

**AGREEMENT FOR SALE OF A RIGHT OF OCCUPANCY**

**MADE BETWEEN**

**FARIDA MOHAMED VERSI,  
BASHIR MOHAMED VERSI,  
ZUHAIR MOHAMED VERSI**

**AND**

**AFRIBEST REAL ESTATE LIMITED**

---

**FOR THE LAND SITUATED AT PLOT NO. 161, WITH C.T. NO. 83954,  
KUNDUCHI BEACH AREA, KINONDONI MUNICIPALITY, DAR ES  
SALAAM.**

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*FMV*  
*BY* *WVS*

*李* 1

THIS AGREEMENT is made on the 1<sup>st</sup> day of September 2023.

**BETWEEN**

**FARIDA MOHAMED VERSI, BASHIR MOHAMED VERSI AND ZUHAIR MOHAMED VERSI** all natural persons with Post Office Box 10795 Dar Es Salaam (Hereinafter called the "**VENDOR**" which expression shall where the context so admits include and extend to persons deriving title under the **Vendor**, his successors and assigns) of the one party;

**AND**

**AFRIBEST REAL ESTATE LIMITED**, a limited liability company incorporated and registered under the laws of Tanzania with Postal Address Number..... Dar es Salaam Tanzania (hereinafter called the "**PURCHASER**") which expression shall, where the context so admits, include its successors and assigns in title of the other party;

**WHEREAS**

The Vendor is the registered owner of the Right of Occupancy over all the land known as Plot No. 161, Kunduchi Beach Area, Kinondoni Municipality, measuring approximately **Two Thousand Two Hundred Thirty Eight Square Meters (2,238 SQUARE METERS)**, further particulars of which are as per the Certificate of Title annexed- "A" to this Agreement, together with all the exhausted or unexhausted improvements, developments and appurtenances therein contained herein after referred to as "**the Property**";

**AND WHEREAS** both parties are desirous of executing a sales agreement for the purposes of having the land transferred in the names of the buyers at a consideration of **United States Dollars Three Hundred Fifty Thousand (USD 350,000)**.

**NOW THIS AGREEMENT WITNESSETH as follows:**

**1.0 THE SALE**

That the Vendor hereby sells to the Purchaser and the Purchaser hereby buys from the Vendors the said Property subject to the covenants herein contained and subject to the terms and conditions under which the said demised Property was held by the Vendors prior to this Agreement.

*FW*  
*B*  
*W*

*FW* 2

## 2.0 THE CONSIDERATION

2.1 That in consideration of the Purchase Price of **United States Dollars Three Hundred Fifty Thousand (USD 350,000)** the Vendor is hereby selling the demised Property to the Purchasers and the Purchaser is hereby purchasing the demised Property from the vendor subject to the covenants herein contained.

2.2 That the purchase price herein stipulated, shall be paid by the purchaser to the vendor in accordance with provision of clause 3 herein.

## 3.0 MODE OF PAYMENT OF PURCHASE PRICE:

That Purchase Price stipulated herein shall be payable by the Purchaser to the Vendor in four (4) Instalments as described herein below:

3.1 That the first Instalment of the Purchase Price of **5%** amounting to **United States Dollars Seventeen Thousand Five Hundred (USD 17,500)** price shall be payable by the Purchaser to the Vendor upon signing of this agreement, the 5% first instalment is agreed to be for the purpose of facilitating payment of government taxes (Capital Gains Tax, Stamp duty and Registration fee)

3.2 Upon execution of the Agreement, an escrow Account shall be opened at the agreed **Stanbic Bank Tanzania Limited** Kinondoni Branch Dar es salaam and USD.332,500 shall be deposited and the same shall be released as per agreed instalments on each stage

3.3 Upon opening and depositing USD.332,500 in the Escrow Account, Vendor and Purchaser shall sign form No.29, 30 and 35 plus spouse consents and hand over the said documents and original Title Deed to the Purchaser for process.

3.4 That after execution of the Agreement and forms the Purchasers Advocate shall within 3 days lodge and obtain Approval for Disposition from Commissioner for Lands.

3.5 The vendor shall pay Capital Gains Tax assessed by Tanzania Revenue Authority and obtain Tax Clearance.

3.6 The second instalment of the purchase price of **35%** amounting to **United States Dollars One Hundred Twenty Two Thousand Five Hundred (USD 122,500)** shall be payable by the Purchaser to the Vendor after the payment of

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Capital Gain Tax and acquiring of the Tax clearance certificate, the payment by Purchaser shall be made within not more seven (7) working days from the date of obtaining Tax clearance.

