

Immediately refund and repay to the Purchasers, all monies paid by the Purchasers pursuant to this agreement and upon such repayment this agreement shall be rescinded and parties hereto shall revert to their original positions

- 8. Without prejudice to the generality of the above or any other afore mentioned obligation each party shall endeavor to perform the above terms and conditions of the agreement and in case there is breach of the terms of the agreement the party in default will be exposed and subjected to liability and consequences for the breach.
- 9. This agreement will be governed by laws of Tanzania.

IN WITNESSETH WHEREOF parties hereto have executed these presents in the manner appearing hereunder.

SIGNED and DELIVERED by the said
GLORIA GEORGE MSENGI
Though his/her "Attorney" appointed
JOSEPHAT SIMON MAKONDA
Under Special Power of Attorney dated 07th December 2018
This 25th day of June 2022


.....
VENDOR



BEFORE ME

SIGNATURE: 
NAME: Benita Tshimi Kanjika
PLACE: Dar es Salaam
QUALIFICATION: Advocate




SIGNED WITH COMMON SEAL by the said
HAZON VISION COMPANY LIMITED
This 25TH day of June 2022


.....
PURCHASERS

NAME: **BENITA TSHIMI KANJIKA**
POSITION: **DIRECTOR**
SIGNATURE: 
DATE: 25.06.2022

NAME: **DON GRACE ELEMBE KYABU**
POSITION: **DIRECTOR**
SIGNATURE: D. GRACE 25/06/2022



NAME: **EYFRAIM JOEL RUBASHA**
POSITION:
SIGNATURE: **DIRECTOR** 
DATE: 25.10.6.2022

NAME: **NARCISSE MWANABUTE KALENGA**
POSITION:
SIGNATURE: **DIRECTOR** 
25/06/2022



SALE AGREEMENT

THIS agreement is made on this 25TH day of JUNE.....2022

BETWEEN

GLORIA GEORGE MSENGI OF P.O BOX 20797 DAR ES SALAAM though his/her "Attorney" appointed **JOSEPHAT SIMON MAKONDA** under Special Power of Attorney dated 07th December 2018 (hereinafter referred to as the Vendor) on one part.

AND

HAZON VISION COMPANY LIMITED OF P.O BOX 60029 DAR ES SALAAM, (hereinafter referred to as the Purchasers) on the other part.

WHEREAS, THE VENDOR herein, is a legal owner of **PLOT NO 611, BLOCK "A"** With Title No. 102704, L.O No. 254070 located at **Kunduchi Mtongani Area , Kinondoni Municipality** that had been acquired through Sale agreement and is willing to have the same sold and transferred to purchasers.

WHEREAS, The purchasers had inspected the said property which have been found without encumbrances and we therefore willing to acquire ownership unto the same

NOW THEREFORE this agreement witnesses as follows:

1. **THAT,** The purchase price of the property is Tanzania Shillings Two Hundred and Fifty Five Million only (255,000,000) and that shall be paid full during the signing of this contract.
2. **THAT,** the Purchasers to this Agreement shall be responsible on payment of legal fees.
3. The Vendor shall Surrender Original TITLE DEED (Certificate of Title) and all other rights thereof to the Purchasers immediately upon execution of this Agreement and effectiveness if the payment in full.
4. **THAT,** any property tax, land rent and similar outgoings payable in respect of the property up to the date of this agreement will be for the account of the Vendor
5. **THAT** the parties agree that the vendor shall deliver vacant possession of the property to the Purchasers immediately upon receipt of the full amount.
6. **THAT** the Vendor hereby guarantee and warrants that the subject property is free from any legal, equitable or administrative encumbrances of whatever description and has sought and obtained all necessary consents for a transfer of the property.
7. **THAT** this sale agreement is subject to the consent of the Commissioner for Lands and in the event the said consent is withheld or the Vendor defaults, fails or neglects to perform any of his obligations under this agreement, the Vendor hereby undertakes to

SALE AGREEMENT

*(For the surveyed piece of land located at -Kunduchi Mtongani - Kinondoni Municipality,
Dar es Salaam.)*

