



DAR ES SALAAM ZONAL OFFICE
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THE UNITED REPUBLIC OF
TANZANIA
MINISTRY OF LANDS, HOUSING AND
HUMAN SETTLEMENTS
DEVELOPMENT

OFFICIAL SEARCH REPORT

TITLE NUMBER: **186152/36** LD NUMBER: **66653**
TITLE REGISTERED: **13-JUN-2022 12:45** SEARCH ISSUED: **24-DEC-2024 11:42**
Applicant: **MSC LEGAL CONSULTANCY**
P.O. BOX DSM
KINONDONI
DAR ES SALAAM

The following is a search summary of the subsisting entries on property.

NOTE: The information shown in this report represents the state of the Property/Title at the date and time of the Search Issued above.

The property on title **186152/36** consist of the following **1** parcels:

#	Plot No.	Block	District/Location	Survey Area (square meters)	Reg. Plan No.
1.	134	-	Kinondoni / Regent Estate	one thousand eight hundred and thirty seven (1,837.00)	7429

TOTAL AREA: **nineteen thousand seven hundred and seventy three and 31/100 (19,773.30 square feet)**
USE TYPE: **Residential**
GROUP/CLASS: **A (a), (c);**
TENURE TYPE: **Right of Occupancy**
TENANCY TYPE: **Single Tenancy**
TERM: **ninety nine (99) years from the 1st day of April 1971**
RENT: **one hundred ninety three thousand and forty eight (TSh. 193,048/=) yearly (Subject to revision)**

REGISTERED RIGHT HOLDERS (1):

Single Tenant, Share 1/1

1. **ANDREW ADOLAR MAPUNDA** of P.O. BOX 6626, DSM, Dar es Salaam

RESERVATIONS:

Conditions as contained for the original Occupancy Title **186152/36**.

ENCUMBRANCES (0):

As registered against the property at the time of the certificate issuance:

N/A

PENDING TRANSACTIONS (2):

Pending transactions may result in a change in the state of the title shown in this report.

-----End of Text-----

SALE AGREEMENT

THIS SALE AGREEMENT is made this.....^{28th}.....day of November, 2024

ANDREW ADOLAR MAPUNDA of P.O.Box 6626 Dar es Salaam a Tanzanian National with **NIDA No. 19840220-14130-00002-27**

(Hereinafter referred to as 'the Vendor' an expression which shall where the context so admits include her heirs and legal representatives) of one part.

AND

HELPDESK ENGINEERING TANZANIA LIMITED of P.O.Box 23250. Dar es Salaam (hereinafter referred to as "the purchasers" A incorporated under the Laws in Tanzania an expression which shall where the context so admits include its agents, assignees and legal representatives) of the other part.

WHEREAS the vendor is the beneficial owner of property on **plot No. 134 Block"...."** **Sqm1,837 at Mikocheni area**, Kinondoni Municipality, Dar es Salaam, registered under **Title No. 186152/36** hereinafter referred to as "the property")

AND WHEREAS the Vendor is desirous of selling the property to the Purchaser who are willing and have accepted to purchase the said property on the terms and conditions in this agreement

NOW THEREFORE THIS AGREEMENT WITNESSES AS follows: -

1. IN CONSIDERATION of Tanzania Shillings **Eight Hundred Thousand US Dollar Only (USD 800, 000)** the Vendor sells his property of the above description to the Buyer free from any encumbrances.
2. That upon signing this agreement the vendor shall be paid US Dollar 800,000 (Eight Hundred Thousand US Dollar) as consideration to purchase the property and the receipt of which shall be acknowledge by the vendor.
3. The vendor covenants with the purchaser that he is the rightful owner of the land and that he has the right to dispose it of as he hereby does. Moreover, the vendor hereby confirms that he has no any existing lawful marriage and as such this disposition does not require any consent from spouse.
4. That upon the parties signing this agreement the purchaser shall **on or before 15th December,2024** effect payment of 20% of the total



consideration at the tune of **USD 160,000 (One Hundred Sixty Thousand US Dollar)** as advance payment of the full purchase price and shall effect payment of the remaining balance of **USD 640,000,000/= (Six Hundred Forty Thousand)** not later than end of February,2025.

5. That the parties herein have agreed that all payments pertaining to the sale of the property mentioned herein by and between the Purchaser and the vendor shall be through the vendor's **CRDB Bank Account No. 0112729217800** in equivalent Tanzania Shillings at the prevailing exchange rate.
6. The vendor and the Purchaser have also agreed that it shall be the obligation of the vendor to pay accrued Taxes and the purchaser shall be responsible for the cost transfer of ownership with the Ministry of Lands.
7. That upon the vendor **confirming receipt of full purchase payments** shall forthwith hand over to the purchaser the Original Certificate of Title and sign transfer documents in favour of the Purchaser.
8. The vendor and the purchaser take cognizance of the fact that the transfer of ownership of the property from the Vendor to the purchaser is subject to the consent of the commissioner for Lands.
9. The vendor covenants with the purchaser that he is the rightful owner of the property and that he has the right to dispose it off as he hereby does free from any encumbrances. The property is sold as seen.
10. This agreement shall be construed in accordance with the laws of the united Republic of Tanzania.

