

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

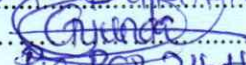
C.T. No. 8690-NJO
L.O. No. 536165
PLOT No. 9 BLOCK 'B' LIMAGE
AREA, NJOMBE TOWN

IN CONSIDERATION of Tanzania Shillings Thirty Three Million, Seven Hundred (33,750,000/=) Only, I, DENNIS PETER MEELA of P.O. BOX 167, MARANGU - MOSHI, DO HEREBY TRANSFER to M/S KOSTIV TANZANIA GROUP LIMITED of P.O. Box 10137, ARUSHA the Right of Occupancy registered under the above reference.

SIGNED and DELIVERED at Makambako by the said DENNIS PETER MEELA who is known to me personally/identified to me by the latter being known to me personally in my presence this 06 day of November, 2024.

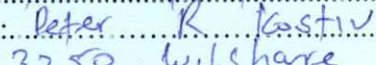

.....
TRANSFEROR

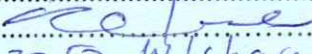


Witness's
Name: Omary Burhan Gyunda
Signature: 
Address: P.O. Box 24 HAI
Qualification: Advocate



SEALED with the COMMON SEAL of M/S KOSTIV TANZANIA GROUP LIMITED and DELIVERED in the presence of us this 06 day of November, 2024.

Name: Peter Kostiv
Signature: 
Address: 3255 Wilshire Blvd 2100 L.A. CA 90010 USA
Qualification: CEO

Name: Volodymyr Zavadza
Signature: 
Address: 3255 Wilshire Blvd 2100 L.A. CA 90010 USA
Qualification: Director

DRAWN BY: PARTIES





**THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
CERTIFICATE OF APPROVAL OF A DISPOSITION
[Under Section 39]**

**C.T. NO. 8690 - NJO
L.O. NO. 1634631**

I, **AYUBU VYOSENA UNDURU**, AUTHORISED OFFICER of **P.O. Box 577, NJOMBE** hereby approve the disposition of the right of occupancy under the above reference subject to the following:

1. Application fees, Notification fees and Stamp Duty have been paid
2. The consent is granted
3. The Right of Occupancy to be surrendered so that new allocation can be made through Tanzania Investment Centre as the Transferee is not Tanzanian Citizen.



COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date: **21-11-2024**

To: **KOSTIV TANZANIA GROUP LIMITED,
P.O. Box 10137,
ARUSHA**

Copy: **The Registrar**

SALES AGREEMENT

THIS AGREEMENT is made this06.....Day of.....November.....2024.

BETWEEN

DENNIS PETER MEELA of **P.O. BOX 167, MARANGU - MOSHI**, (Hereinafter referred to as the **TRANSFEROR**) the term within which include agents, and assignees of the Title on one part.

AND

M/S KOSTIV TANZANIA GROUP LIMITED of **P.O. Box 10137, ARUSHA** (Hereinafter referred to as the **TRANSFEEE**) the term within which includes heirs, agents and assignees of the Title on the other part.

WHEREAS the **TRANSFEROR** is a registered owner of Plot No. 9, Block B, Limage Area, Njombe Town (Hereinafter called demised premise).

NOW THIS AGREEMENT WITNESS AS FOLLOWS:-

- a) The **TRANSFEROR** is willing to transfer the said Demised Premises to the **TRANSFEEE**.
- b) The **TRANSFEEE** agree to occupy the said plot free from any encumbrances in a consideration of Tanzania Shilling **Thirty Three Million Seven Hundred Fifty Thousand (Sh.33, 750,000/=) Only**.
- c) The **TRANSFEROR** give warrant that the plot is free from mortgage, lien, pledge or any other encumbrances whatsoever and it shall be upon the **TRANSFEROR** to make clearance of all outstanding liabilities regarding the plot.
- d) The **TRANSFEROR** shall relinquish to **TRANSFEEE** all his rights and all related documents and receipts concerning the said Demised Premises after the execution of this Agreement.
- e) The Transferor undertakes to render all assistance necessary for the transfer of the title to the names of transferee.
- f) The said consideration-mentioned as fair- shall be paid any time when needed by the transferor.