- 3.7 The third instalment of the purchase price of **30%** amounting to **United States Dollars One Hundred Five Thousand (USD 105,000)** shall be payable by the Purchaser to the Vendor after the surrender of the Certificate of Title for the land to the Commissioner for Lands, payment shall be made within not more seven (7) working days from the date of surrender of title by Vendor to the Purchaser's Advocate for surrender to the Commissioner for lands.
- 3.8 The fourth and last instalment of the purchase price of **30%** amounting to **United States Dollars One Hundred Five Thousand (USD 105,000)** shall be payable by the Purchaser to the Vendor after the creation of the Derivative title for the land and its registration in the names of the Purchaser at the Ministry of Lands within seven (7) working days from the date of creation and registration of the derivative title in the names of the Purchaser.
- 3.9 Each payment of the instalment stated above shall be done within not more **seven (7) working** days from the date of completion of a specific process/stage.
- 3.10 It is agreed that any delays in release of any instalments caused by the purchaser shall attract USD. 200 per day. That the penalty shall accrue after the expiry of the **seven (7) days** payment timeline and the penalty shall not be applicable if the cause of the delay is not associated to the purchaser.
- 3.11 The full amount of the purchase price that is **United States Dollars Three Hundred Fifty Thousand (USD 350,000)** less first instalment of 5% (that is to say, USD.17,500 which shall be paid in cash on signing of this agreement) shall be deposited into an Escrow Account and all funds to be paid to the vendor shall be released from such escrow account. The escrow account shall be opened after the signing of the sales agreement as well as the escrow agreement.
- 3.12 The purchase price will be paid to the vendor in the Bank account with the following details

**ACCOUNT NO: (USD): 3000 4647 001**

**ACCOUNT NAME: Mohamed and Farida Versi**

**NAME OF THE BANK: I&M Bank Limited**

**BRANCH: Maktaba**

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**SWIFT CODE:** \_\_\_\_\_

**ADDRESS OF ACCOUNT HOLDER: 38 Slipway Rd, Masaki 14111 Dar-es-Salaam**

**4.0 TERMS OF PURCHASE**

4.1 The Property is sold and agreed to be transferred subject to the terms and conditions contained in the Certificate of Title.

**5.0 POSSESSION OF THE PROPERTY AND DOCUMENTS OF TITLE PENDING COMPLETION**

5.1 Upon the payment of the first instalment of the purchase price, as hereinabove stipulated. The vendor undertakes to cooperate in the process of the transfer of the property in the name of the purchaser including the signing and execution of the transfer deed and any other documents required to be signed and executed by the Land Act and Land Registration Act of the laws of Tanzania.

5.2 Handover of the property shall be done simultaneously with the payment of the final instalment of the purchase price.

5.3 The Vendor shall further hand over the Original Certificate of Title for the land to the purchaser's appointed legal counsel immediately after the signing of this agreement and receipt of the first instalment of the purchase price.

5.4 It is agreed that the first handover of the original certificate of title shall be for the purpose of facilitating obtaining of consent disposition only and failure by Purchaser to release all or any instalments as agreed shall automatically without notice entitle the Vendor to repossess the original title and or file caveat on ongoing transfer regarding this transaction and may further write a letter of objection to issuance of Derivative right at Tanzania Investment Centre

**6.0 APPROVAL OF THE COMMISSIONER FOR LANDS**

6.1 The transfer of the Right of Occupancy 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 the disposition of land and consent being obtained.

6.2 The Vendor shall execute landforms 29 and 30 seeking the Commissioner's approval, and the **Purchaser**, through his lawyer, shall process and use all reasonable endeavours to obtain it.

