

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 19866 MTWLR

Land Office Number: .455215

Land: PLOT NO 492 BLOCK "C" HIYARI MWARA DISTRICT COUNCIL

Term: NINETY NINE (99) YEARS

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

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 19866



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 11 Jan, 2021

BASSAM INVESTMENT LIMITED
P.O Box 240
MTWARA
Sir/Gentlemen/Madam,

RE: TITLE NO: 19866 LAND OFFICE NO: 455215

PLOT NO. 492 BLOCK C AT HIYARI

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

A. N. [Signature]
REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: MDC/LD/1194 refers

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO.4 OF 1999)
TRANSFER OF OCCUPANCY
(Under Section 62)

C.T NO. 19866 MTWLR
L.O.NO. 455215
MDC/LD/1194
PLOT NO. ~~493~~ 492
BLOCK "C" HIYARI
MTWARA DISTRICT

In consideration of Shs Seventy-Five Million only (TZS. 75,000,000)
We, BASSAM INVESTMENT LIMITED of P.O. BOX 240 MTWARA, hereby transfer to
SPECIALISED HAULIER (T) LTD of P. O. Box 222 Dar es Salaam, the Right of Occupancy
registered under the above references.

SEALED with the COMMON SEAL of the
BASSAM INVESTMENT LIMITED

In our presence this 1st day of November 2021

SEAL

Name SAMUEL S. HAMISI



Signature [Handwritten Signature]

Postal Address 240, MTWARA

Qualification M. DIRECTOR

Name SAMIA AU MATO



Signature [Handwritten Signature]

Postal Address 240, MTWARA

Qualification DIRECTOR

SEALED with the COMMON SEAL of the
SPECIALISED HAULIER (T) LTD

In our presence this day of 2021

SEAL

Name ARUN GOTTIPATI

Signature G. 217

Postal Address PO BOX 222

Qualification Director



Name G. S. R. KRISHNA

Signature Krishna

Postal Address PO BOX 222

Qualification DIRECTOR



IN EXERCISE OF THE POWERS VESTED IN ME UNDER SECTION 37 OF
THE

LAND ACT 1999, I, FRANCIS MAHMAS M SOBI
AUTHORISED OFFICER HEREBY APPROVE THIS DISPOSITION

COMMISSIONER FOR LANDS/ AUTHORISED OFFICER



DATE 16.12.2021

Stamp duty on original and duplicate paid vide EVR No. 92134208309559 of Tshs. 1,1750,000/-

Consent fee paid vide EVR No. 92134208309559 of Tshs. 80,000/-

FILED DOCUMENT No: 8050
REC 17.12.2021
AT: 09:30 A M
LAND REGISTRY
TANGANYIKA
of Title:

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/- Paid
On Original Receipt Shs: 92134208393243
of: 08.12.2021
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 109500/- Paid
Receipt No: 92134208393243
of: 08.12.2021
Stamp Duty Officer

STAMP DUTY OFFICER

WITHDRAWAL OF NOTICE OF DEPOSIT OF CERTIFICATE OF TITLE


THE LAND REGISTRATION ACT (CAP. 334)
[Section 64 (2)]

C.T NO: 19866 -MTWLR
L. O. NO: 455215
PLOT NO: 492 BLOCK 'C' HIYARI AREA
IN MTWRA DISTRICT

We, NMB BANK PUBLIC LIMITED COMPANY of P.O. Box 9213, DAR ES SALAAM,
HEREBY WITHDRAW the notice of deposit given to us and entered as Filed Document
Number 7819 Dated 29th July 2021.

SEALED with a COMMON SEAL of the said
NMB BANK PLC
And delivered in the presence of us
This 08th day of December 2021

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

Signature: 
Name: Lilian Komwihangiro
Postal Address: P.O. Box 9213,
DAR ES SALAAM.
Qualification: COMPANY SECRETARY & HEAD OF LEGAL

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

FILED DOCUMENT No: 8049
REGISTERED ON: 17/12.2024
AT: 09:30A M
LAND REGISTRY
TANGANYIKA
Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 500/- Paid
On Original Receipt Shs: 92200508748918
of: 05.01.2022
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs: 500/- Paid
Receipt No: 92200508748918
of: 05.01.2022
Stamp Duty Officer

SALE AGREEMENT

This sale agreement is made on day of 2021,

BETWEEN

BASSAM INVESTEMENT LIMITED, P. O. Box 240, MTWARA, (hereinafter referred to as the "VENDOR" of the other part)

AND

SPECIALISED HAULIER (T) LTD of P.O.BOX 222, Dar-Es-Salaam (hereinafter referred to as the "PURCHASER" of the one part).

