

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)

TRANSFER OF RIGHT OF OCCUPANCY
[Under Section 62]

Title No. 89874
L.O. No.436674
KTC/LD/PT/1984

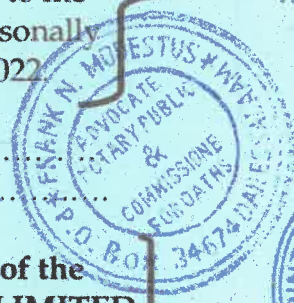
PLOT NO. 48,50,51,52 AND 53, VIKAWA AREA, KIBAHA TOWNSHIP.

IN CONSIDERATION of the sum of Tanzania Shilling One Hundred Fifty Million only (TZS. 150,000,000/=) I, HAIKA IRENEI NGOWI of P.O. Box 5323 Dar es Salaam HEREBY TRANSFER to ALLIANCE PRINTER'S CO. LIMITED, a limited liability company registered under the laws of Tanzania with Postal Office Box 105260 Dar es Salaam the Right of Occupancy registered on 19th day of March, 2011.

SIGNED and DELIVERED by the said
HAIKA IRENEI NGOWI who is
Known to me personally/identified to me
by the latter being known to me personally
this 20th day of January, 2022

(Witness) [Signature]
Signature.....
Qualification.....

H Ngowi
TRANSFEROR



Stamped under the Company Seal of the
Said ALLIANCE PRINTER'S CO. LIMITED
This 20th day of January 2022.

In the presence of:
Signature: [Signature]
Name: James N. KUNETTA
Qualification: MANAGING DIRECTOR

Signature: [Signature]
Name: BAYO SHABAYAGA
Qualification: DIRECTOR

Where applicable:
IN EXERCISE THE POWERS VESTED IN ME I UNDER SECTION 37 OF THE LAND ACT 1999
..... COMMISSIONER FOR LANDS/AUTHORISED OFFICER HEREBY APPROVE THIS
DISPOSITION


Commissioner for lands/authorized officer Date:

Certified True Copy of the Original
Richard Gerald Limihagati
Advocate, Notary Public & Commissioner
for Oaths
Sign: [Signature]
Date: 01/02/2023

STAMP DUTY 2,000,000/=
CONSENT FEES 120,000/=
REGISTRATION FEES 2,000,000/=
E.V.R No 922131106342/29 of 11/05/2022
SIGNATURE Mim

EXTRACT OF THE ACT NO. 179 OF 1999
TO effect vested in me in terms of Section 37
of the Law of Succession Act 1999, I
Richard Gerald Limihagati
Notary Public and Commissioner
for Oaths
Registration Date 12th May 2022
[Signature]

FILED DOCUMENT No: 223781
REGISTERED ON: 10/01/2023
AT: 03:00 pm
[Signature]
Senior Asst. Registrar of Titles




Certified True Copy of the Original
Richard Gerald Limihagati
Advocate, Notary Public & Commissioner
for Oaths
Sign: *[Signature]*
Date: 2/02/2023

85874
23.03.11

12.00 Noon

[Handwritten signature]

Land Form No. 22

52,722/-
39948534
01.04.10
[Handwritten signature]

THE UNITED REPUBLIC OF TANZANIA

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

Certified True Copy
[Signature]
Asst Registrar of Titles
Date: 15/03/2022

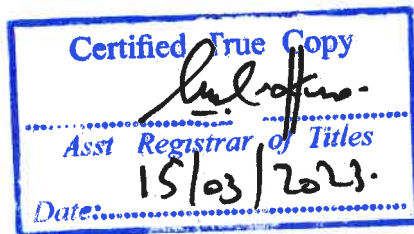
CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. 85874
L.O. No. 436674
L.D. NO: KTC/LD/PT/1984 Ac2

The 19th day of March two thousand and ten *eleven*.

THIS IS TO CERTIFY that **HAIKA IRENEI NGOWI OF P.O. BOX 5323, DAR ES SALAAM** (hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **Sixty six years (66)** from the First day of **July two thousand and ten** and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefor or amendment thereof and to the following conditions.

1. There Occupier having paid rent up to the thirtieth day of **June, 2011** shall thereafter pay rent of shillings **Five hundred twenty eight thousand two hundred seventy six (Tsh. 528,276/=)** only 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 Commissioner for Lands.
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.
- (iii) Building to be in permanent materials.
- (iv) Submit building plans to the **Kibaha Town Council** within six months from the date of the commencement of the Right.
- (v) Building construction to begin within six months after approval of plans.
- (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.

