


TITLE No. 30393
 REGISTERED ON
12.10.2010
 at 10:00 AM
Prine Mwanza
 Asst. Registrar of Titles



Stamp Duty Shs. 20/= Paid
 and Revenue Receipt No. 09701596
 of 22.12.1999 Issn.
Prine Mwanza
 Assistant Registrar Titles

THE UNITED REPUBLIC OF TANZANIA

CERTIFICATE OF OCCUPANCY
 (Section 9 of the Land Ordinance)

The 11th day of October, Two thousand
 and ten

TITLE No. 30393 LR Mwanza

THIS IS TO CERTIFY that **DOMINIQUE MASIBA** of P.O. Box 132, **MWANZA** (hereinafter called "the Occupier") is 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 **thirty three** years from the first day of **July**, One thousand nine hundred **ninety four** 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 thereof or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, **1995** shall thereafter pay rent of shillings **One thousand four hundred and fifty (Tshs 1,450/=)** 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 Minister for the time being responsible for (hereinafter called "the Minister") on the first day of July in each of the years **2004, 2014 and 2024** or within three years thereafter in each case.
2. 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 **Mwanza City Council** (hereinafter called "the Authority");
 - (ii) At all time during the term of the Right have on the land buildings approved by Authority and maintain them in good order and repair to the satisfaction of Commissioner for Lands (hereinafter called "the Commissioner")
 - (iii) Not to erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority;

TANGANIKWA
 STAMP DUTY PAID ON
 ORIGINAL Shs. 100/=
 Receipt No. 09701596 of 22.12.1999

- (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 Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or any building on it without the previous written consent of the Commissioner provided that the consent of the Commissioner shall not be necessary;

HANDWRITING to a single sub-letting of the whole of land ~~or any part of any building on it~~ where the sublease contains conditions sufficient to ensure compliance with the conditions of the Right.

- (ii) Occupation or use of whole or any part of the land or building on it by any person other than Occupier or his employees, or agents or contractors or members of the household shall be deemed dealing with the land or buildings.