6.3 The purchaser shall ensure that after the signing of the sales agreement, they register with the Tanzania Investment Center and ensure that the requisite

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- 9.2 Has full authority to sell, transfer and dispose of the land and has the powers of sale derived there from, and that they have a good and subsisting right, title and interest, and have full powers to sell, grant, convey, assign or otherwise dispose the said piece and parcel of land in the manner herein provided;
- 9.3 He is not entitled to receive any consent from any person, the Commissioner of Lands and Tax authorities excepted, and if any such consent will be required, the Vendors shall use all their reasonable endeavours to seek and obtain the same and all other consents legally required to be obtained in respect of the disposition of the Property, land and/or properties and developments therein contained;
- 9.4 The entry into and performance of this Agreement and the transactions contemplated hereby, do not conflict with any law or regulation or any official or judicial order to which the **Vendor** is subject;
- 9.5 The entry into and performance of this Agreement does not constitute a breach of any material contractual obligation of the **Vendor**, or require any consent under any agreement or other instrument to which the **Vendor** is a party or by which it is bound or any judgement, decree or order of any statute, rule or regulation applicable to the **Vendor**. The transactions provided for in any other material contracts to which the **Vendor** is a party do not constitute a breach of any of the contractual obligations or provisions of this Agreement;
- 9.6 No litigation, arbitration or administrative proceeding or claim which may by itself or together with any other such proceeding or claim either have a material adverse effect on or materially adversely affect their ability to observe or perform their material obligations under this Agreement and the transactions contemplated thereby, is presently in progress or, to the best of his knowledge and belief after making reasonable enquiries, is pending or threatened against them or the Property as described in clause 1.0 above;
- 9.7 The **Purchaser** has purchased the Property subject to all terms of use applicable, and as stipulated in the Certificate of Right of Occupancy but free from any encumbrances;
- 9.8 All information that has been made available to the **Purchaser** or their representatives 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.
- 9.9 Each representation and warranty stated above shall be a separate representation and warranty and shall be deemed to be material and to have induced the **Purchaser** to enter into this Agreement. The **Vendor** acknowledges that the

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Certificate of Incentives is acquired to facilitate the process of registration of the land.

- 6.4 The **Purchaser's** lawyers together with the **Vendor's** representative will give notice to the **Vendor** that they have obtained the Commissioner's approval as soon as practicable after obtaining it on the same date of obtaining approval. Notice shall be given by way of email.

**7.0 IMPLIED COVENANTS RELATING TO THE VENDORS' RIGHTS UNDER THE CERTIFICATE OF OCCUPANCY**

- 7.1 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 Occupancy relating to the development, state and condition of the Property have been duly observed and performed up to the date of sale.

**PARTIES' COVENANTS**

**8.0 GENERAL COVENANTS**

- 8.1 This Agreement constitutes a legal, valid and binding obligation of the parties and is enforceable against each party in accordance with its terms, except as enforceability may be limited by applicable bankruptcy, insolvency, reorganisation, moratorium and other similar laws affecting creditors' rights or remedies generally.
- 8.2 Nothing in this Agreement shall make the Purchaser liable in respect of anything done or omitted to be done in relation to the Property by the Vendor prior to the due transfer of the Property to the Purchaser and the Vendor shall indemnify the Purchaser in respect of any liability (which liability shall include, without limitation, all losses, costs, claims, expenses, damages, legal and other professional fees and expenses on a party and party basis) which it may incur as a result of anything so done or omitted to be done prior to present sale of the demised premises. .
- 8.3 Any decision of the government authorities made subsequent to execution of this agreement which may affect development or possession of the demised property shall not bind the Vendor and never shall the Purchaser have any claim against the vendor.

**9.0 COVENANTS BY THE VENDOR**

The **Vendor** hereby covenants with the **Purchaser** that:

- 9.1 He has the power to enter into and perform their obligations under this Agreement;

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- 10.6 The **Purchaser** has purchased the Property subject to all terms of use applicable, and as stipulated in the Certificate of Right of Occupancy but free from any encumbrances;
- 10.7 All information that has been made available to the **Purchaser** or his representatives by the **Vendor** or any of its 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.
- 10.8 Each representation and warranty above shall be a separate representation and warranty and shall be deemed to be material and to have induced the **Vendor** to enter into this Agreement. The **Purchaser** acknowledges that the **Vendor** has entered into this Agreement relying on these representations and warranties.

#### **11.0 COSTS**

##### **11.1 General costs:**

Each party is responsible for its own professional costs incurred with respect to the preparation and implementation of this Agreement.

##### **11.2 Specific costs:**

All taxes required in the execution of the terms as set forth in this agreement shall be borne by the Vendor. For avoidance of doubt, the vendor shall be responsible to pay Stamp duty, registration fees and Capital Gain tax.