BETWEEN

**GLORIA GEORGE MSENGI OF P.O BOX 20797 DAR ES SALAAM Though his/her
"Attorney" appointed JOSEPHAT SIMON MAKONDA under Special Power of Attorney
dated 07th December 2018 (hereinafter referred to as the Vendor) on one part.**

AND

**HAZON VISION COMPANY OF P.O BOX 60029, DAR ES SALAAM (hereinafter referred
to as the Purchasers) on the other part.**

Prepared by:
PENNY&CO. ADVOCATES,
MINAKI STREET,
MAGOMENI USALAMA-KINONDONI DISTRICT,
P.O. BOX 16355,
DAR ES SALAAM, TANZANIA

immediately refund and repay to the Purchasers, all monies paid by the Purchasers pursuant to this agreement and upon such repayment this agreement shall be rescinded and parties hereto shall revert to their original positions

8. Without prejudice to the generality of the above or any other afore mentioned obligation each party shall endeavor to perform the above terms and conditions of the agreement and in case there is breach of the terms of the agreement the party in default will be exposed and subjected to liability and consequences for the breach.

9. This agreement will be governed by laws of Tanzania.

IN WITNESSETH WHEREOF parties hereto have executed these presents in the manner appearing hereunder.

SIGNED and DELIVERED by the said
GLORIA GEORGE MENGI
Though his/her "Attorney" appointed
JOSEPHAT SIMON MAKONDA
Under Special Power of Attorney dated 07th December 2018
This 25th day of June 2022


VENDOR



BEFORE ME

SIGNATURE: 
NAME: Penina Ernest
PLACE: Dar es Salaam
QUALIFICATION: Advocate



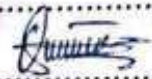
SIGNED WITH COMMON SEAL by the said
HAZON VISION COMPANY LIMITED
This 25th day of June 2022

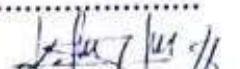
.....
PURCHASERS

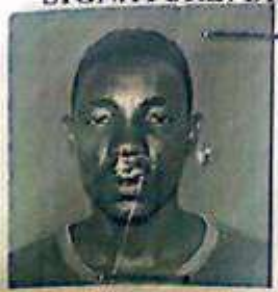
NAME: BENITA TSHIMI KANJIKI
POSITION: DIRECTOR
SIGNATURE: 
DATE: 25/06/2022

NAME: DON GRACE ELEMBE KYABU
POSITION: DIRECTOR
SIGNATURE: D. GRACE 25/06/2022



NAME: EFRAIM JOEL RUBASHA
POSITION:
SIGNATURE: DIRECTOR 
DATE: 25/06/2022

NAME: NARCISSE MWANABUTE KALENGA
POSITION:
SIGNATURE: DIRECTOR 
25/06/2022



SALE AGREEMENT

THIS agreement is made on this ^{25TH} day of JUNE 2022

BETWEEN

GLORIA GEORGE MENGI OF P.O BOX 20797 DAR ES SALAAM though his/her "Attorney" appointed **JOSEPHAT SIMON MAKONDA** under Special Power of Attorney dated 07th December 2018 (hereinafter referred to as the Vendor) on one part.

AND

HAZON VISION COMPANY LIMITED OF P.O BOX 60029 DAR ES SALAAM, (hereinafter referred to as the Purchasers) on the other part.

WHEREAS, THE VENDOR herein, is a legal owner of **PLOT NO 611, BLOCK "A"** With Title No. 102704, L.O No. 254070 located at **Kunduchi Mtongani Area, Kinondoni Municipality** that had been acquired through Sale agreement and is willing to have the same sold and transferred to purchasers.