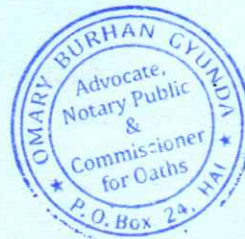
IN, WITNESS WHEREOF the parties herein above have set their hands on this presents at Arusha on the day, the year and in the manner hereinafter appearing

SIGNED and DELIVERED by the said DENNIS PETER MEELA who is known to me personally/identified to me by the latter being known to me personally in my presence this 02 day of November 2024.

[Handwritten Signature]
TRANSFEROR



Witness's Name: OMPRY BURHAN GYUNDA
Signature: *[Handwritten Signature]*
Address: P.O. Box 24 HAI
Qualification: Advocate



SEALED with the COMMON SEAL of M/S KOSTIV TANZANIA GROUP LIMITED and DELIVERED in the presence of us this 02 day of November 2024.

Name: Petro Kostiv
Signature: *[Handwritten Signature]*
Address: 3250 Wilshire Blvd 2100 L.A CA 90010 USA
Qualification: CEO

Name: Volodymyr Zavadra
Signature: *[Handwritten Signature]*
Address: 3250 Wilshire Blvd 2100 L.A. CA 90010 USA
Qualification: Director

[Handwritten Signature]



DRAWN BY: PARTIES

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

C.T. No. 8693-NJO
L.O. No. 1634632
PLOT No. 10 BLOCK 'B' LIMAGE
AREA, NJOMBE TOWN

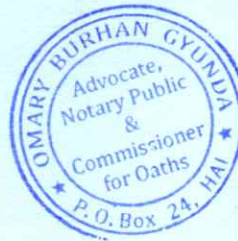
IN CONSIDERATION of Tanzania Shillings Thirty Nine Million (Sh.39, 000,000/=) Only, I, DENNIS PETER MEELA of P.O. BOX 167, MARANGU - MOSHI, DO HEREBY TRANSFER to M/S KOSTIV TANZANIA GROUP LIMITED of P.O. Box 10137, ARUSHA the Right of Occupancy registered under the above reference.

SIGNED and DELIVERED at Makambako by the said DENNIS PETER MEELA who is known to me personally/identified to me by the latter being known to me personally in my presence this day of 2024.


.....
TRANSFEROR



Witness's
Name:
Signature:
Address:
Qualification:



SEALED with the COMMON SEAL of M/S KOSTIV TANZANIA GROUP LIMITED and DELIVERED in the presence of us this day of 2024.

Name:
Signature:
Address: Los Angeles CA 90010 USA
Qualification:



Name:
Signature:
Address: Los Angeles CA 90010 USA
Qualification:

DRAWN BY: PARTIES





**THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
CERTIFICATE OF APPROVAL OF A DISPOSITION
[Under Section 39]**

**C.T. NO. 8693 - NJO
L.O. NO. 1634632**

I, **AYUBU VYOSENA UNDURU**, AUTHORISED OFFICER of **P.O. Box 577, NJOMBE** hereby approve the disposition of the right of occupancy under the above reference subject to the following:

1. Application fees, Notification fees and Stamp Duty have been paid
2. The consent is granted
3. The Right of Occupancy to be surrendered so that new allocation can be made through Tanzania Investment Centre as the Transferee is not Tanzanian Citizen.



[Handwritten Signature]

COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date: **21-11-2024**

To: **KOSTIV TANZANIA GROUP LIMITED,
P.O. Box 10137,
ARUSHA**

Copy: **The Registrar**

SALES AGREEMENT

THIS AGREEMENT is made this⁰⁶.....Day of ^{November}.....2024.

BETWEEN

DENNIS PETER MEELA of P.O. BOX 167, MARANGU - MOSHI, (Hereinafter referred to as the **TRANSFEROR**) the term within which include agents, and assignees of the Title on one part.

AND

M/S KOSTIV TANZANIA GROUP LIMITED of P.O. Box 10137, ARUSHA (Hereinafter referred to as the **TRANSFEE**) the term within which includes heirs, agents and assignees of the Title on the other part.

WHEREAS the **TRANSFEROR** is a registered owner of Plot No. 10, Block B, Limage Area, Njombe Town (Hereinafter called demised premise).

