

C.T. No. 181166
Plot No.03, Block 'T'
Mwanambaya Area
Mkuranga District.

TRANSFER OF A RIGHT OF OCCUPANCY
(Under Section 62)

IN CONSIDERATION of Three Hundred and Twenty Five Million Shillings only (TZS 325,000,000/=)

I, **SEBASTIAN CHRISOSTOM NGIMBWA** of P.O. Box 1915, Dar es Salaam - Tanzania (hereinafter referred to as the "Transferor") HEREBY TRANSFER TO **KIBO CERAMICS CO LIMITED** of P. O. Box 71900 Dar es Salaam – Tanzania (hereinafter called the "Transferee"), and part of the Right of Occupancy registered under the above reference.

SIGNED and DELIVERED at Dar es Salaam
By the said **SEBASTIAN CHRISOSTOM NGIMBWA**

Who is known/Identified to me by.....
The latter being known personally
On this 14th day of MARCH 2025



TRANSFEROR

BEFORE ME:

Name: MICHAEL NYAGABONA
Signature: [Signature]
Qualification: Advocate/ Commissioner For Oaths



SEALED with the COMMON SEAL of
KIBO CERAMICS CO LIMITED in our
presence on this day of 2025

Full name: yi jin long
Signature: [Signature]
Postal Address: 71900 DSM
Designation: Director

TRANSFEE



Under the powers vested in me
by Gov. notice no. 76 of 3/5/2001
I hereby approved this disposition
This 10th day of April year 2025
Signature: [Signature]
Authorized Officer

Stamp Duty/Consent fee Shs Paid
Vide ERY. No. 925700323426562 - 10/4/2025
Signature: [Signature] Qualification: PAWS
10/4/2025

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT
(Act No.4 of 1999)

SEALED with the COMMON SEAL of
KIBO CERAMICS CO LIMITED in our
presence on this 14th day of MARCH 2025



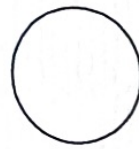
TRANSFeree

Full name: ZHANG ZHIPENG
Signature: [Handwritten Signature]
Postal Address: 71900 D.S.M
Designation: Director



BEFORE ME:

Name: MICHAEL NYAGABONA
Signature: [Handwritten Signature]
Qualification: Advocate/ Commissioner For Oaths



I confer the powers vested in me
by ERV notice no. 78 of 4/3/2001
I hereby approved this disposition
This 10th day of April year 2025
Signature: [Handwritten Signature]
Qualification: AUTHORIZED OFFICER

Stamp Duty/Consent fee Shs 8,480,000/=
Vide ERV. No. 925700382426562-1044025
Signature: [Handwritten Signature]
Qualification: PAWSI
10/4/2025

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(No. 4 OF 1999)
CERTIFICATE OF APPROVAL OF DISPOSITION
(Under Section 39)

TITLE:- 181166
PLOT No. 3 BLOCK 'T' MWANAMBAYA
LD/MK/4767
LO No. 912719
MKURANGA DISTRICT

I, **GODSON WILLIAM MUSHI, AUTHORIZED LAND OFFICER** hereby **APPROVE DISPOSITION** of the Right of Occupancy registered under the above reference subject to the following:-

1. All relevant fees, land rent and other fees and charges concerning with disposition have to be paid
2. The Land shall be used according to the permitted use in the Certificate of Occupancy Registered under the above reference
3. This Disposition shall be complete if dully signed and authorized by Commissioner for Lands/Authorized Officer

Consent granted as per minute.....

7^g 10th April, 2025

**AUTHORISED LAND OFFICER
MKURANGA DISTRICT**

COMMISSIONER FOR LANDS/AUTHORIZED OFFICER

Date *10th April, 2025*

To -**KIBO CERAMICS C.LTD,**

P.O BOX 71900,

DAR ES SALAAM.

Copy;- The Registrar

BOX 1191, Dar es salaam

Notification	40,000/=	925100323426562- of 10/04/2025
Stamp duty	4,180,000/=do.....
Application for Disposition	80,000/=do.....
Registration fees	4,180,000/=do.....

G. Mushi **AUTHORISED LAND OFFICER
MKURANGA DISTRICT**

COMMISSIONER FOR LANDS/AUTHORIZED OFFICER

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT .1999

(No.4 of 1999)

DESIGNATION OF LAND FOR INVESTMENT PURPOSES

(Under Section 20)

I, RUGAMBWA JOSEPH BANYIKILA of P.O. Box 9230, DAR ES SALAAM being Assistant Commissioner for Lands HEREBY DESIGNATE the following land for investment purposes under the Tanzania Investment Act No.26 of 1997.