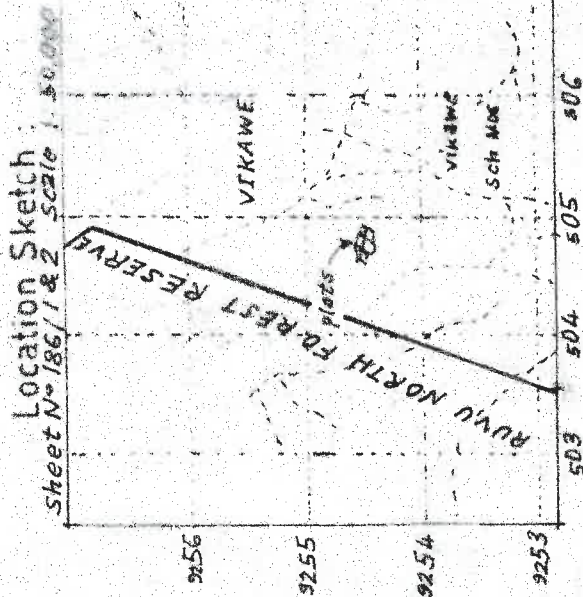
3. USER:

The Land shall be used for **NURSERY SCHOOL** purposes only. Use **Group 'K' Use Class (a)** as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

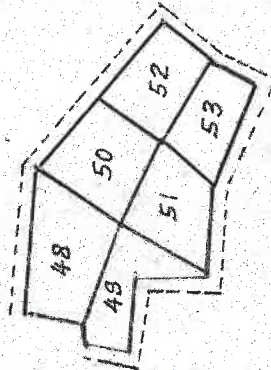
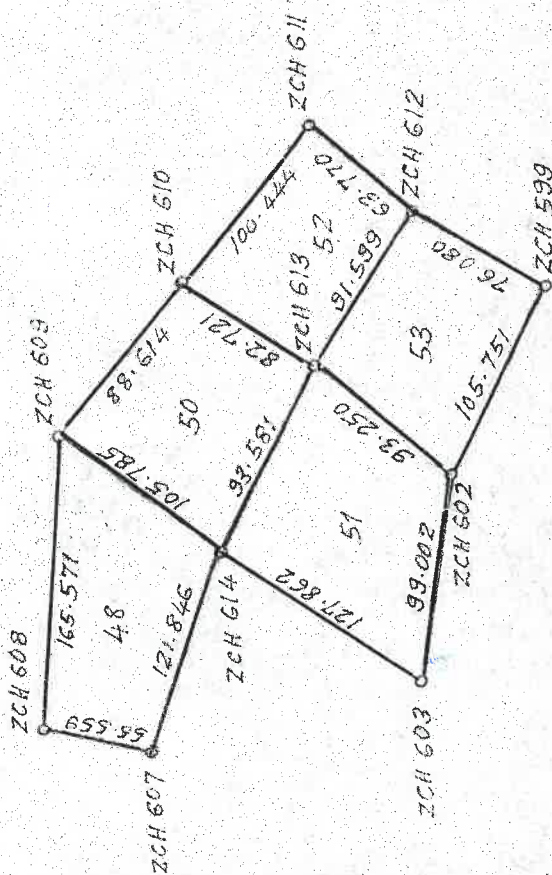
- 4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
- 5. The Occupier shall deliver to the Commissioner for Lands notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
- 6. The President may revoke the Right of Occupancy for good cause and or in the Public interest.

KIBAHA TOWNSHIP

LOCATION... VIKAWÉ
 BLOCK... —
 PLOTS N° 48, 50—53
 L.O. N° 436674
 AREA..... 44023 SQ. M.

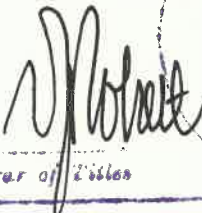



Certified True Copy
[Signature]
 Asst Registrar of Titles
 Date: 15/03/2016

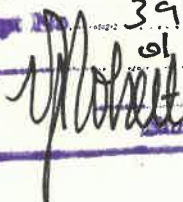


This plan prepared in accordance with Registered plan No. 60636 is approved for purposes of the Land Registration ordinance Director of Surveys and Mapping... *M. Amos* Date 30.09.2016
 Ministry of Lands Housing and Urban Development
 Dar es Salaam

Use of this plan implies no guarantee of the Government

TITLE NO. 91353
 REGISTERED 15/09/11
 AT 11:00 AM

 Senior Asst. Registrar of Titles


Land Form No. 22

TANGANYIKA STAMP DUTY ACT,
 Stamp Duty Shs. 1,551/- Paid
 on original Receipt No. 39948535
 of 04/10/2010.