WHEREAS, The purchasers had inspected the said property which have been found without encumbrances and we therefore willing to acquire ownership unto the same

NOW THEREFORE this agreement witnesses as follows:

1. **THAT,** The purchase price of the property is Tanzania Shillings Two Hundred and Fifty Five Million only (255,000,000) and that shall be paid full during the signing of this contract.
2. **THAT,** the Purchasers to this Agreement shall be responsible on payment of legal fees.
3. The Vendor shall Surrender Original TITLE DEED (Certificate of Title) and all other rights thereof to the Purchasers immediately upon execution of this Agreement and effectiveness if the payment in full.
4. **THAT,** any property tax, land rent and similar outgoings payable in respect of the property up to the date of this agreement will be for the account of the Vendor
5. **THAT** the parties agree that the vendor shall deliver vacant possession of the property to the Purchasers immediately upon receipt of the full amount.
6. **THAT** the Vendor hereby guarantee and warrants that the subject property is free from any legal, equitable or administrative encumbrances of whatever description and has sought and obtained all necessary consents for a transfer of the property.
7. **THAT** this sale agreement is subject to the consent of the Commissioner for Lands and in the event the said consent is withheld or the Vendor defaults, fails or neglects to perform any of his obligations under this agreement, the Vendor hereby undertakes to

SALE AGREEMENT

*(For the surveyed piece of land located at -Kunduchi Mtongani - Kinondoni Municipality,
Dar es Salaam.)*

BETWEEN

**GLORIA GEORGE MSENGI OF P.O BOX 20797 DAR ES SALAAM Though his/her
"Attorney" appointed JOSEPHAT SIMON MAKONDA under Special Power of Attorney
dated 07th December 2018 (hereinafter referred to as the Vendor) on one part.**

AND

**HAZON VISION COMPANY OF P.O BOX 60029, DAR ES SALAAM (hereinafter referred
to as the Purchasers) on the other part.**

Prepared by:
PENNY&CO. ADVOCATES,
MINAKI STREET,
MAGOMENI USALAMA-KINONDONI DISTRICT,
P.O. BOX 16355,
DAR ES SALAAM, TANZANIA

SPECIAL POWER OF ATTORNEY

Special Power of Attorney is created this 8th day of November, 2018 by **GLORIA GEORGE MSENGI** of **P. O. Box 20797, DAE ES SALAAM** (herein called the Principal)

WHEREAS The Principal is unable to attend to some matters pertaining to follow up to Commissioner for Lands and Registrar of Titles for registration of the piece of land described as **Plot No. 611 Block A Kunduchi Mtongani in Kinondoni Municipality, AND**

WHEREAS the Principal is desirous of authorizing **JOSEPHAT SIMON MAKONDA** of **P. O. Box 34439, DAR ES SALAAM** (hereinafter called Attorney) as his attorney to act for the purpose of hereinafter expressed which the Attorney has consented to do.

The Principal hereby irrevocably appoints **JOSEPHAT SIMON MAKONDA** to be his attorney and to act on behalf and in the name of the Principal on the following transaction:

1. To Dispose/Transfer Or to apply Separation of Titles from Registrar of Titles and to Dispose/Transfer on behalf of the Principal the piece of land above mentioned.
2. **IN GENERAL** to perform every other act whatsoever and howsoever in relation to the said Certificate of Title as amply and effectually to all intents and purposes as the principal could do in person if this deed had not been made.

And I the said **GLORIA GEORGE MSENGI** hereby agree at all times hereafter to ratify and confirm whatsoever the said **JOSEPHAT SIMON MAKONDA** shall lawfully do and cause to be done.

SIGNED and DELIVERED by the said)
GLORIA GEORGE MSENGI who is)
 known to me personally/identified to me)
 by.....)
 the latter being known to me personally)
 in my presence this..... 07th)
 day of..... December..... 2018)

Name: Ericksy Asengwa
 Signature: [Signature]
 Postal Address: 74002
 Qualification: ADVOCATE



[Signature]



SIGNED and DELIVERED by the said)
JOSEPHAT SIMON MAKONDA who is)
 known to me personally/identified to me)
 by.....)
 the latter being known to me personally)
 in my presence this..... 07th)
 day of..... December..... 2018)

Name: Ericksy Asengwa
 Signature: [Signature]
 Postal Address: 74002
 Qualification: ADVOCATE



[Signature]

THE LAND REGISTRATION ACT
(CAP. 334)

APPLICATION FOR FILING OF A POWER OF ATTORNEY
(Under Section 96)

TITLE NO. 102704
PLOT NO. 611 BLOCK A,
KUNDUCHI MTONGANI AREA
IN KINONDONI MUNICIPALITY

WE, **GLORIA GEORGE MSENGI** of P. O. Box 20797, DAR ES SALAM and **JOSEPHAT SIMON MAKONDA** of P. O. Box 34439, DAR ES SALAAM, being respectively the Donor and Donee of a Power of Attorney dated 8TH day of November, 2018, HEREBY APPLY that such Power of Attorney be filed in accordance with the provisions of Section 96 of the Land Registration Act (Cap. 334).