WHEREAS the vendor has agreed to transfer His right over Certificate of Occupancy Title No. 19866 MTWLR, L.O. NO. 455215, MDC/LD/1194, PLOT NO. 492, BLOCK "C" "3666, SQM in HIYARI, MTWARA DISTRICT to Purchaser. (hereinafter called the "property") ;and

WHEREAS the vendor has agreed to sale the property to the purchaser and the purchaser has agreed to buy the said property from the vendor for a consideration amount of Tanzania Shillings Seventy-Five Million Only, stipulated free from the encumbrances on the terms set out in this Agreement.

NOW THEREFORE THIS AGREEMENT WITNESSETH as follows:

1. The Vendor shall sell, and the Purchaser shall buy the said Property free from all encumbrances for a **consideration of Tanzania Shillings Seventy-Five Million Only (TZS 75,000,000/=)**, hereinafter called the purchase price.
2. The Vendor will give vacant possession of the said Property to the Purchaser upon receiving Tanzania Shillings Seventy-Five Million Only (**TZS 75,000,000/=**), hereinafter called the purchase price.
3. This Deed of Transfer is subject to the consent of the Commissioner of Lands. If for any reason the consent is not given the Vendor shall hold the said property in trust for the Purchaser and shall act in accordance with the instructions of the Purchaser.
4. The Vendor shall be responsible for all outstanding and liabilities in respect of the said property including payment of Land Rent, Property Tax up to the date of handover to purchaser.
5. The Vendor shall be liable to pay Capital Gain Tax for transfer purpose in the name of Purchaser.
6. The purchaser shall bear Legal Fees, Stamp Duty, Consent Fees, Registration Fees, Valuation Fees, Transfer Charges, and other disbursements arising out of and in connection or incidental to the preparation and completion of this agreement and registration of the said property in their name.

Further Assurances

Each of the parties shall upon reasonable request from the other, do or procure the doing of all acts and/or execute or procure in so far as each is reasonably able to execution of all such documents and in a form reasonably satisfactory to the party concerned for the purpose of giving the other parties the full benefit of this agreement. If any provision of this agreement is

or becomes invalid, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not be in any way affected or impaired thereby.

All or any of the provisions of the Agreement may be amended, altered added or replaced only by the mutual agreement between the parties.

7. Save as where required by applicable law, this Agreement and non-contractual obligations arising in any way whatsoever out of or in connection with this Agreement are governed by, construed, and take effect in accordance with Tanzanian Laws.

IN WITNESS WHEREOF the parties have duly executed these presents in Dar-es-salaam on the date and in the manner here under appearing.

**SEALED with the COMMON SEAL of
BASSAM INVESTEMENT LIMITED**
In Our presence thisday of2021

SEAL

NAME: SAMUEL S. HAMED
POSTAL ADDRESS: 240, MITWARA
SIGNATURE: [Signature]
QUALIFICATION: M. DIRECTOR

NAME: ANNA AU MATID
POSTAL ADDRESS: 240, MITWARA
SIGNATURE: [Signature]
QUALIFICATION: DIRECTOR

**SEALED with the COMMON SEAL of
SPECIALISED HAULIER (T) LTD**
In Our presence thisday of2021

SEAL

NAME: ARUN GOTTIPATI
POSTAL ADDRESS: PO BOX 222
SIGNATURE: [Signature]
QUALIFICATION: Director

NAME: G. S. P. KRISHNA
POSTAL ADDRESS: P.O. Box 222 DSO
SIGNATURE: [Signature]
QUALIFICATION: DIRECTOR



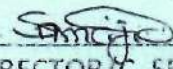
BASSAM INVESTEMENT LIMITED
COMPANY NO. 138357104

Resolution of the Board of Directors held on 10th November 2021, at 10:30 am at the in Mtwara Bassam Investment Limited registered office, and the following was transacted.