IN WITNESS WHERE OF the parties hereto have executed these presents in the manner and year appearing herein below:

SIGNED and DELIVERED at Dar es Salaam by the Said **Andrew Adolar Mapunda** who is known To me personally. This 25th day of November,2024.



.....
VENDOR



BEFORE ME

Name ISAYA GERSON MATAMBO

Signature: [Signature]

Postal Address: 79569 DAR ES SALAAM

Designation: ADVOCATE

SEALED WITH THE COMPANY SEAL

SIGNED and **DELIVERED** at Dar es Salaam by the **Annadurai Krishnasamy** in capacity as director of the Purchaser who is introduced to me by Andrew A. Mapunda the latter being known to me personally. This...^{26th} day of November, 2024

[Signature]

PURCHASER

BEFORE ME

Name ISAYA GERSON MATAMBO

Signature: [Signature]

Postal Address: 79569 DAR ES SALAAM

Designation: ADVOCATE



PREPARED BY

ISAYA MATAMBO ADV

PURITY ATTORNEYS & ASSOCIATES

P. O. BOX 79569

3RD FLOOR

MAKTABA COMPLEX

0655-789993

Email: matambo@purityattorneys.co.tz

[Signature]

[Signature]



THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
 THE LAND ACT, Cap 113
 (Under Section 29)



Title Number: **186152/36**

Date of Registration: **13-Jun-2022 [12:45]**

Andrew Mapunda

REGISTRAR OF TITLES

(16-Feb-2023)

Registered under section 35 of the Land Registration Act (Cap 334).

I. REGISTERED OCCUPIER AND TENURE

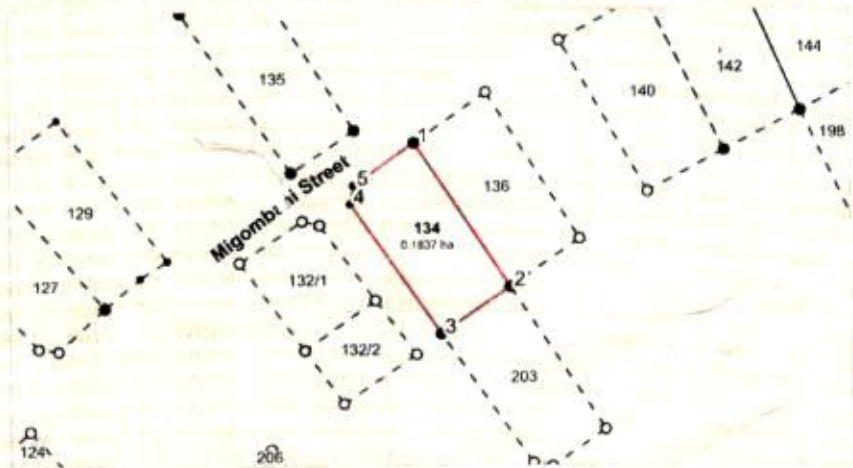
THIS IS TO CERTIFY that **ANDREW ADOLAR MAPUNDA** of P.O. BOX 6626, Kinondoni, Dar es Salaam (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **ninety nine (99) years** from the **first day of April one thousand nine hundred and seventy one** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution thereof amendment thereof and to special conditions.

II. DESCRIPTION OF THE PROPERTY

District: Kinondoni
 Location: REGENT ESTATE
 Block: -
 Plot No.: 134
 Area: 1,837.00 Square Metres
 Reg. Plan No.: 7429

Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S		
	X	Y
1	528553.15	9251403.05
2	528586.84	9251352.33
3	528562.45	9251335.85
4	528530.70	9251381.51
5	528531.88	9251387.98



III. CONDITIONS OF THE RIGHT

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for **Residential** purposes only. Use Group(s) and Use Class(es) **A (a), (c)**; as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

IV. DISCLAIMER

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

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

COMMISSIONER FOR LANDS
 (16-Feb-2023)

OCCUPIER:

Andrew Mapunda

ANDREW ADOLAR MAPUNDA
 (16-Feb-2023)





JAMHURI YA HULUNGANO WA TANZANIA
KITAMBULISHO CHA TAIFA
THE UNITED REPUBLIC OF TANZANIA
CITIZEN IDENTITY CARD



19840220-14130-00002-27

INA LA KWANZA : **ANDREW**

First Name

MAJINA YA KATI : **ADOLAR**

Middle Name

JINA LA MWISHO : **MAPUNDA**

Last Name

JINSA : **M**

Sex

MWISHO WA MATIMIZI : **29 AUG 2024**

Expiry Date





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 (16-Feb-2023)

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Andrew Adolar Mapunda

ANDREW ADOLAR MAPUNDA
 (16-Feb-2023)





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KITAMBULISHO CHA TAIFA
THE UNITED REPUBLIC OF TANZANIA
CITIZEN IDENTITY CARD



19840220-14130-00002-27

INA LA KWANZA : ANDREW

First Name

MADNA YA KATI : ADOLAR

Middle Name

JINA LA MWISHO : MAPUNDA

Last Name

JINSA : M

Sex

MWISHO WA MATIMIZI : 29 AUG 2024

Expiry Date