SIGNED and DELIVERED by the said)
GLORIA GEORGE MSENGI who is)
known to me personally/identified to me)
by.....)
the latter being known to me personally)
in my presence this.....)
day of.....)
2018)

Name: Erick Asengwa
Signature:
Postal Address:
Qualification: Advocate

Erick Asengwa



SIGNED and DELIVERED by the said)
JOSEPHAT SIMON MAKONDA who is)
known to me personally/identified to me)
by.....)
the latter being known to me personally)
in my presence this.....)
day of.....)
2018)

Name: Erick Asengwa
Signature:
Postal Address:
Qualification: Advocate

Josephat Simon Makonda



DRAWN BY:
GLORIA GEORGE MSENGI,
P. O. BOX 20797,
DAR ES AALAM



LAND RENT INVOICE

Date of Issue: Mon, 18 Sep 2023



Occupier(s): Gloria George Msengi
P.O. BOX 20977

PROPERTY

Title No: 102704
Region: Dar es Salaam
Location: Kunduchi Mtongani
Parcel Type: Plot
Land Use: Residential
Last Pay Date: Sep 17, 2023

District: Kinondoni
Block: A
Number: 611
Total Area: 1,568.00 Square Metres

All the land rents are paid!

Financial Year	Rent	Interest	Total Year	Status	Bill Number	Due Date
2018/2019	65,856	0	65,856	Paid		
2019/2020	65,856	37,196	103,052	Paid	DSM00447213	
2020/2021	65,856	25,598	91,454	Paid	DSM00447213	
2021/2022	65,856	15,304	81,160	Paid	DSM00447213	
2022/2023	65,856	6,170	72,026	Paid	DSM00447213	
2023/2024	65,856	0	65,856	Paid	DSM00447213	
Total Due	0	0	0			

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
[ACT No. 4 OF 1999]
NOTIFICATION OF A DISPOSITION
[Under section 36]

TITLE NO. 102704
L.O NO 254070
PLOT NO. 611
BLOCK "A"
KUNDUCHI MTONGANI
KINONDONI MUNICIPALITY

TO: COMMISSIONER FOR LANDS/AUTHORISED OFFICER

I, GLORIA GEORGE MSENGI OF P.O BOX 20797 DAR ES SALAAM Though his/her "Attorney" appointed JOSEPHAT SIMON MAKONDA under Special Power of Attorney dated 07th December 2018 do HEREBY NOTIFY you of the disposition which is intended to be made in favor of HAZON VISION COMPANY LIMITED OF P.O BOX 60029 DAR ES SALAAM, in respect of a right of occupancy registered under the above reference.

I, HEREBY present the following particulars,

1. Nature of disposition - Sale.
2. Particular of Transferees;
HAZON VISION COMPANY LIMITED
P.O BOX 60029
DAR ES SALAAM,

I, the applicant, supply the following documents;

- Sale agreement
- Deed of transfer (in duplicate)
- Original Land rent receipts
- Approved Valuation Report
- Valuation fees receipt
- Original Title Deed

Date 25/06/2022, 2022.



APPLICANT

Fee; 2000/=

.....
COMMISSIONER FOR LANDS/AUTHORISED OFFICER

DATE.....
Copy; the Registrar

PLACE.....