- A. Present:
- | | | |
|----|--------------------------|-------------------------|
| 1. | SAMEER SEIF HAMED SHAELY | Chief Executive Officer |
| 2. | SHAMSA ALI MAJID | DIRECTOR/ SHAREHOLDER |
| 3. | JOSEPH NYANDA | SECRETARY |
- B. Quorum: The Quorum was present.
- C. The company has decided to sell its property located in Mtwara District with Certificate of Title No. 19866 MTWLR, Plot no. 492, BLOCK "C" HIYARI, MTWARA DISTRICT to MUBEEN SPECIALISED HAULIER (T) LIMITED as per the sale agreement dated 10th November 2021.
- D. It was resolved by the Directors that the purchaser should arrange transfer of the purchased property to ownership from BASSAM INVESTEMENT LIMITED TO SPECIALISED HAULIER (T) LIMITED.

The meeting ended at 12 noon.


CHIEF EXECUTIVE OFFICER


DIRECTOR/C. SECRETARY





TANZANIA REVENUE AUTHORITY

Certificate of Registration for Value Added Tax (VAT)

(ISSUED UNDER SECTION 20 OF THE VALUE ADDED TAX ACT NO. 24 OF 1997)

THIS IS TO CERTIFY THAT
BASSAM INVESTMENT LIMITED

WHOSE TAXPAYER IDENTIFICATION NUMBER (TIN) IS
138-357-104


HAS BEEN REGISTERED FOR VALUE ADDED TAX (VAT)
AND ASSIGNED VAT REGISTRATION NUMBER (VRN)
40-034056-L

FOR BUSINESS LOCATED AT VIGAENI 22
MTWARA

WITH EFFECT FROM 01 October 2019

GIVEN UNDER MY HAND

THIS 21st DAY OF October 2019


ABDUL Y. MAPEMBE
COMMISSIONER FOR VAT



CTIN: 2086223



TANZANIA REVENUE AUTHORITY

CERTIFICATE OF REGISTRATION FOR TAXPAYER IDENTIFICATION NUMBER (TIN)

(ISSUED UNDER SECTION 23 OF THE TAX ADMINISTRATION ACT 2015)

THIS IS TO CERTIFY THAT
BASSAM INVESTMENT LIMITED

HAS BEEN REGISTERED WITH THE TANZANIA REVENUE AUTHORITY
AND ASSIGNED THE TAXPAYER IDENTIFICATION NUMBER

138-357-104

WITH EFFECT FROM: **17 December 2018**

TRA LOCATION: **MTWARA**

TAX OFFICE:

PHYSICAL LOCATION:

STREET / AREA: **LIGULA KATI NEAR UMOJA STADIUM**

*I Certify that this is a true Copy
of the Original Document*

Sign: *[Signature]* Date: *[Signature]*
GULAMUSSALIN YUSUF HASSAM
Advocate, Notary Public & Commissioner for Oaths

[Signature]
ELDAH G. MWANDUMBYA

OFFICIAL SEAL

COMMISSIONER FOR DOMESTIC REVENUE

NOTE: THE REQUIREMENTS UNDER WHICH THIS CERTIFICATE IS ISSUED ARE STATED OVERLEAF

TANZANIA
LAND REGISTRY
APPLICATION FOR OFFICIAL SEARCH

To: The Registrar of Titles

Title No.19866 MTWLR

WE, BASSAM INVESTMENT LIMITED

Hereby request to you to search the register in respect of the above and to advise me of the subsisting Entries.

Shs.40, 000/= Search fee is enclosed

From; BASSAM INVESTMENT LIMITED
P.O. BOX 240
MTWARA

Date: 17.11.2021

For Official use

E.R.V.NO.921321079800712 of 17.11.2021

Issued Shs. 40, 000/=

The following is a summary of the subsisting entries on property:- Search No. 2871/2021

District: MTWARA DISTRICT

Place: HIYARI

Description: LO.NO. 455215 PLOT NO. 492 BLOCK "C"

Tenure: RIGHT OF OCCUPANCY.