- 11.3 The purchaser shall be responsible to pay for Valuation Report fees and search fee during transfer process.

#### **12.0 NO ASSIGNMENT OF THIS AGREEMENT**

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

#### **13.0 MISREPRESENTATIONS**

Save for the representations and warranties given under clause 9 hereinabove, 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 the parties to enter into this Agreement.

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notice to the other party of the rescission, and the provision for failure to obtain the commissioner's approval shall apply mutatis mutandis.

**17.0 ILLEGALITY**

- 17.1 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 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.

**18.0 AMENDMENT AND WAIVER**

- 18.1 This Agreement shall not be amended, modified, varied or supplemented except in writing and signed by the parties.
- 18.2 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 law.

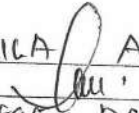
**19.0 NOTICES**

- 19.1 Any notice or notification required to be given under this Agreement must be in writing. All notices to be sent by any party to the other shall be sent by post, telefax, e-mail, telex, cable, and telegram or delivered by hand to the other party. Any notice given by post shall be deemed to have been served seven (7) days after posting. Any notice given by telefax, telex, cable or telegram shall be deemed to have been served on the day following the dispatch. Any notice given by e-mail shall be deemed to have been served on the same day of dispatch. In proving such services it shall be sufficient to prove that the letter, telefax, e-mail, telex, cable or telegram (as the case may be) containing the notice was properly addressed and posted or (as the case may be) transmitted.

*[Handwritten initials]*

**SIGNED and DELIVERED** by the said  
**ZUHAIR MOHAMED VERSI** who is known to me  
Personally /identified to me by \_\_\_\_\_  
The latter being known to me personally, in my presence  
this 18 day of September 2023

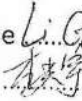
  
**VENDOR**

**BEFORE ME:**  
Full Name SHAKILA ALLY  
Signature   
Postal Address 75895 D/M  
Designation: ADVOCATE

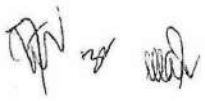


**SEALED** with the **COMMON SEAL** of  
said **AFRIBEST REAL ESTATE LIMITED**  
on this 18 Day of September 2023

  
**PURCHASER**

Full Name Li Guang Yu  
Signature   
Postal Address P.O. Box 22353  
Designation Director

Full Name .....  
Signature .....  
Postal Address .....  
Designation .....



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**20. TERMINATION**

- This agreement shall not be terminated by either party except in case of the below;
- 20.1 By mutual consent of all the parties.
  - 20.2 In the event either party breaches the terms of this agreement and the breach is not remedied within a period of 30 days from the date when a formal notice is issued to the breaching party.
  - 20.3 In the event the certificate of approval for the land transfer is not issued by the Commissioner for lands.

**IN WITNESS WHEREOF**, the Undersigned have executed this Agreement as of the day and year first written above.

**SIGNED and DELIVERED** by the said  
**FARIDA MOHAMED VERSI** who is known to me  
 Personally /identified to me by \_\_\_\_\_  
 The latter being known to me personally, in my  
 presence  
 this 18<sup>th</sup> day of September 2023

  
 \_\_\_\_\_  
**VENDOR**

**BEFORE ME:**  
 Full Name SHAKILA ALLY  
 Signature \_\_\_\_\_  
 Postal Address 75895 DSM  
 Designation: ADVOCATE




**SIGNED and DELIVERED** by the said  
**MOHAMED HUSSEIN AKBERALI VERSI** on behalf of  
**BASHIR MOHAMED VERSI** vide Power of Attorney  
 dated.....Day of .....2023 with REF No.....  
 who is known to me Personally/identified to me by \_\_\_\_\_  
 \_\_\_\_\_  
 The latter being known to me personally, in my presence  
 this 18<sup>th</sup> day of September 2023

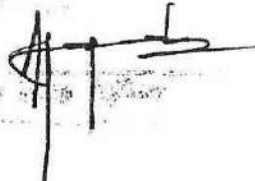
  
 \_\_\_\_\_  
**VENDOR**

**BEFORE ME:**  
 Full Name SHAKILA ALLY  
 Signature \_\_\_\_\_  
 Postal Address 75895 DSM  
 Designation: ADVOCATE





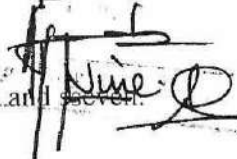
83954  
 08.07.2009  
 1.000000  


100/-  
 28830989  
 08.06.2008  


THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY

(Section 9 of the Land Ordinance)

3900/-  
 08.06.2008  
 28830989  


The

6<sup>th</sup>

day of

July,

Two thousand and seven

Title No.....