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
[ACT No. 4 OF 1999]
NOTIFICATION OF A DISPOSITION
[Under section 36]

TITLE NO. 102704
L.O NO 254070
PLOT NO. 611
BLOCK "A"
KUNDUCHI MTONGANI
KINONDONI MUNICIPALITY

TO: COMMISSIONER FOR LANDS/AUTHORISED OFFICER

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2. Particular of Transferees;
HAZON VISION COMPANY LIMITED
P.O BOX 60029
DAR ES SALAAM,

I, the applicant, supply the following documents;

- Sale agreement
- Deed of transfer (in duplicate)
- Original Land rent receipts
- Approved Valuation Report
- Valuation fees receipt
- Original Title Deed

Date: 25/06/2022.

Fee: 2000/=

.....
COMMISSIONER FOR LANDS/AUTHORISED OFFICER

DATE.....
Copy; the Registrar

PLACE.....


.....
APPLICANT


THE LAND ACT 1999
(No. 4 OF 1999)
TRANSFER OF A RIGHT OF OCCUPANCY
(Under Section 62)

TITLE NO. 102704
L.O NO 254070
PLOT NO. 611
BLOCK "A"
KUNDUCHI MTONGANI
KINONDONI MUNICIPALTY

IN CONSIDERATION of Tanzania Shillings Two Hundred and Fifty Five Million only (255,000,000), I, GLORIA GEORGE MSENGI OF P.O BOX 20797 DAR ES SALAAM who was a legal owner of the property of the above reference though his/her "Attorney" appointed JOSEPHAT SIMON MAKONDA under Special Power of Attorney dated 07th December 2018 DO HEREBY transfer to HAZON VISION COMPANY LIMITED OF P.O BOX 60029 DAR ES SALAAM,

SIGNED and DELIVERED by the said
GLORIA GEORGE MSENGI through his/her
"Attorney" Appointed JOSEPHAT SIMON MAKONDA
Under special power of Attorney dated 07th December 2018
Who is known to me personally /identified to me
By.....the latter
Being known to me this 25th day of June 2022


.....
TRANSFEROR

BEFORE ME
SIGNATURE: 
NAME: P. F. M. J. J. J.
PLACE: Don - E - JALOBON
QUALIFICATION: ADVOCATE




SIGNED WITH COMMON SEAL by the said
HAZON VISION COMPANY LIMITED
This 25th day of June 2022

.....
TRANSFEREES

NAME: BENITA TSHIMI KANJIKA
POSITION: DIRECTOR
SIGNATURE: 
DATE: 25/06/2022

NAME: DON GRACE ELEMBE KYABU
POSITION: DIRECTOR
SIGNATURE: D. GRACE 25/06/2022

NAME: EFRAIM JOEL RUBASHA
POSITION:.....
SIGNATURE: DIRECTOR 
DATE: 25/06/2022

NAME: NARCISSE MWANABUTE KALENGA
POSITION:.....
SIGNATURE: DIRECTOR 
25/06/2022

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
[ACT No. 4 OF 1999]
APPLICATION FOR APPROVAL OF A DISPOSITION
[Under section 39]

TITLE NO. 102704
L.O NO 254070
PLOT NO. 611
BLOCK "A"
KUNDUCHI MTONGANI
KINONDONI MUNICIPALTY

TO: COMMISSIONER FOR LANDS/AUTHORISED OFFICER

I, **GLORIA GEORGE MSENGI OF P.O BOX 20797 DAR ES SALAAM** Though his/her "Attorney" appointed **JOSEPHAT SIMON MAKONDA** under Special Power of Attorney dated 07th December 2018 hereinafter referred as the applicant **HEREBY APPLY** for **APPROVAL** of a disposition of a right of occupancy registered under the above reference.

I, **HEREBY** present the following particulars,

1. Nature of disposition - Sale.
2. Particular of Transferees;
HAZON VISION COMPANY LIMITED
P.O BOX 60029
DAR ES SALAAM
3. Applicant, supply the following documents;
 - a. Sale agreement
 - b. Deed of transfer (in duplicate)
 - c. Land rent receipt
 - d. Consent fees receipt
 - e. Approved Valuation Report
 - f. Valuation fees receipt
 - g. Original Title Deed

Date: 25/06/2022.....


.....
APPLICANT

For official Use Only,

- Approved/Refused
- Remarks.....

.....
COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date.....