Term: 99 YEARS FROM 1ST October, 2020.

Rent: TSHS.432,588/= PER ANNUM (SUBJECT TO REVISION).

Area: 3,666 SQUARE METRES.

Reservation: Terms and Conditions as contained in Certificate of Occupancy.

Owner: BASSAM INVESTMENT LIMITED OF P.O.BOX 240, MTWARA

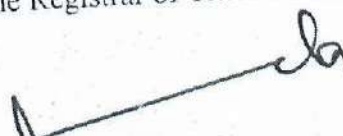
Encumbrance: NOTICE OF DEPOSIT TO NMB BANK PLC OF P.O BOX 9213, DAR ES

SALAAM. REGISTERED UNDER FD.7819 ON 29.06.2021 AT 10:00 AM.

NOTE: The records shown on the Official Search does not guarantee as to the genuineness of The Certificate of Title, if you intend to do any transaction you are advised to submit the Certificate of Title before the office of the Registrar of Titles for authenticity.

Date:

17th
NOVEMBER, 2021


MPOKI MWALUFUNDA
ASSISTANT REGISTRAR OF TITLES
(MTWARA REGION)

TANZANIA



Certificate of Incorporation

Section 15

No 92968

I HEREBY CERTIFY THAT

SPECIALISED HAULIERS (T) LIMITED

is this day incorporated under the Companies Act, 2002 and that the Company is Limited.

Given under my hand at Dar es salaam

this 10TH day of AUGUST

TWO THOUSAND AND TWELVE.

I Certify that this is a True Copy
of the Original Document

by
GULAMHUSAIN YUSUF HASSAN
Assistant Secretary & Commissioner for Trade

[Signature]
Asst. Registrar of Companies

CTIN: 0742035



TANZANIA REVENUE AUTHORITY

CERTIFICATE OF REGISTRATION FOR TAXPAYER IDENTIFICATION NUMBER (TIN)

(ISSUED UNDER SECTION 23 OF THE TAX ADMINISTRATION ACT 2015)

THIS IS TO CERTIFY THAT
SPECIALISED HAULIERS (T) LIMITED

HAS BEEN REGISTERED WITH THE TANZANIA REVENUE AUTHORITY
AND ASSIGNED THE TAXPAYER IDENTIFICATION NUMBER

118-168-631





WITH EFFECT FROM: 16 August 2012

TRA LOCATION: TEMEKE

TAX OFFICE: TEMEKE

PHYSICAL LOCATION: PLOT No. 12 BLOCK No. D

STREET / AREA: NYERERE ROAD

I Certify that this is a true and correct copy of the Original Certificate of Registration of the Taxpayer.
Signature: 
Signature: 
Signature: 
Signature: 

ELIJAH G. MWANDUMBYA

OFFICIAL SEAL

COMMISSIONER FOR DOMESTIC REVENUE

NOTE: THE REQUIREMENTS UNDER WHICH THIS CERTIFICATE IS ISSUED ARE STATED OVERLEAF

THE LAND REGISTRATION ORDINANCE (CAP.334)

NOTIFICATION OF DISPOSITION

(Under Section 36)

**C.T NO. 19866 MTWLR
L.O.NO. 455215
MDC/LD/1194
PLOT NO. 492
BLOCK "C" "HIYARI
MTWARA DISTRICT**

TO COMMISSIONER FOR LAND/ AUTHORISED OFFICER

We, BASSAM INVESTEMENT LIMITED of P.O. BOX 240, MTWARA, **HEREBY NOTIFY** of the disposition which is intended to be made in favour of **SPECIALISED HAULIERS (T) LTD** of P. O. **Box 222** of Dar es Salaam in respect of the Right of Occupancy registered under the above reference.