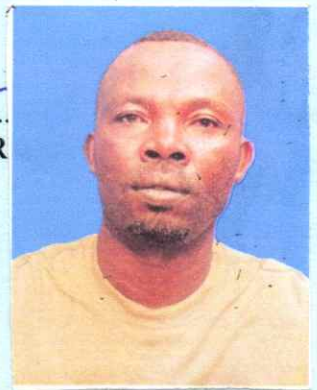
NOW THIS AGREEMENT WITNESS AS FOLLOWS:-

- a) The **TRANSFEROR** is willing to transfer the said Demised Premises to the **TRANSFEE**.
- b) The **TRANSFEE** agree to occupy the said plot free from any encumbrances in a consideration of Tanzania Shilling **Thirty Nine Million (Sh.39, 000,000/=) Only**.
- c) The **TRANSFEROR** give warrant that the plot is free from mortgage, lien, pledge or any other encumbrances whatsoever and it shall be upon the **TRANSFEROR** to make clearance of all outstanding liabilities regarding the plot.
- d) The **TRANSFEROR** shall relinquish to **TRANSFEE** all his rights and all related documents and receipts concerning the said Demised Premises after the execution of this Agreement.
- e) The Transferor undertakes to render all assistance necessary for the transfer of the title to the names of transferee.
- f) The said consideration-mentioned as fair- shall be paid any time when needed by the transferor.

IN, WITNESS WHEREOF the parties herein above have set their hands on this presents at Arusha on the day, the year and in the manner hereinafter appearing

SIGNED and DELIVERED by the said DENNIS PETER MEELA who is known to me personally/identified to me by the latter being known to me personally in my presence this 06 day of November 2024.

[Handwritten Signature]
TRANSFEROR



Witness's Name: Omary Burhan Gyunda
Signature: *[Handwritten Signature]*
Address: Petro 24 HPI
Qualification: Advocate



SEALED with the COMMON SEAL of M/S KOSTIV TANZANIA GROUP LIMITED and DELIVERED in the presence of us this 06 day of November 2024.



Name: Petro Kostiv
Signature: *[Handwritten Signature]*
Address: 3250 Wilshire Blvd 2100 Los Angeles CA 90010 USA
Qualification: C.F.O

Name: Volodymyr Zayada
Signature: *[Handwritten Signature]*
Address: 3250 Wilshire Blvd 2100 Los Angeles CA 90010 USA
Qualification: Director

[Handwritten Signature]



DRAWN BY: PARTIES

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

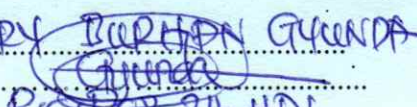
C.T. No. 8695-NJO
L.O. No. 1634633
PLOT No. 11 BLOCK 'B' LIMAGE
AREA, NJOMBE TOWN

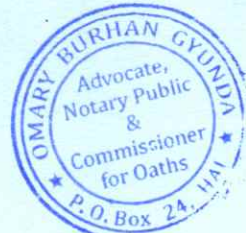
IN CONSIDERATION of Tanzania Shillings Six Million, Seven Hundred Fifty Thousand (Sh.6,750,000/=) Only, I, DENNIS PETER MEELA of P.O. BOX 167, MARANGU - MOSHI, DO HEREBY TRANSFER to M/S KOSTIV TANZANIA GROUP LIMITED of P.O. Box 10137, ARUSHA the Right of Occupancy registered under the above reference.

SIGNED and DELIVERED at Makambako by the said DENNIS PETER MEELA who is known to me personally/identified to me by the latter being known to me personally in my presence this 06 day of November, 2024.


.....
TRANSFEROR

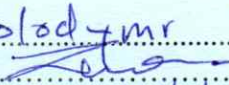


Witness's Name: OMARY BURHAN GYUNDA
Signature: 
Address: P.O. BOX 24 HAI
Qualification: ADVOCATE



SEALED with the COMMON SEAL of M/S KOSTIV TANZANIA GROUP LIMITED and DELIVERED in the presence of us this 06 day of November, 2024.

Name: Petro Kostiv
Signature: Peter R Kostiv
Address: 3250 Wilshire Blvd Los Angeles CA 90010 USA
Qualification:

Name: Volodymyr Zavadz
Signature: 
Address: 3250 Wilshire Blvd Los Angeles CA 90010 USA
Qualification: Director

DRAWN BY: PARTIES





**THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
CERTIFICATE OF APPROVAL OF A DISPOSITION
[Under Section 39]**

**C.T. NO. 8695 - NJO
L.O. NO. 1634633**

I, **AYUBU VYOSENA UNDURU**, AUTHORISED OFFICER of **P.O. Box 577, NJOMBE** hereby approve the disposition of the right of occupancy under the above reference subject to the following:

1. Application fees, Notification fees and Stamp Duty have been paid
2. The consent is granted
3. The Right of Occupancy to be surrendered so that new allocation can be made through Tanzania Investment Centre as the Transferee is not Tanzanian Citizen.



COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date: **21-11-2024**

To: **KOSTIV TANZANIA GROUP LIMITED,
P.O. Box 10137,
ARUSHA**

Copy: **The Registrar**

SALES AGREEMENT

THIS AGREEMENT is made this^{06th}.....Day of.....^{November}.....2024.

BETWEEN

DENNIS PETER MEELA of **P.O. BOX 167, MARANGU - MOSHI**, (Hereinafter referred to as the **TRANSFEROR**) the term within which include agents, and assignees of the Title on one part.

AND

M/S KOSTIV TANZANIA GROUP LIMITED of **P.O. Box 10137, ARUSHA** (Hereinafter referred to as the **TRANSFEEE**) the term within which includes heirs, agents and assignees of the Title on the other part.

WHEREAS the **TRANSFEROR** is a registered owner of Plot No. 11, Block B, Limage Area, Njombe Town (Hereinafter called demised premise).

NOW THIS AGREEMENT WITNESS AS FOLLOWS:-

- a) The **TRANSFEROR** is willing to transfer the said Demised Premises to the **TRANSFEEE**.
- b) The **TRANSFEEE** agree to occupy the said plot free from any encumbrances in a consideration of Tanzania Shilling **Six Million, Seven Hundred Fifty Thousand (Sh.6,750,000/=) Only**.
- c) The **TRANSFEROR** give warrant that the plot is free from mortgage, lien, pledge or any other encumbrances whatsoever and it shall be upon the **TRANSFEROR** to make clearance of all outstanding liabilities regarding the plot.
- d) The **TRANSFEROR** shall relinquish to **TRANSFEEE** all his rights and all related documents and receipts concerning the said Demised Premises after the execution of this Agreement.
- e) The Transferor undertakes to render all assistance necessary for the transfer of the title to the names of transferee.
- f) The said consideration-mentioned as fair- shall be paid any time when needed by the transferor.

IN, WITNESS WHEREOF the parties herein above have set their hands on this presents at Arusha on the day, the year and in the manner hereinafter appearing

SIGNED and DELIVERED by the said DENNIS PETER MEELA who is known to me personally/identified to me by the latter being known to me personally in my presence this 02 day of November 2024.

[Handwritten signature]

TRANSFEROR



Witness's Name: Omary Burhan Gyunda
Signature: *[Handwritten signature]*
Address: P.O. Box 24, HAI
Qualification: Advocate



SEALED with the COMMON SEAL of M/S KOSTIV TANZANIA GROUP LIMITED and DELIVERED in the presence of us this 02 day of November 2024.

Name: Petro Kostiv
Signature: *[Handwritten signature]*
Address: 3250 Wilshire Blvd Los Angeles CA 90010 USA
Qualification: CEO

Name: Volodmyr Zavada
Signature: *[Handwritten signature]*
Address: 3250 Wilshire Blvd Los Angeles CA 90010 USA
Qualification: Director

[Handwritten signature]



DRAWN BY: PARTIES

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

C.T. No. 8691-NJO
L.O. No. 1634636
PLOT No. 14 BLOCK 'B' LIMAGE
AREA, NJOMBE TOWN

IN CONSIDERATION of Tanzania Shillings Thirty Three Million, Seven Hundred Fifty Thousand (Sh.33,750,000/=) Only, I, DENNIS PETER MEELA of P.O. BOX 167, MARANGU - MOSHI, DO HEREBY TRANSFER to M/S KOSTIV TANZANIA GROUP LIMITED of P.O. Box 10137, ARUSHA the Right of Occupancy registered under the above reference.

SIGNED and DELIVERED at Makambako by the said DENNIS PETER MEELA who is known to me personally/identified to me by the latter being known to me personally in my presence this 06th day of November, 2024.


.....
TRANSFEROR



Witness's
Name: EMARY BURHAN GYUNDA
Signature: (Signature)
Address: P.O. Box 24, HAI
Qualification: ADVOCATE

SEALED with the COMMON SEAL of M/S KOSTIV TANZANIA GROUP LIMITED and DELIVERED in the presence of us this 06 day of November 2024.