**THIS IS TO CERTIFY that FARIDA MOHAMED VERSI, BASHIR MOHAMED VERSI AND SUHAIR MOHAMED VERSI as occupants in Common in equal shares of P.O. Box 10795 DAR ES SALAAM, (hereinafter called "the Occupiers") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **Ninety nine** years from the First day of **October, One thousand nine hundred and seventy eight** according to the true intent and meaning of the Land Ordinance 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 Occupiers having paid rent up to the thirtieth day of June, 1979, thereafter pay rent of Shillings **Fifty five thousand nine hundred fifty (Shs.55,950/=)** 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 **1988, 1998, 2008, 2018, 2028, 2038, 2048, 2058 and 2068** or within three years thereafter in each case.

1. The Occupier shall:

- (i) Maintain on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the **Kinondoni Municipal Council** (hereinafter called "the Authority");
- (ii) At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");
- (iii) Not erect or commence to erect on the land any building in accordance with building plans and specifications which shall have been first approved by the Authority;

- (iv) 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 of Surveys and Mapping.

Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

3.(i) The Occupiers shall not subdivide the land or assign sublet otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner.

To a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or **their** employee's agents or contractors shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under conditions 3.

5. The Occupiers shall pay to the Minister on demand made by the Commissioner on his behalf:-

- (i) Any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right.
- (ii) an amount equate to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
- (iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts of adjoins, whether such demand is made before during of after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.

6. USER: The land and existing buildings erected thereon shall be maintained and the same shall be used for **Residential** purposes only. Use Group 'A' use classes (a) and (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

7. The President may revoke the Right for good cause or in Public interest.

THE UNITED REPUBLIC OF TANZANIA  
MINISTRY OF LANDS AND HUMAN SETTLEMENTS DEVELOPMENT



LAND REGISTRY,

P.O.Box 1191,

Dar es Salaam.

Date: 28 July, 2009

Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:

Ref. No. LR/T 83954

FARIDA MOHAMED VERSI, BASHIR MOHAMED VERSI AND  
SUHAIR MOHAMED VERSI

P. O. BOX 10795

Sir/Gentlemen/Madam,

RE: TITLE NO: 83954 LAND OFFICE NO: 51540  
PLOT NO.161 BLOCK KUNDUCHI BEACH

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

  
REGISTRAR OF TITLES

Copy to: Commissioner for Lands  
Your LD File No: 89820 refers

**SCHEDULE:**

ALL that Land known as Plot No.161 situated at **Kunduchi Beach** in **Dar es Salaam City** containing **Two thousand two hundred thirty eight (2238) square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered survey plan numbered **18442** deposited at the office of the Director for Surveys and Mapping at Dar es Salaam.

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

  
**COMMISSIONER FOR LANDS**

WE, the within-named **FARIDA MOHAMED VERSI, BASHIR MOHAMED VERSI AND ZUHAIR MOHAMED VERSI** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SIGNED and DELIVERED** by the said )  
**FARIDA MOHAMED VERSI** who is known )  
to me personally/identified to me by )

the latter being known to me personally in my )  
presence this 22 day of 09 2007. )

Witness's )  
Signature..... )  
Postal Address:..... )  
Qualification:..... )





THE UNITED REPUBLIC OF TANZANIA  
MINISTRY OF LANDS AND HUMAN SETTLEMENTS DEVELOPMENT



LAND REGISTRY,  
P.O.Box 1191,  
Dar es Salaam.