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

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

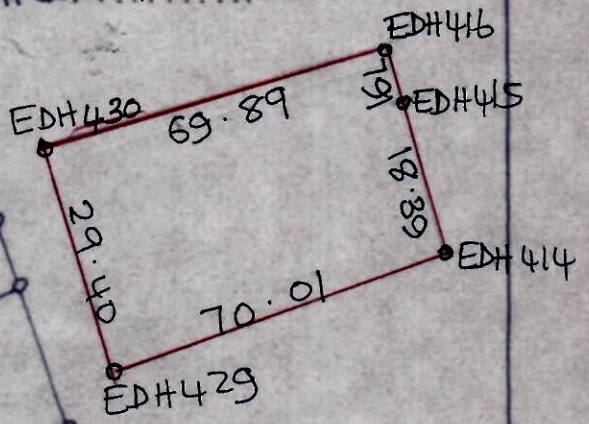
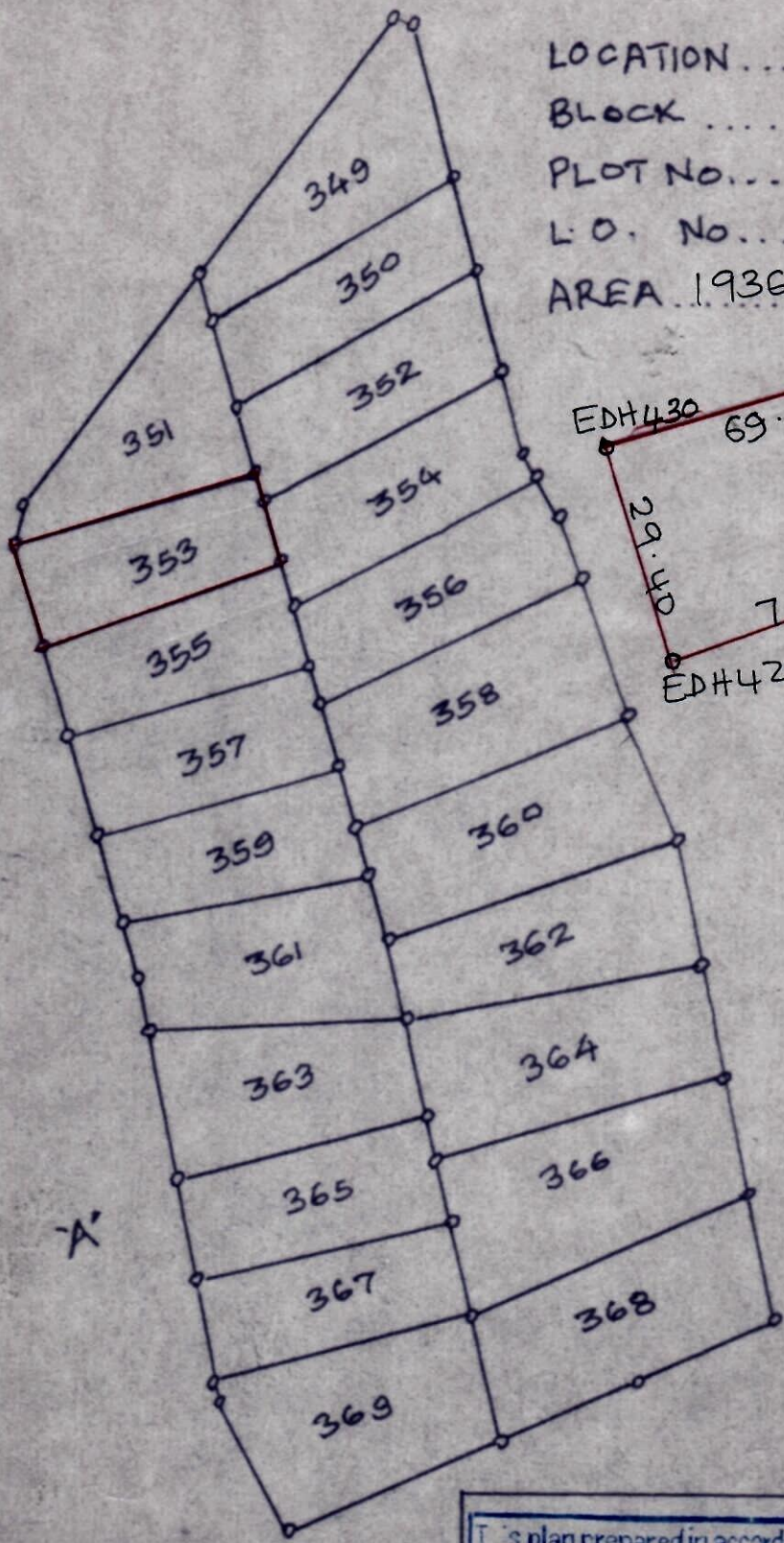
- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by the Government for the land during the term of the Right.
- (iii) such some as the commissioner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

6. User: The land and the 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) Regulation, 1960 as amended in 1993

MWANZA CITY.



LOCATION .. BWIRU
BLOCK .. A
PLOT NO. .. 353
L.O. NO. .. 417490
AREA .. 1936 SQM.



A'

This plan prepared in accordance with Registered Plan NO. 62436 is approved for the purpose of the Land Registration Ordinance.
For Director of Surveys and Mapping. Date: 29/4/10
Ministry of Lands and Human Settlements
Urban Development Dar es Salaam

The Issue of this Plan implies no guarantee or admission of Title of Government.



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

SCHEDULE

All that land known as Plot No. **353** Block 'A' situated at **Bwiru** in **Mwanza City** containing **One thousand nine hundred thirty six (1,936) square metres** shown for identification only edged red on the plan attached to this certificate and defined in registered survey plan number **62436** deposited at the office of the Director for Survey and Mapping in Dar es Salaam.

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

[Handwritten Signature]
Asst COMMISSIONER FOR LANDS.

I, the within named **DOMINIQUE MASIBA** hereby accept the terms and conditions contains in the foregoing Certificate of Occupancy.

SIGNED and **DELIVERED** by the said)
DOMINIQUE MASIBA who is)
 known to me personally / identified to me)
 bythe latter)
 being known to me personally in my presence)
 thisday of 2010)

[Handwritten mark]

Witness's
 Signature.....)
 Postal Address: *Box 1281*)
Mwanza)
 Qualification *ADVOCATE*)



MORTGAGE

S4594

Filed Document No.

Date of Registration 26-09-2019 11:07 AM

To NMB BANK PLC OF

P.O BOX 9213, D/SALAM
(TO SECURE TSHS. 204,000,000/-)
ONLY

Senior Ass. Registrar of Titles



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

NOTIFICATION OF DISPOSITION OF CERTIFICATE OF TITLE
(Under Section 36)

C.T NO: 30393 –LR MWANZA
L.O NO: 417490
PLOT NO: 353 BLOCK 'A' BWIRU AREA
IN MWANZA CITY

TO: Commissioner for Land.