I/WE HEREBY present the following particulars:

- 1. Nature of disposition: **TRANSFER OF THE RIGHT OF OCCUPANCY**
- 2. Particulars of Purchaser/assignee/mortgagee/lease:
SPECIALISED HAULIERS (T) LTD, P.O.BOX 222, DAR ES SALAAM
- 3. The following documents are closed:
 - a) **Form No.30 Application for Approval of Disposition**
 - b) **Original Certificate of Title No. 19866 MTWLR**
 - c) **Valuation report**
 - d) **Transfer Deed and sale agreement**
 - e) **Land rent to date**
- 4. Other particulars

Date 16th November 2021

[Handwritten Signature]

1ST Applicant

[Handwritten Signature]

2ND Applicant

COMMISSIONER FOR LAND/AUTHORISED OFFICER

DATE 16-12-2021 PLACE MTWARA

COPY: The Registrar

TITLE No: 19866 MTWLR
 08.01.2021
 REGISTERED ON:
 AT: 7.00 P M
 LAND REGISTRY
 TANGANYIKA
 Senior Asst. Registrar of Titles

Land Form No. 22

THE UNITED PUBLIC OF TANZANIA

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

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/-
 On Original Receipt Shs: 9203502429008
 of: 21.12.2020
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 43,158/- Paid
 Receipt No: 9203502429008
 of: 21.12.2020
 Stamp Duty Officer

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: 19866 MTWLR
 L.O. No. 455215
 MDC/LD/1194

The 06th day of January Two Thousand and ~~Twenty~~ ^{Twenty One} Rcm/Agace

THIS IS TO CERTIFY that **BASSAM INVESTMENT LIMITED** a company liability incorporated in Tanzania under the companies Act (CAP 212 R.E 2002) of P.O. Box 240 **MTWARA** (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 **Ninety nine** years from the first day of **October, Two Thousand and Twenty** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

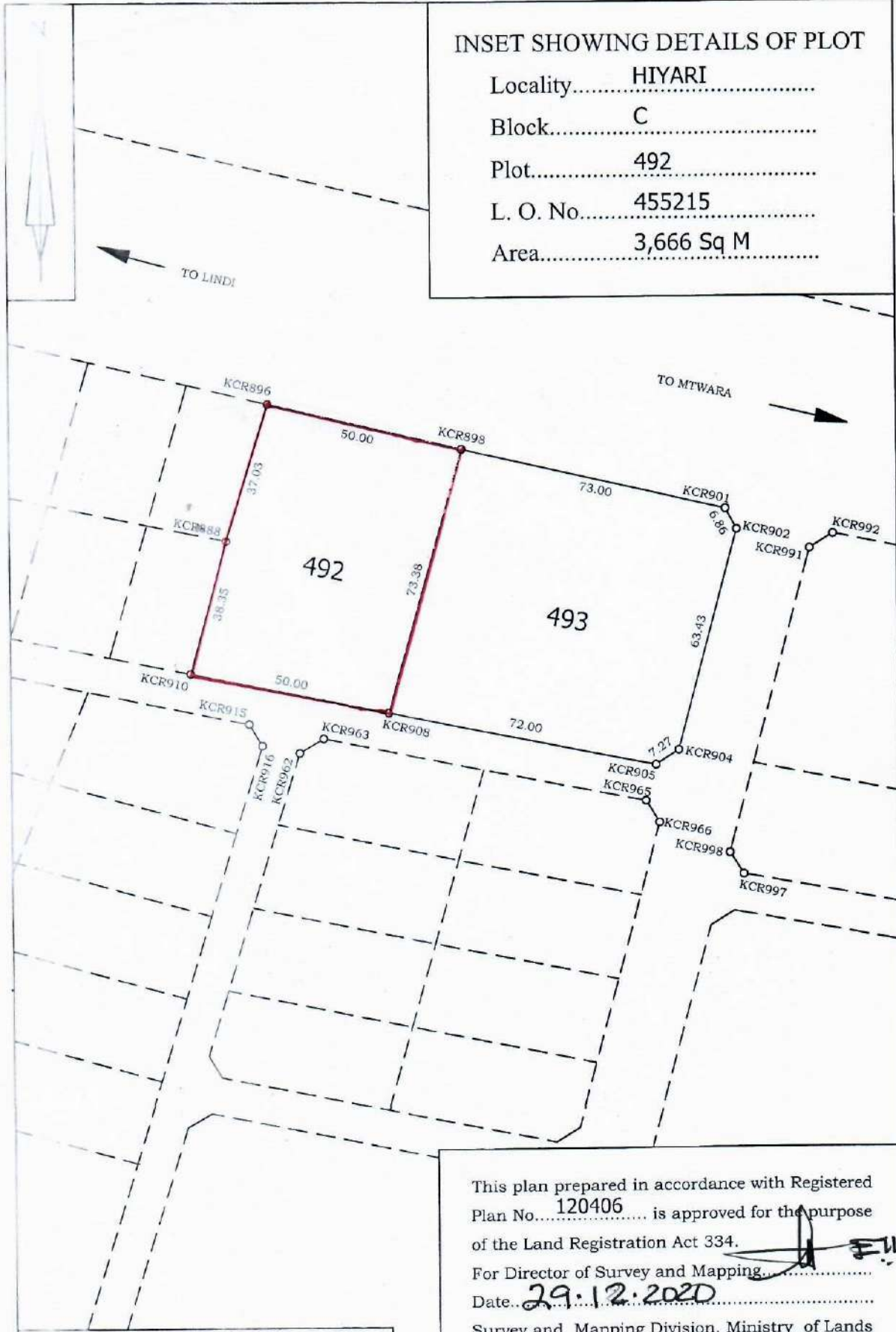
1. The Occupier having paid rent up to the thirtieth day of June, 2021; shall thereafter pay rent of shillings **Four Hundred Thirty Two Thousand Five Hundred Eighty Eight (Tsh 432,588/= only)** a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent may be revised by the Commissioner for Lands.
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 shall be in permanent materials.
 - (iv) Building plans to be submitted to the **Mtwara District Council** within six months from the commencement of the Right.
 - (v) Building construction to begin within six months after approval of the plans.
 - (vi) Building to be completed within thirty six months from the day of commencement of the Right.
3. **USER:** The land shall be used for **Industrial-Service Trades purposes only** Use Group 'M' use class **(d) and (f)** as defined in the **Urban Planning (Use Group and Use Classes) Regulations, 2018.**
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 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 for good cause and in public interest.