Date: 28 July, 2009

Telegrams: LANDS  
Telephone: 2121241-9  
In reply please quote:

Ref. No. LR/T 83954

FARIDA MOHAMED VERSI, BASHIR MOHAMED VERSI AND  
SUHAIR MOHAMED VERSI  
P. O. BOX 10795

Sir/Gentlemen/Madam,

RE: TITLE NO: 83954 LAND OFFICE NO: 51540  
PLOT NO.161 BLOCK KUNDUCHI BEACH

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

  
REGISTRAR OF TITLES

Copy to: Commissioner for Lands  
Your LD File No: 89820 refers

# DAR ES SALAAM CITY



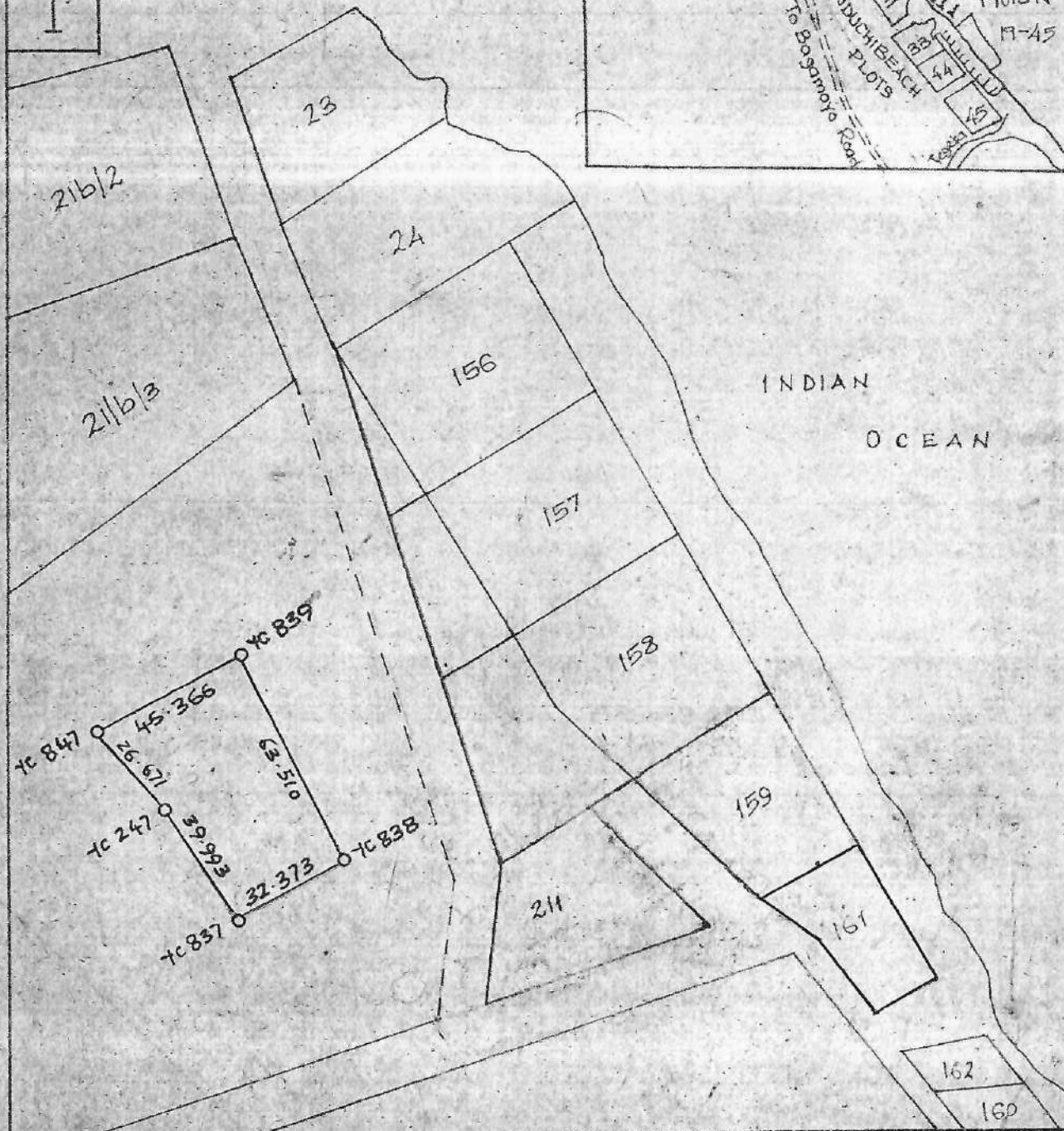
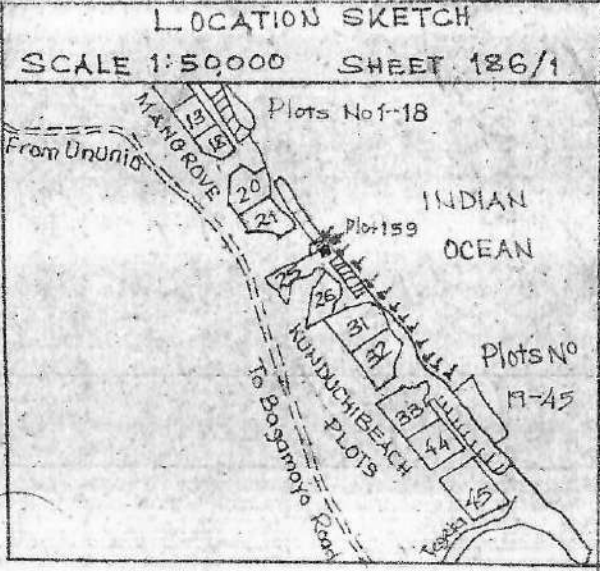
**LOCATION KUNDUCHI BEACH**