We, **NMB BANK PLC**, of P.O. Box 9213, Dar es Salaam **HEREBY NOTIFY** you of the disposition which is intended to be made in favour of **SUPREME WATER WELL DRILLING LTD** of P.O. Box 2677 –Mwanza in respect of Certificate of Title registered under the above reference.

I hereby present the following particulars: -

Nature of Disposition: **AUCTION SALE**

Particulars of Purchaser: **SUPREME WATER WELL DRILLING LTD**
P.O Box 2677
MWANZA

The following documents are enclosed: -

- (1) Original Certificate of **Title No. 30393 –LR MWANZA**
- (2) Original Receipt evidencing payment of Land Rents.
- (3) Transfer Instrument
- (4) Application of Approval of Disposition
- (5) Public Auction Advertisement
- (6) Certificate Sale

Other particulars – NIL

Date: _____

1. Applicant: _____

2. Applicant: _____

Fee: _____

Authorized Land Officer

Date: _____

Place: _____

Copy: To Registrar

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

APPLICATION FOR APPROVAL OF DISPOSITION
(Under Section 39)

C.T NO: 30393 –LR MWANZA
L.O NO: 417490
PLOT NO: 353 BLOCK 'A' BWIRU AREA
IN MWANZA CITY

We, **NMB BANK PLC**, of P.O. Box 9213, Dar es Salaam (hereinafter referred to as an applicant) **HEREBY APPLY** for approval of disposition of a Certificate of Title registered under the above reference.

1. The nature of disposition is by way of **AUCTION SALE**.
2. The Transferee is: **SUPREME WATER WELL DRILLING LTD**
P.O Box 2677
MWANZA
3. The following documents are enclosed: -
 - (1) Original Certificate of **Title No. 30393 –LR MWANZA**
 - (2) Original Receipt evidencing payment of Land Rents.
 - (4) Transfer Instrument
 - (5) Notification of Approval of Disposition
 - (7) Public Auction Advertisement
 - (8) Certificate Sale

4. Other particulars – NIL

Date: _____

1. Applicant: _____

2. Applicant: _____

For Official use only

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

Authorized Officer:

Date:

Served upon me:

.....
Applicants

Date:



THE LAND REGISTRATION ACT

POWER OF SALE OF MORTGAGED LAND

[Under Section 133]

C.T NO: 30393 –LR MWANZA

L.O NO: 417490

PLOT NO: 353 BLOCK 'A' BWIRU AREA
IN MWANZA CITY

In consideration of the sum of **Tanzanian Shillings One Hundred Sixty Five Million Only (Tshs 165,000,000/)**, we, **NMB BANK PLC** of P.O Box 9213, Dar es Salaam in exercise of the Power of Sale of the above mentioned Title as conferred by the mortgage deed registered on 26th September, 2019 and registered under File Document Number **54594** respectively **HEREBY TRANSFER** to **SUPREME WATER WELL DRILING LTD, of P.O Box 2677 Mwanza -Tanzania** (hereinafter referred to as the 'Transferee') the right of occupancy registered under the above reference discharged from the said mortgage.

SEALED with the Common Seal of the said **NMB BANK PLC** and **DELIVERED** in the presence of us this day of20223

MORTGAGEES SEAL

Signature:
Name: **A. Juma Kimori,**
Postal Address: **P.O. Box 9213,
DAR ES SALAAM.**
Qualification: **CHIEF FINANCIAL OFFICER**

Signature:
Name: **Mwantumu Salim**
Postal Address: **P.O. Box 9213,
Dar es Salaam.**
Qualification: **COMPANY SECRETARY**

SEALE with the Common Seal of the said SUPREME WATER WELL DRILLING LTD and DELIVERED

In the presence of us this _____ day of _____, 2023

SEAL



Name: R. Snidhar Reddy

Signature: [Handwritten Signature]

Postal Address: 2677, MWANZA

Qualification: Director

Name: R. PRANITHA

Signature: R. Pranitha

Postal Address: 2677, MWANZA

Qualification: Director

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

NOTIFICATION OF DISPOSITION OF CERTIFICATE OF TITLE
(Under Section 36)

C.T NO: 30393 –LR MWANZA
L.O NO: 417490
PLOT NO: 353 BLOCK 'A' BWIRU AREA
IN MWANZA CITY

TO: Commissioner for Land.