MTWARA DISTRICT

INSET SHOWING DETAILS OF PLOT

Locality..... HIYARI.....
Block..... C.....
Plot..... 492.....
L. O. No..... 455215.....
Area..... 3,666 Sq M.....



This plan prepared in accordance with Registered Plan No. 120406 is approved for the purpose of the Land Registration Act 334.
For Director of Survey and Mapping.....
Date.. 29.12.2020.....
Survey and Mapping Division, Ministry of Lands and Human Settlements Development, Dodoma.

The issue of this plan implies no guarantee or admission of the title by government.

SCHEDULE

ALL that Land known as Plot No. **492 Block 'C' Hiyari** situates at Mtwara District containing **Three Thousand Six Hundred Six (3,666) Square Metres** shown for identification only edged on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **120406** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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


ASSISTANT COMMISSIONER FOR LANDS

We, the within named **BASSAM INVESTMENT LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED with the **COMMON SEAL** of the said
BASSAM INVESTMENT LIMITED
and **DELIVERED** in presence of us
this.....day of.....

.....2020.


Name, SAMEER S. HAMEED

Signature, 

Postal Address: P.O. BOX 240 MTWARA

Qualification: DIRECTOR

Name, SHAMSA ALI MAJIA

Signature, 

Postal Address: SUP. 240 MTWARA

Qualification: DIRECTOR



LAND REGISTRY MTW

NOTICE OF DEPOSIT

Filed Document No:

~~WITHDRAWN ON 7/19 17.12.2021~~
89:30 AM 29.06.2021 10:00 AM

Date of Registration

Time

To:

NMB BANK PLC OF P.O. BOX

913, DAR ES SALAAM.

F. 8049

Asst. Registrar of Titles

LAND REGISTRY MTWARA
TRANSFER

Filed Document No:

8050

Date of Registration

17.12.2021

Time

09:30 AM

To:

SPECIALISED HAULER LTD

OF P.O. BOX 222, DAR ES SALAAM

CONS, TSH. 75,000,000/=

Senior Asst. Registrar of Titles