 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY


(Under Section 29)

Title No. 91353
 L.O. No. 436673
 L.D.NO. KTC/LD/PT/1985

The 8th day of February, two thousand and eleven ^{ten} _{ACZ}

THIS IS TO CERTIFY that **HAIKA IRENEI NGOWI OF P.O. BOX 5323, DAR ES SALAAM** (hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **Sixty six years (66)** from the First day of **July two thousand and ten** and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefor or amendment thereof and to the following conditions.

1. There Occupier having paid rent up to the thirtieth day of **June, 2011** shall thereafter pay rent of shillings **One hundred fourteen thousand nine hundred seventy five (Tsh. 114,975/=) only** 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 Commissioner for Lands.
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.

TANGANYIKA STAMP DUTY ACT,
 Stamp Duty Shs. 11,398/- Paid
 on original Receipt No. 39948535
 of 04/10/2010.

 Stamp Duty Officer

- (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.
- (iii) Building to be in permanent materials.
- (iv) Submit building plans to the **Kibaha Town Council** within six months from the date of the commencement of the Right.
- (v) Building construction to begin within six months after approval of plans.
- (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.

3. USER:

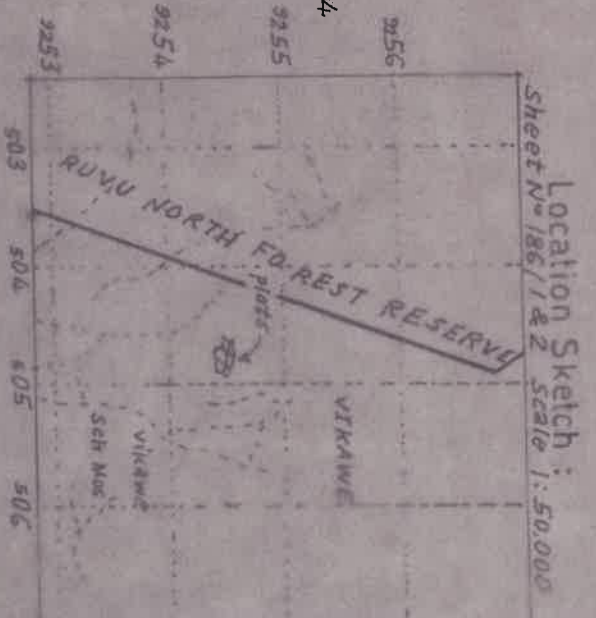
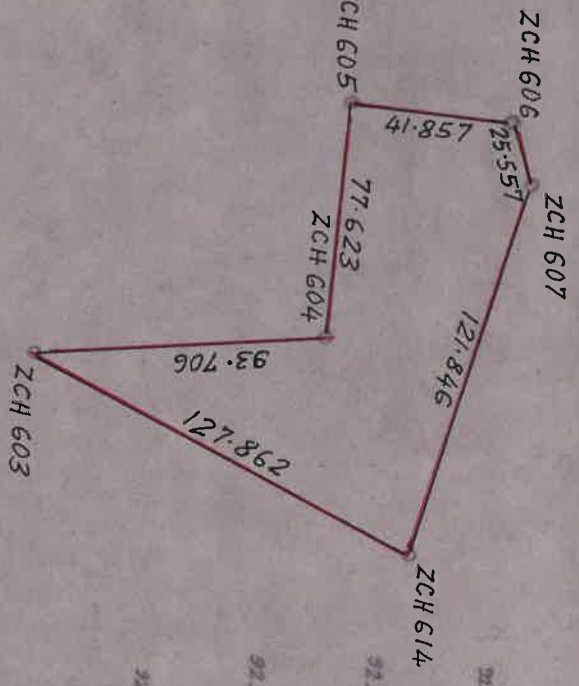
The Land shall be used for **commercial/residential** purposes only. Use **Group 'B' Use Class (c) & (d)** as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

- 4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
- 5. The Occupier shall deliver to the Commissioner for Lands notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
- 6. The President may revoke the Right of Occupancy for good cause and or in the Public interest.