We, **NMB BANK PLC**, of P.O. Box 9213, Dar es Salaam **HEREBY NOTIFY** you of the disposition which is intended to be made in favour of **SUPREME WATER WELL DRILLING LTD** of P.O. Box 2677 –Mwanza in respect of Certificate of Title registered under the above reference.

I hereby present the following particulars: -

Nature of Disposition: **AUCTION SALE**

Particulars of Purchaser: **SUPREME WATER WELL DRILLING LTD**
P.O Box 2677
MWANZA

The following documents are enclosed: -

- (1) Original Certificate of **Title No. 30393 –LR MWANZA**
- (2) Original Receipt evidencing payment of Land Rents.
- (3) Transfer Instrument
- (4) Application of Approval of Disposition
- (5) Public Auction Advertisement
- (6) Certificate Sale

Other particulars – NIL

Date: _____

1. Applicant: _____

2. Applicant: _____

Fee: _____

Authorized Land Officer

Date: _____

Place: _____

Copy: To Registrar

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

APPLICATION FOR APPROVAL OF DISPOSITION
(Under Section 39)

C.T NO: 30393 –LR MWANZA
L.O NO: 417490
PLOT NO: 353 BLOCK 'A' BWIRU AREA
IN MWANZA CITY

We, **NMB BANK PLC**, of P.O. Box 9213, Dar es Salaam (hereinafter referred to as an applicant) **HEREBY APPLY** for approval of disposition of a Certificate of Title registered under the above reference.

1. The nature of disposition is by way of **AUCTION SALE**.
2. The Transferee is: **SUPREME WATER WELL DRILLING LTD**
P.O Box 2677
MWANZA
3. The following documents are enclosed: -
 - (1) Original Certificate of **Title No. 30393 –LR MWANZA**
 - (2) Original Receipt evidencing payment of Land Rents.
 - (4) Transfer Instrument
 - (5) Notification of Approval of Disposition
 - (7) Public Auction Advertisement
 - (8) Certificate Sale

4. Other particulars – NIL

Date: _____

1. Applicant:  _____

2. Applicant:  _____

For Official use only

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

Authorized Officer:

Date:

Served upon me:

.....
Applicants

Date:

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

(NO. 4 OF 1999)

DISCHARGE OF MORTGAGE
[Under Section 120]

C.T NO: 30393 -LR MWANZA
L.O NO: 417490
PLOT NO: 353 BLOCK 'A' BWIRU AREA
IN MWANZA CITY

WE, NMB BANK PLC of P.O. Box 9213, Dar es Salaam being the owner of the Mortgage registered on Filed Document Number 54594 -LR Mwanza registered on 26th September 2019 **HEREBY DISCHARGE** the said Mortgage. The said Mortgage is hereby wholly discharged.

SEALED with the Common Seal of the said
NMB BANK PLC and DELIVERED
in the presence of us this 04th Day of December 2023

Signature:
Name: Juma Kimori
Postal Address: P.O. Box 9213,
DAR ES SALAAM.
Qualification: **CHIEF FINANCE OFFICER**

Signature:
Name: Mwantumu Salim
Postal Address: P.O. Box 9213,
DAR ES SALAAM.
Qualification: **COMPANY SECRETARY**

DRAWN BY:
THE LEGAL DEPARTMENT,
NMB BANK PLC,
P.O.BOX 9213,
DAR ES SALAAM.

THE LAND REGISTRATION ACT

POWER OF SALE OF MORTGAGED LAND

[Under Section 133]

C.T NO: 30393 –LR MWANZA

L.O NO: 417490

**PLOT NO: 353 BLOCK 'A' BWIRU AREA
IN MWANZA CITY**

In consideration of the sum of **Tanzanian Shillings One Hundred Sixty Five Million Only (Tshs 165,000,000/)**, we, **NMB BANK PLC** of P.O Box 9213, Dar es Salaam in exercise of the Power of Sale of the above mentioned Title as conferred by the mortgage deed registered on 26th September, 2019 and registered under File Document Number **54594** respectively **HEREBY TRANSFER** to **SUPREME WATER WELL DRILING LTD, of P.O Box 2677 Mwanza -Tanzania** (hereinafter referred to as the 'Transferee') the right of occupancy registered under the above reference discharged from the said mortgage.