Served upon me/us

DATE.....Fees

.....
SIGNATURE OF APPLICANT

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
[ACT No. 4 OF 1999]
NOTIFICATION OF A DISPOSITION
[Under section 36]

TITLE NO. 102704
L.O NO 254070
PLOT NO. 611
BLOCK "A"
KUNDUCHI MTONGANI
KINONDONI MUNICIPALITY

TO: COMMISSIONER FOR LANDS/AUTHORISED OFFICER

I, GLORIA GEORGE MSENGI OF P.O BOX 20797 DAR ES SALAAM Through his/her "Attorney" appointed JOSEPHAT SIMON MAKONDA under Special Power of Attorney dated 07th December 2018 do HEREBY NOTIFY you of the disposition which is intended to be made in favor of HAZON VISION COMPANY LIMITED OF P.O BOX 60029 DAR ES SALAAM, in respect of a right of occupancy registered under the above reference.

I, HEREBY present the following particulars,

1. Nature of disposition - Sale.
2. Particular of Transferees;
HAZON VISION COMPANY LIMITED
P.O BOX 60029
DAR ES SALAAM,

I, the applicant, supply the following documents;

- Sale agreement
- Deed of transfer (in duplicate)
- Original Land rent receipts
- Approved Valuation Report
- Valuation fees receipt
- Original Title Deed

Date.....25/06/2022.....


.....
APPLICANT

Fee; 2000/=

.....
COMMISSIONER FOR LANDS/AUTHORISED OFFICER

DATE.....
Copy; the Registrar

PLACE.....

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
[ACT No. 4 OF 1999]
APPLICATION FOR APPROVAL OF A DISPOSITION
[Under section 39]

TITLE NO. 102704
L.O NO 254070
PLOT NO. 611
BLOCK "A"
KUNDUCHI MTONGANI
KINONDONI MUNICIPALTY

TO: COMMISSIONER FOR LANDS/AUTHORISED OFFICER

I, **GLORIA GEORGE MENGI** OF P.O BOX 20797 DAR ES SALAAM Though his/her "Attorney" appointed **JOSEPHAT SIMON MAKONDA** under Special Power of Attorney dated 07th December 2018 hereinafter referred as the applicant **HEREBY APPLY** for **APPROVAL** of a disposition of a right of occupancy registered under the above reference.

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P.O BOX 60029
DAR ES SALAAM
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 - d. Consent fees receipt
 - e. Approved Valuation Report
 - f. Valuation fees receipt
 - g. Original Title Deed

Date: 25/06/2022



.....
APPLICANT

For official Use Only,

- Approved/Refused
- Remarks.....

.....
COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date.....

Served upon me/us

DATE.....Fees

.....
SIGNATURE OF APPLICANT

THE LAND ACT 1999
(No. 4 OF 1999)
TRANSFER OF A RIGHT OF OCCUPANCY
(Under Section 62)

TITLE NO. 102704
L.O NO 254070
PLOT NO. 611
BLOCK "A"
KUNDUCHI MTONGANI
KINONDONI MUNICIPALTY

IN CONSIDERATION of Tanzania Shillings Two Hundred and Fifty Five Million only (255,000,000), I, GLORIA GEORGE MSENIGI OF P.O BOX 20797 DAR ES SALAAM who was a legal owner of the property of the above reference through his/her "Attorney" appointed JOSEPHAT SIMON MAKONDA under Special Power of Attorney dated 07th December 2018 DO HEREBY transfer to HAZON VISION COMPANY LIMITED OF P.O BOX 60029 DAR ES SALAAM,

SIGNED and DELIVERED by the said
GLORIA GEORGE MSENIGI through his/her
"Attorney" Appointed JOSEPHAT SIMON MAKONDA
Under special power of Attorney dated 07th December 2018
Who is known to me personally /identified to me
By.....
Being known to me this 25th day of June 2022

[Signature]
TRANSFEROR



BEFORE ME
SIGNATURE:.....
NAME:.....
PLACE:.....
QUALIFICATION:.....