Name: Petro Kostiv
Signature: Peter R Kostiv
Address: 3250 Wilshire BLVD 2100 Los Angeles CA 90010 U.S.A
Qualification: CEO

Name: Volodymyr Zareba
Signature: (Signature)
Address: 3250 Wilshire BLVD 2100 Los Angeles CA. 90010 USA
Qualification: Director



THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
CERTIFICATE OF APPROVAL OF A DISPOSITION
[Under Section 39]

C.T. NO. 8691 - NJO
L.O. NO. 1634636

I, **AYUBU VYOSENA UNDURU**, AUTHORISED OFFICER of **P.O. Box 577, NJOMBE** hereby approve the disposition of the right of occupancy under the above reference subject to the following:

1. Application fees, Notification fees and Stamp Duty have been paid
2. The consent is granted
3. The Right of Occupancy to be surrendered so that new allocation can be made through Tanzania Investment Centre as the Transferee is not Tanzanian Citizen.



[Signature]

COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date: **21-11-2024**

To: **KOSTIV TANZANIA GROUP LIMITED,**
P.O. Box 10137,
ARUSHA

Copy: **The Registrar**

SALES AGREEMENT

THIS AGREEMENT is made this06.....Day of November.....2024.

BETWEEN

DENNIS PETER MEELA of **P.O. BOX 167, MARANGU - MOSHI**, (Hereinafter referred to as the **TRANSFEROR**) the term within which include agents, and assignees of the Title on one part.

AND

M/S KOSTIV TANZANIA GROUP LIMITED of **P.O. Box 10137, ARUSHA** (Hereinafter referred to as the **TRANSFEEE**) the term within which includes heirs, agents and assignees of the Title on the other part.

WHEREAS the **TRANSFEROR** is a registered owner of Plot No. 14, Block B, Limage Area, Njombe Town (Hereinafter called demised premise).

NOW THIS AGREEMENT WITNESS AS FOLLOWS:-

- a) The **TRANSFEROR** is willing to transfer the said Demised Premises to the **TRNSFEREE**.
- b) The **TRANSFEEE** agree to occupy the said plot free from any encumbrances in a consideration of Tanzania Shillings **Thirty Three Million, Seven Hundred Fifty Thousand (Sh.33,750,000/=) Only**.
- c) The **TRANSFEROR** give warrant that the plot is free from mortgage, lien, pledge or any other encumbrances whatsoever and it shall be upon the **TRANSFEROR** to make clearance of all outstanding liabilities regarding the plot.
- d) The **TRANSFEROR** shall relinquish to **TRANSFEEE** all his rights and all related documents and receipts concerning the said Demised Premises after the execution of this Agreement.
- e) The Transferor undertakes to render all assistance necessary for the transfer of the title to the names of transferee.
- f) The said consideration-mentioned as fair- shall be paid any time when needed by the transferor.

IN, WITNESS WHEREOF the parties herein above have set their hands on this presents at Arusha on the day, the year and in the manner hereinafter appearing

SIGNED and DELIVERED by the said DENNIS PETER MEELA who is known to me personally/identified to me by the latter being known to me personally in my presence this 06 day of November 2024.

[Handwritten signature]

TRANSFEROR



Witness's Name: OMBAY BURHAN GYUNDA Signature: *[Signature]* Address: P.O. Box 24 HAI Qualification: ADVOCATE



SEALED with the COMMON SEAL of M/S KOSTIV TANZANIA GROUP LIMITED and DELIVERED in the presence of us this 06 day of November 2024.

Name: Petro Kostiv Signature: *[Signature]* Address: 3250 Wilshire BLVD 2100 Los Angeles CA, 90010 USA Qualification: CEO

Name: Volodimir Zavada Signature: *[Signature]* Address: 3250 Wilshire BLVD 2100 Los Angeles CA, 90010 USA Qualification: Director

[Handwritten signature]



DRAWN BY: PARTIES

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

C.T. No. 8692-NJO
L.O. No. 1634635
PLOT No. 13 BLOCK 'B' LIMAGE
AREA, NJOMBE TOWN

IN CONSIDERATION of Tanzania Shillings Forty Two Million, Seven Hundred Fifty Thousand (Sh.42,750,000/=) Only, I, DENNIS PETER MEELA of P.O. BOX 167, MARANGU - MOSHI, DO HEREBY TRANSFER to M/S KOSTIV TANZANIA GROUP LIMITED of P.O. Box 10137, ARUSHA the Right of Occupancy registered under the above reference.

