08, 2023

MBELE YA: MUSTAFA MLAWA

SAINI:
.....

CHEO: WAKILI

ANUANI: S.L.P 5412, TANGA



JAMHURI YA MUUNGANO WA TANZANIA

HATI YA KIAPO

Mimi **IBRAHIM SAIDI SHEDAFFA**, Mwanamme, Muislam, wa S.L.P 5700, Tanga, mkazi wa Jiji la Tanga na raia wa Jamhuri ya Muungano wa Tanzania ninaapa kama ifuatavyo:-

1. Kwamba jina langu kamili ni **IBRAHIM SAIDI SHEDAFFA**.
2. Kwamba saina niliyosaina kwenye hati (Title) ya Shamba Na. 225 Kitalu "I" Diary – Wilaya ya Muheza pamoja na nyaraka nyingine ni saina yangu
3. Kwamba saina niliyosaina kwenye mikataba ya mauziano ya shamba Land Form No. 29, 30, 35 shamba Na. 225 Kitalu "I" Diary – Wilaya ya Muheza pia ni saina yangu.
4. Kwamba kwa kiapo hiki ninathibitisha kuwa saina iliyoko hati (Title) ya Shamba Na. 225 Kitalu "I" Diary – Wilaya ya Muheza ni saina yangu saina niliyosaina kwenye mauziano ya shamba Land Form No. 29, 30, 35 shamba Na. 225 Kitalu "I" Diary – Wilaya ya Muheza pia ni saina yangu na zote zinawakilisha mtu mmoja.
5. Kwamba kwa kiapo hiki naiomba idara ya ardhi iweze kukipokea kiapo changu.

Mimi **IBRAHIM SAIDI SHEDAFFA** nathibitisha kwamba yote niliyoyatamka hapo juu ni kweli, kweli tupu

Imetamkwa mbele yangu na
IBRAHIM SAIDI SHEDAFFA
ambaye ninamfahamu/ ametambulishwa
awangu na

.....
leo hii tarehe 18 mwezi wa 08, 2023

MBELE YA: MUSTAFA MLAWA

SAINI.....

CHEO: WAKILI

ANUANI: S.L.P 5412, TANGA



.....
.....



MUSTAFA ADVOCATES

Advocates, Notary Public and Commissioner for oaths

TANGA HEAD OFFICE STREET NO. 4
OPPOSITE MKWABI ALLUMINIUM & GLASS DEALERS
P.O.BOX 5412
TANGA
Telephone No. 0655 997 714
E – mail: mustafamlawa@gmail.com

REF: MA/CORR/08/2023

DATE: 19ND August, 2023

CONFIRMATION OF PAYMENTS

In consequence of the sales agreement executed on 18/05/2023 in respect of the parcel of land registered Plot No. 225 Block "I" Diary area, Title No. 8502TNG, L.O No. 1356433, L.D. No. MU/LD/DRY/225 between IBRAHIM SAIDI SHEDAFFA (seller) and VK INDUSTRIES LIMITED (buyer) whereas the sales price agreed is Tshs 50,000,000/= (say fifty million shillings only). It, is hereby confirmed that:-

- (i) Payment will be effected in two installments.
- (ii) 1st installment Tshs 1,000,000/= (say one million only) has been paid in hard cash.
- (iii) 2nd installment will be effected through the sellers Bank account No. 011204489700 – CRDB bank and will be furnished within, at least four days from the day of signing of the agreement.

Seller
Name Ibrahim Saidi Shedaffa signature date 19/08/2023

Buyer
Name (director) Sachin Desai signature date 19.08.2023


.....
MUSTAFA ADVOCATES
P.O.BOX 5412
TANGA



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

19531118-21101-00001-29

INA : IBRAHIMU SAIDI
Given Name
 JINA LA MWISHO : SHEDAFFA
Last Name
 TARICHE YA KUZALIWA : 18 NOV 1953
Date of Birth
 JINSI : M
Sex
 SAJINI :
Signature
 MWISHO WA MATUMIZI : 15 MAR 2028
Expiry Date




 Certified as True Copy of the Original
Mustafa Rajabu Mlawa
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: 
 Date: 23/08/2023

THE UNITED REPUBLIC OF TANZANIA CITIZEN IDENTITY CARD



 19531118211010000129

Kitambulisho hiki ni mali ya Serikali ya Jamhuri ya Muungano wa Tanzania. Huruhuswi kukufanya mabadiiko ya aina yeyote wala kumpatia mtu ambaye haruhusiwi kukitumia. Kama kikipotea, au kuharibiwa taarifa kamili lazima itolewe Kituo cha Polisi na Ofisi ya NIDA au Ofisi ya Ubalizi ya Jamhuri ya Muungano wa Tanzania ayoye karibu.


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


 Certified as True Copy of the Original
Mustafa Rajabu Mlawa
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: 
 Date: 23/08/2023


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

19530403-21101-00001-10
JINA : AGNES MARTIN
Given Name
JINA LA MWISHO : SHEDAFU
Last Name
TAREHE YA KUZALWA : 03 APR 1953
Date of Birth
JINSI : F
Sex
SAINI:
Signature
MWISHO WA MATUMIZI : 16 AUG 2028
Expiry Date




 Certified as True Copy of the Original
Mustafa Rajabu Mlawa
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: *[Signature]*
 Date: *23/08/2023*

THE UNITED REPUBLIC OF TANZANIA CITIZEN IDENTITY CARD

19530403211010000110

Kitambulisho hiki ni mali ya Serikali ya Jamhuri ya Muungano wa Tanzania. Huruhusiwsi kukufanyia mabadiliko ya aina yeyote wala kumpatia mtu ambaye haruhusiwi kukiumia. Kama kikipotea, au kuharibiwa taarifa kamili lazima itolewe Kituo cha Polisi na Ofisi ya NIDA au Ofisi ya Ubalozzi ya Jamhuri ya Muungano wa Tanzania iliyo karibu.

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


 Certified as True Copy of the Original
Mustafa Rajabu Mlawa
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: *[Signature]*
 Date: *23/08/2023*

**AFFIDAVIT TO CONFIRM
VALIDITY OF SIGNATURE**

I, **IBRAHIM SAIDI SHEDAFFA** an adult, male, Moslem of P.O. Box 5700, Tanga, a citizen of the United Republic of Tanzania do hereby solemnly affirm and state as follows:-

1. That I am the rightful owner of the parcel of land registered Plot No. 225 Block "I" Diary at Muheza District.
2. That I am the holder of a signature that it does appears on the Title deed in respect of the parcel of land registered Plot No. 225 Block "I" Diary at Muheza District.
3. That the signatures that do appears on land forms Nos. 29, 30, 35 Plot No. 225 Block "I" Diary at Muheza District are mine
4. That by the availment of this affidavit I, do, confirm that the signatures that do, appears on the parcel of land registered Plot No. 225 Block "I" Diary at Muheza District and the signatures that do, appears on land forms No. 29,30 and 35 are the same and represents the same person
5. That by this affidavit I, so far request the very authority to be satisfied that the validity of the two signatures are properly from the same hand.

That I, **IBRAHIM SAIDI SHEDAFFA** verified that what is stated in paragraph 1, 2, 3, 4 and 5 are true according to my own knowledge.

Affirmed at Tanga

by the said **IBRAHIM SAIDI SHEDAFFA**

who known/identified

to me by

the latter being

known to me personally

Dated 23.....day of August.....2023

Before me

Name Mustafa Rajabu Mwangi

Signature [Handwritten Signature]

Date 23/08/2023

Qualification ADVOCATE