SIGNED WITH COMMON SEAL by the said
HAZON VISION COMPANY LIMITED
This 25th day of June 2022

TRANSFEREES

NAME: BENITA TSHIMI KANJIKA
POSITION: DIRECTOR
SIGNATURE:.....
DATE: 25/06/2022

NAME: DON GRACE ELEMBE KYABU
POSITION: DIRECTOR
SIGNATURE: D. GRACE 25/06/2022

NAME: EFRAIM JOEL RUBASHA
POSITION:.....
SIGNATURE: DIRECTOR
DATE: 25/06/2022

NAME: NARCISSE MWANABUTE KALENGA
POSITION:.....
SIGNATURE: DIRECTOR

[Signature]
25/06/2022

Certified True Copy
M. M. M.
 Asst. Registrar of Titles
 Date: 01/07/2016

Given under my hand and my official seal the day and year first above written.

[Signature]
 COMMISSIONER FOR LANDS

I the within named **GLORIA GEORGE MSENGI** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and **DELIVERED** by the said **GLORIA GEORGE MSENGI** who is known to me personally/identified to me by

[Signature]

the latter being known to me personally in my presence this 05th day JUNE 2007.

(Witness's)

Signature.....

Postal Address:

DECLARATION BY MWABA
 ADVOCATE AT LAW PUBLIC
 COMMISSIONER FOR OATHS

Qualification:

[Handwritten text]
 A. 13007 A/C

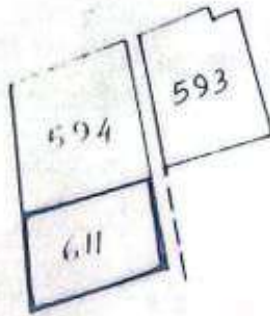
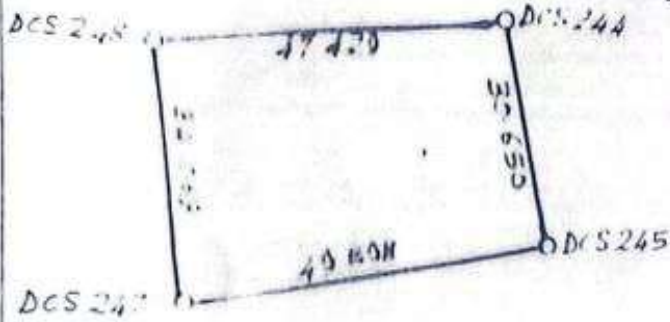
DAR-ES-SALAAM CITY

N



KUMINDI CHIMTONGANI
A.
GII
2134070
15GR



LOCATION SKETCH
SCALE 1:50,000 SHEET N° 186/I



Certified True Copy
[Signature]
Asst. Registrar of Titles
Date: 01/07/2006

43008
[Signature] 17/11/2006

Land Form No. 22

102704
 REGISTERED 15-8-07
 11:00 AM

 Senior Asst. Registrar of Titles


TANZANIA STAMP DUTY ACT
 Stamp Duty No. 15901 = Paid
 and Revenue Receipt No. 126740734
 of 18-9-06

 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Certified True Copy

 Asst. Registrar of Titles
 Date: 01/07/2016

Title No: 102704
L.O.No. 254070
KMC/LD/46026

The 4th day of August, Two thousand and ~~six~~ seven.

THIS IS TO CERTIFY that **GLORIA GEORGE MSENGI** of P.O. Box 20797 DAR ES SALAAM (hereinafter called "the Occupier") is entitled to the 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 **thirty three** years from the first day of **July Two thousand and six** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2007 shall thereafter pay rent of **thirty one thousand three hundred sixty (Tshs. 31360/-) only a year** in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands. JSB/LO
2. The Occupier shall:-
 - (i) 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's expenses as assessed by the Director responsible for Surveys and Mapping.
 - (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things, which may be required by the authorities responsible for environment and to achieve such objective.

Land Form 23A

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)



Date of Issue:

Title Number: 102704

Land Office Number: 254070

Land: PLOT NO. 611 BLOCK 'A' AT KUNDUCHI MTONGANI AREA
IN DAR ES SALAAM CITY

Term: THIRTY THREE YEARS