

UNITED REPUBLIC OF TANZANIA
THE LAND REGISTRATION ACT (CAP 334)
APPLICATION FOR LEASEHOLD TITLE
(Land Registry- Dar es Salaam)

C.T. No: 15024 Pwani
L.O. No: 1071591
REF No: LD/PW/8932

We, TANZANIA INVESTMENT CENTRE of P.O. Box 938 DAR ES SALAAM (Landlords) on the one part, and ZCJB INTERNATIONAL COMPANY LIMITED of P.O Box 21077 MKURANGA PWANI (Tenants) on the other part, have entered into Lease Agreement in respect of Plot No. 54 Block 'E' situated at Vikindu in Mkuranga District Council Pursuant to that, we hereby SUBMIT the Lease Agreement for registration and APPLY for the issue of a Leasehold Title to the said Company, in respect of the said Land which is registered under the above Certificate of Title.

SEALED with the COMMON SEAL of the said]
TANZANIA INVESTMENT CENTRE and]
DELIVERED in the presence of us this 27th]
day of October 2022]

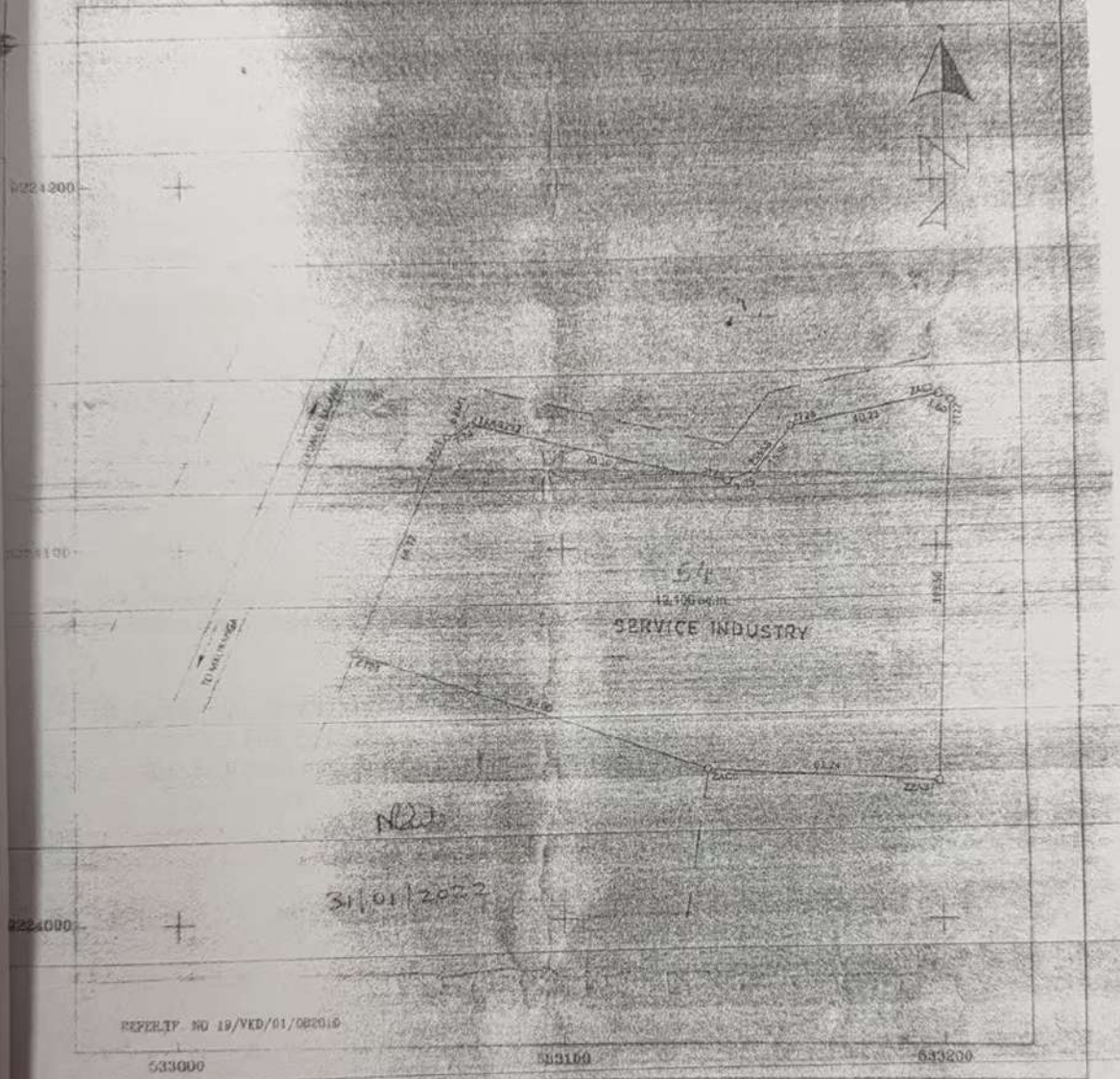
53

Name... John M. Mnali
Signature... * [Signature]
Postal Address... P.O. Box 938 Dar
Qualification... Ag. Executive Director



Name... ALEXANDER MOUTAWI
Signature... [Signature]
Postal Address... P.O. Box 938 Dar
Qualification... SENIOR LEGAL OFFICER

SURVEY OF PLOT NO. 4 BLOCK E AT VIKINDU
MKURANGA DISTRICT - COAST REGION



Scale: 1:1000

Comps No. E'303ⁿ Amendments made by: Plan drawn by JOHN MZIRAY

M. P. No. 204/11/10 1. M. P. No. 204/11/10 hereby certify that the survey represented by this plan was carried out in accordance with the survey regulations.