- a) The land is located at Mwanambaya in Mkuranga District. . . .
- b) Area known as plot No. 3 Block "T" situated at Mwanambaya Area in Mkuranga District, shown in registered plan No. 90740.
- c) Plot measuring 4,13 Acres bound with beacons No. DFT276, DFT277, DFT278, DFT279, & DFT285 registered on plan No. 90740
- d) The land is designated for Industrial Use purposes Use Group 'O' Classes (a) as defined in the Town Planning Act No.8 of 2007(Use Group and Classes), Regulation 2018
- e) Dated at Dar es Salaam this..... day of.....2025.

.....
Assistant Commissioner for Lands.

Copies served upon us:

.....
Executive Director of the Tanzania Investment Centre

Date.....

.....
Authorized officer in charge of the District

Date... 10th April, 2025

AUTHORISED LAND OFFICER
MKURANGA DISTRICT

UNITED REPUBLIC OF TANZANIA
THE LAND ACT. 1999
(NO. 4 OF 1999)
DEED OF SURRENDER OF A RIGHT OF OCCUPANCY
(Under Section 43)

TITLE: 181166
PLOT NO. 3 BLOCK 'T' MWANAMBAYA
L.O.NA.912719
LD NO. LD/MK/4767
MKURANGA DISTRICT

1. **I, SEBASTIAN CHRISOSTOM NGIMBWA** of P.O. Box 1915 **DAR ES SALAAM**, Hereby **SURRENDER** all that part of the Land comprised in the Right of Occupancy registered under the above reference UNTO The President of the United Republic of Tanzania and hereby **declare that:-**

- (i) The land is not subject to any subsisting mortgage; charge or encumbrance the lender consents to the surrender;
- (ii) The land is not subject to any action in court by a lender to possess and sell the land
- (iii) The land is not subject to action by a trustee in bankruptcy;
- (iv) The land is not subject to an order of attachment by any court;

2. My Original Letter of Offer is enclosed.

AND I, **RUGAMBWA JOSEPH BANYIKILA**, Assistant Commissioner for Lands (**Coast Region**) of P.O. Box 9230, **DAR ES SALAAM**, by Command and on behalf of the President hereby accept this Surrender and Agree that the liability of the **SEBASTIAN CHRISOSTOM NGIMBWA** to pay rent under the said Right of Occupancy shall be deemed to have ended on the thirtieth day of June, two thousand and **twenty five**.

SIGNED and DELIVERED by said)
SEBASTIAN CHRISOSTOM NGIMBWA who)
is known to me personally/ identified to me by.....)
The latter being known to me personally in my)
Presence this day of 2025)

Witness)
Signature:)
Postal Address:)
Qualification:)

SIGNED and DELIVERED by said **RUGAMBWA**)
JOSEPH BANYIKILA who is known)
to me personally/ identified to me by)
The latter being known to me personally in my)
Presence this day of 2025)

Witness)
Signature:)
Postal Address:)
Qualification:)

The following payments have been paid:

Surrender fee	Tshs: 50,000/=	Receipt No.	dated
Stamp duty	Tshs 1,000/=	Receipt No.	dated
Registration fee	Tshs. 80,000/=	Receipt No.	dated



TANZANIA REVENUE AUTHORITY

ISO 9001: 2015 CERTIFIED

TAX CLEARANCE CERTIFICATE

(Issued under Section 90 of the Income Tax Act 2004)

Licencing Authority; TIN : 101-349-306
MINISTRY OF LANDS
ARDHI HOUSE
9132
DAR ES SALAAM

Tax Certificate Number:
271-0236-8997

Issuing Office: Pwani
Telephone: 023 2402117
Date of issue: 23 April 2025

Taxpayer Name	DISTRICT MANAGER - TRA MKURANGA		
Trading Name			
Taxpayer Identification Number	157-521-349	Vat Registration Number	
Company Registration Number	TRAMKIII		

This is to certify that the tax affairs in respect of the above Taxpayer have been fully complied with as per law. We, therefore, have no objection for further process of the services requested as hereunder

REALISATION OF INTEREST EARNINGS ON LAND OR BUILDINGS
Plot : 3 Block : T Title No 1181166 Location : MWANAMBAYA
TRANSFER OF PLOT NO.3 BLOCK T FROM SEBASTIAN CHRISOSTOM NGIMBWA TO KIBO CERAMICS CO LIMITED

Alfred T. Mregi
COMMISSIONER FOR DOMESTIC REVENUE
23 April 2025



Disclaimer :

1. This certificate is issued free of charge
2. This certificate should be tendered in its original form and it is valid only if it is embossed with QR Code
3. This Tax Clearance Certificate shall not preclude the Commissioner General from demanding and recovering taxes established after issuance of this Certificate.