KIBAHA TOWNSHIP



LOCATION.....VIKAWÉ
 BLOCK.....—
 PLOT N°.....49.
 L O N°.....4.366 73.
 AREA.....7665 SQ.M. ZCH 605



Location Sketch :
 Sheet N° 186/1 & 2 Scale 1:50,000



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

This plan is prepared in accordance with Registered plan,
 No. 60636 is approved for purposes of the Land
 Registration ordinance Director of Surveys and
 Mapping. *Mombasa* Date 28.09.2010
 Ministry of Lands, Housing and Urban Development,
 Dar es Salaam

SCHEDULE

ALL that Land known as **PLOT No. 49** situated at **VIKAWA** in **KIBAHA TOWNSHIP** containing **Seven thousand six hundred sixty five (7,665) Square metres** shown for identification only edged red on the plan attached to this Certificate and defined on registered Survey Plan Numbered **60636** deposited at the Office of the Director of Surveys and Mapping at Dar es Salaam.

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

.....
ASST. COMMISSIONER FOR LANDS

I the within named **HAIKA IRENEI NGOWI** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and **DELIVERED** by the said)
HAIKA IRENEI NGOWI who is known)
to me personally/identified to me by.....)
.....)

HN Ngowi

the latter being known to me personally in my)
Presence this *07* Day of *October* 2010)

Witnesses)

Signature: *[Signature]*

Postal Address: *78799, D. Salaam*

Qualification: *Advocate*



LAND REGISTRY DAR - ES - SALAM

TRANSFER

Filed Document No. 223906

Date of Registration 01-02-2023 03:00 AM

ALLIANCE PALNIER'S CO.

LIMITED OF P.O. BOX 105260

DSM. Cons. Val. 50,000,000.

Amel J. H. -

Senior Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)

TRANSFER OF RIGHT OF OCCUPANCY
[Under Section 62]

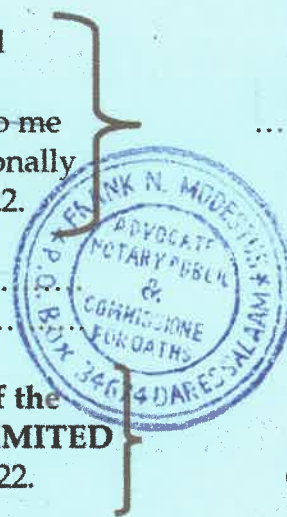
Title No. 91353
L.O. No.436673
KTC/LD/PT/1985

PLOT NO. 49, VIKAWA AREA, KIBAHA TOWNSHIP.

IN CONSIDERATION of the sum of Tanzania Shilling Fifty Million only (TZS. 50,000,000/=) I, HAIKA IRENEI NGOWI of P.O. Box 5323 Dar es Salaam HEREBY TRANSFER to ALLIANCE PRINTER'S CO. LIMITED, a limited liability company registered under the laws of Tanzania with Postal Office Box 105260 Dar es Salaam the Right of Occupancy registered on 19th day of March, 2011.

SIGNED and DELIVERED by the said
HAIKA IRENEI NGOWI who is
Known to me personally/identified to me
by the latter being known to me personally
this 20th day of January 2022.

(Witness)
Signature: [Signature]
Qualification: [Qualification]



Haika
TRANSFEROR



Stamped under the Company Seal of the
Said ALLIANCE PRINTER'S CO. LIMITED
This 20th day of January 2022.

In the presence of:
Signature: [Signature]
Name: JAMES N. AURITA
Qualification: MANAGER DIRECTOR

Signature: [Signature]
Name: RAYA A. SHABAZA
Qualification: DIRECTOR

Where applicable:
IN EXERCISE THE POWERS VESTED IN ME I UNDER SECTION 37 OF THE LAND ACT 1999
..... COMMISSIONER FOR LANDS/AUTHORISED OFFICER HEREBY APPROVE THIS
DISPOSITION

Commissioner for lands/authorized officer Date:

Certified True Copy of the Original
Richard Gerald Limihagati
Advocate, Notary Public & Commissioner
for Oaths
Sign: [Signature]
Date: 21/1/2022

STAMP DUTY 460,000/=
CONSENT FEES 120,000/=
REGISTRATION FEES 460,000/=
E.V.R No. 922131106341494 of 11/05/2022
SIGNATURE. *[Signature]*

BY ORDER OF THE REGISTRAR IN CHIEF
TO OFFICE VESTED IN ME IN TERMS OF SECTION 37
of the Law of Property Act, 1982
MAYOMBO
Date: 13th May 2022
[Signature]

FILED DOCUMENT No. 223906
REGISTERED ON 01.2.2023
AT: 03-00 Am
[Signature]
Senior Ass. Registrar of Title

§
Certified True Copy of the Original
Richard Gerald Limihagati
Advocate, Notary Public & Commissioner
for Oaths
Sign: *[Signature]*
Date: *[Signature]*

Certified True Copy of the Original
Richard Gerald Limihagati
Advocate, Notary Public & Commissioner
for Oaths
Date: *[Signature]*