Std Sheet 204/11 2. 204/11/10

Photostat copies sent to: DISTRICT LAND SURVEYOR
MSA M. MSANCA

3. 204/11/10 DATE 05/11/2022

PLAN No. E'303/940 REGISTERED PLAN No. 145032

ENTRIES IN THE REGISTER

TITLE NO. 15

No. 222997 Registered 23.1.23 at 02:30 p.m
To ZCJB INTERNATIONAL COMPANY LTD
of P.O. BOX 21077,
DAR ES SALAAM.

No.
To



Asst. Registrar of Titles

No. Registered at m

To

No. R
To

Asst. Registrar of Titles

No. Registered at m

To

No. Reg
To

Asst. Registrar of Titles

SEALED with the COMMON SEAL of the said]
ZCJB INTERNATIONAL COMPANY]
LIMITED and]
DELIVERED in the presence of us this.....day]
of.....2022]

1. Name: JMW HWA WU
Signature: *[Signature]*
Postal Address: 19866 DAR ES-SALAAM
Qualification: DIRECTOR
Sal

2. Name: WAH QIAO LING
Signature: *[Signature]*
Postal Address: 19866 DAR ES-SALAAM
Qualification: DIRECTOR
Sal

FILED DOCUMENT No: 222998
REGISTERED ON: 24-01-2022
AT: 02:30 PM
[Signature]
Senior Asst. Registrar of Titles

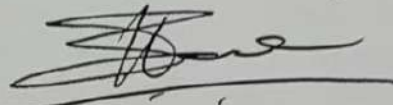
TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 1000/- Paid
Receipt No: 923020154406211
of: 24-01-2022
[Signature]
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/- Paid
Receipt No: 923020154406211
of: 24-01-2022
[Signature]
Stamp Duty Officer

SCHEDULE

ALL that Land known as Plot No. 54 Block 'E' situated at Vikindu in Mkuranga District containing Twelve thousand one hundred six (12106) square metres shown for identification only edged **black** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 195032 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

The within named **TANZANIA INVESTMENT CENTER** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
 TANZANIA INVESTMENT CENTER)
 and DELIVERED in the presence of us)
 this 01 day of July, 2022.)
 Name John M. Mushi)
 Signature [Signature])
 Postal Address P.O. Box 938 Dsm)
 Qualification Ag Executive Director)
 Name ALEXANDER MUPANI)
 Signature [Signature])
 Postal Address P.O. Box 938)
DAR-ES-SALAAM)
 Qualification SENIOR CEMET OFFICER)



SCHEDULE

ALL that Land known as Plot No. 54 Block 'E' situated at Vikindu in Mkuranga District Council, measuring Twelve thousand one hundred six (12106) square metres, shown for identification only edged black on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered 195032 deposited at the Office responsible for Surveys and Mapping at Dar es Salaam.

SEALED with the COMMON SEAL of the said]
TANZANIA INVESTMENT CENTRE and]
DELIVERED in the presence of us this 27th]
day of October2022]

Name. John M. Mwali
Signature. * [Signature]
Postal Address. P. O. Box 938 Dsm
Qualification. Ag Executive Director



Name. ALEXANDER ANITANI
Signature. * [Signature]
Postal Address. P.O. Box 938 Dsm
Qualification. SENIOR LEGAL OFFICER

SEALED with the COMMON SEAL of the said]
ZCJB INTERNATIONAL COMPANY]
LIMITED and]
DELIVERED in the presence of us this.....day]
of.....2022]

Direct - Name JUNHUS WU
Signature. [Signature]
Postal Address. 19866 DAR ES SALAAM
Qualification. DIRECTOR



Sub Name WANGQIAD LING
Signature. [Signature]
Postal Address. 19866 DAR ES SALAAM
Qualification. DIRECTOR

Certificate of

THE UNITED REPUBLIC OF TANGANYIKA



Section 17 of the Tanganyika
2022

This is

No. _____

of address _____

has been granted
known as _____

FILED DOCUMENT No. 222997

REGISTERED ON: 22-01-2023

AT: 02:20 PM.



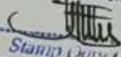

Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.

Stamp Duty Shs. 1000/- Paid

On Original Receipt Shs. 922020154406211

of: 24-01-2023



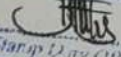
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.

Stamp Duty Shs. 500/- Paid

Receipt No. 922020154406211

of: 24-01-2023



Stamp Duty Officer