SEALED with the Common Seal of the said
NMB BANK PLC and **DELIVERED**
in the presence of us this day of20223

MORTGAGEES SEAL

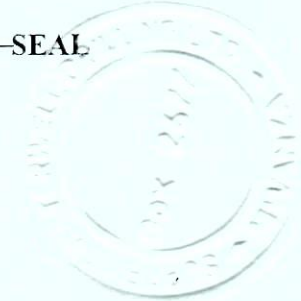
Signature:
Name: Juma Kimori.
Postal Address: P.O. Box 9213.
DAR ES SALAAM.
Qualification: **CHIEF FINANCIAL OFFICER**

Signature:
Name: Mwantumu Salim
Postal Address: P.O. Box 9213.
Dar es Salaam.
Qualification: **COMPANY SECRETARY**

SEAL with the Common Seal of the said **SUPREME WATER WELL DRILLING LTD and DELIVERED**

In the presence of us this 16th day of Jan, 2023

SEAL



Name:

R. Sridhar Reddy

Signature:

RSR

Postal Address:

2677, MWANZA.

Qualification:

Director

Name:

R. PRANITHA

Signature:

R. Pranita

Postal Address:

2677, MWANZA

Qualification:

Director



Lind Street
Machinga complex/4th Floor
P.O. BOX 38509/Dar es salaam/Tanzania cell; 0714171320/0715770668
EMAIL: Masahajuauctionmart@gmail.com

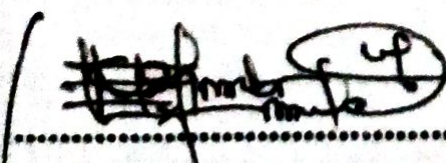
CERTIFICATE OF SALE

Certificate of sale over residential house located at **BWIRU AREA, MWANZA CITY** with Certificate of Title No./Residential License **No.30393 LR, LO NO 417490 PLOT NO. 353 BLOCK "A"** in the name of **DOMINIQUE MASIBA**
Sale Agreement between
SUPREME WATER WELL DRILLING LTD and **NMB PLC KENYATTA ROAD BRANCH** is hereby
Issued on behalf of NMB Bank Plc.

This is to certify that the above described property was sold at a Public Auction on the **11th day of SEPTEMBER, 2023** for the sum of Tanzanian Shillings **ONEHUNDRED SIXTY FIVE MILLION (Tzs 165,000,000/=) Only**.

And further that, the successful bidder, **SUPREME WATER WELL DRILLING LTD** of **P.O. Box 2677, MWANZA**, was declared the purchaser at the sale. As the purchase price has been paid in full, the sale has now become absolute and the property is sold on an 'as and where is' basis.

Dated and Issued at **NMB KENYATTA ROAD BRANCH**, this **20th day of OCTOBER, 2023**.



JUMA S. MASAMA
MANAGING DIRECTOR
MASAHAJU ENTERPRISES LTD



UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS AND HUMAN SETTLEMENTS DEVELOPMENT

Email: artze@ardhi.go.tz

Tell: 023 2613331

In reply please quote:



Registrar of Titles,
Mwanza Region,
P. O. Box 1101,
Mwanza.

Ref. No. LR/MZ/T/30393

22nd January, 2024

To: Dominique Masiba of,
P.O. Box 132,
Mwanza

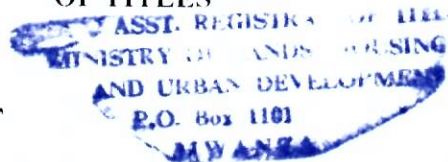
THE LAND REGISTRATION ACT (CAP.334)
TRANSFER UNDER POWER OF SALE
(SECTION 51(1))

Take Notice that Transfer under Power of Sale in respect of Plot No. 353 Block "A" Bwiru in Mwanza City with Certificate of Title No. 30393 LR Mwanza, registered in the name of DOMINIQUE MASIBA of P.O. Box 132, Mwanza, has been presented for registration by NMB BANK PLC of P.O.BOX 9213, Dar es Salaam, on 17th January, 2024. The application shall have the effect of changing Ownership from DOMINIQUE MASIBA of P.O. Box 132, Mwanza to SUPREME WATER WELL DRILLING LTD of P.O. Box 2677, Mwanza.

Take further Notice that, I intend to register the said Transfer under power of sale within thirty (30) days time from the date of postage of this Notice, unless within that period the High Court orders otherwise.

Dated at Mwanza this 22nd day of february 2024.


Jacqueline J. Songora
ASSISTANT REGISTRAR
OF TITLES



Copy to: NMB BANK PLC of,
P.O. Box 9213,
Dar es Salaam.

: SUPREME WATER WELL DRILLING LTD of
P.O. Box 2677,
Mwanza.