BLOCK -

PLOT No. 161

L.O. No. 51540

AREA 2,238 SQM



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

This plan, prepared in accordance with Registered plan No. 18442, is approved for purposes of the Registration Ordinance.

Director of Surveys and Mapping: *Rufanga* 3/7/2007

Ministry of Lands, Housing and Urban Development, Dar es Salaam

FOR BANK'S USE  
(KWA MATUMIZI YA BENKI)



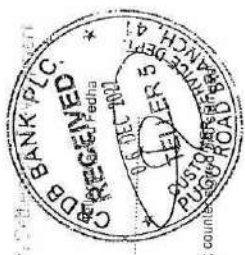
**CRDB BANK PLC**  
**CASH DEPOSIT/WITHDRAWAL FORM**  
**FOMU YA KUWEKA/KUTOA FEDHA TASLIM**

Date/Tarehe: 2022/11/28  
Branch/Teuli: Fesha  
Account Number: 015028571800  
Namba ya Akaunti: 015028571800



Depositor/Withdrawal: Kuweka/Kutoa  
Amount and Currency: 93,996.00 TZS-CH  
Kwa namba ya Fedha: 93,996.00 TZS-CH

Transaction No: F067721670006704  
Name: Bashir Mohamed Vesi  
Mobile: 25375427798  
PIN No: 991176526978  
Provider: Ministry of Lands, Revenue and Rural Development  
E-mail:  
Customer/Client: Rent Fee  
Signature/Sahhi: [Signature]



This receipt will be valid only if printed, signed by the customer, counter stamped by the teller

DAR ES SALAMAZONAL OFFICE  
P.O. BOX 101, DAR ES SALAAM  
Tel: No. 253 2212 4576  
Fax: No. 253 2212 4576  
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THE UNITED REPUBLIC OF TANZANIA  
MINISTRY OF LANDS, HOUSING AND  
HUMAN SETTLEMENTS DEVELOPMENT

**LAND RENT INVOICE**

Date of Issue: Mon, 28 Nov 2022  
Due date: Dec 31, 2022  
Occupier(s): Suhair Mohamed Vesi  
Bashir Mohamed Vesi  
Fahda Mohamed Vesi  
P.O. BOX 10795



**PROPERTY**  
Title No: 83954  
Region: Dar es Salaam  
Location: Kunduchi Beach  
Parcel Type: Plot  
Land Use: Residential  
Last Pay Date: Nov 23, 2021  
District: Kinondini  
Block: 161  
Total Area: 2,236.00 Square Metres

**LAND RENT ASSESSMENT** Control Number: 991176526978

Bill Number: DSM00316563			
Title No: 83954	2022/2023	93,996	0
Total		93,996	0

Settle your bill immediately in order to avoid further interest. Please refer to the due date.  
Payments should be addressed to The Permanent Secretary Ministry of Lands.  
Unwaza kupitia kwanza lawi lolote la NMB/CRDB/NBC achini, namba ya malipo (Reference) 991176526978.  
Unwaza kupitia kwa mharidisp AltelMoney / EzyPesa / HaloPesa / MPESA / T-Pesa. Namba ya kampuni 0010001, namba ya malipo (Reference) 991176526978.  
Payments can be made through Bank (CRDB, NMB, NBC) or Mobile (AltelMoney / EzyPesa / HaloPesa / MPESA / TigoPesa / T-Pesa with business no. 0010001)  
Use provided Payment Control Number as your payment reference. For more information please contact your service provider.