SIGNED and DELIVERED at Makambako by the said DENNIS PETER MEELA who is known to me personally/identified to me by the latter being known to me personally in my presence this 06 day of November, 2024.

[Handwritten Signature]

TRANSFEROR



Witness's Name: OMARY BURHAN GYUNDA
Signature: *[Handwritten Signature]*
Address: P.O. BOX 24 HAI
Qualification: ADVOCATE



SEALED with the COMMON SEAL of M/S KOSTIV TANZANIA GROUP LIMITED and DELIVERED in the presence of us this 06 day of November, 2024.

Name: Peter Kostiv
Signature: *[Handwritten Signature]*
Address: 3250 Wilshire Blvd 2100 Los Angeles CA 90010 USA
Qualification: C.E.O

Name: Volodymyr Zavadq
Signature: *[Handwritten Signature]*
Address: 3250 Wilshire Blvd 2100 Los Angeles CA 90010 USA
Qualification: Director



DRAWN BY: PARTIES

[Handwritten Signature]



**THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
CERTIFICATE OF APPROVAL OF A DISPOSITION
[Under Section 39]**

**C.T. NO. 8692 - NJO
L.O. NO. 1634635**

I, **AYUBU VYOSENA UNDURU**, AUTHORISED OFFICER of **P.O. Box 577, NJOMBE** hereby approve the disposition of the right of occupancy under the above reference subject to the following:

1. Application fees, Notification fees and Stamp Duty have been paid
2. The consent is granted
3. The Right of Occupancy to be surrendered so that new allocation can be made through Tanzania Investment Centre as the Transferee is not Tanzanian Citizen.



COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date: **21-11-2024**

To: **KOSTIV TANZANIA GROUP LIMITED,
P.O. Box 10137,
ARUSHA**

Copy: **The Registrar**

SALES AGREEMENT

THIS AGREEMENT is made this 06th Day of November, 2024.

BETWEEN

DENNIS PETER MEELA of P.O. BOX 167, MARANGU - MOSHI, (Hereinafter referred to as the **TRANSFEROR**) the term within which include agents, and assignees of the Title on one part.

AND

M/S KOSTIV TANZANIA GROUP LIMITED of P.O. Box 10137, ARUSHA (Hereinafter referred to as the **TRANSFEEE**) the term within which includes heirs, agents and assignees of the Title on the other part.

WHEREAS the **TRANSFEROR** is a registered owner of Plot No. 13, Block B, Limage Area, Njombe Town (Hereinafter called demised premise).

NOW THIS AGREEMENT WITNESS AS FOLLOWS:-

- a) The **TRANSFEROR** is willing to transfer the said Demised Premises to the **TRANSFEEE**.
- b) The **TRANSFEEE** agree to occupy the said plot free from any encumbrances in a consideration of Tanzania Shilling **Forty Two Million, Seven Hundred Fifty Thousand (Sh.42,750,000/=) Only**.
- c) The **TRANSFEROR** give warrant that the plot is free from mortgage, lien, pledge or any other encumbrances whatsoever and it shall be upon the **TRANSFEROR** to make clearance of all outstanding liabilities regarding the plot.
- d) The **TRANSFEROR** shall relinquish to **TRANSFEEE** all his rights and all related documents and receipts concerning the said Demised Premises after the execution of this Agreement.
- e) The Transferor undertakes to render all assistance necessary for the transfer of the title to the names of transferee.
- f) The said consideration-mentioned as fair- shall be paid any time when needed by the transferor.

IN, WITNESS WHEREOF the parties herein above have set their hands on this presents at Arusha on the day, the year and in the manner hereinafter appearing

SIGNED and DELIVERED by the said DENNIS PETER MEELA who is known to me personally/identified to me by the latter being known to me personally in my presence this 06 day of November 2024.

[Handwritten Signature]
TRANSFEROR



Witness's Name: Omary Burhan Gyunda
Signature: *[Handwritten Signature]*
Address: P.O. Box 24 HAI
Qualification: ADVOCATE



SEALED with the COMMON SEAL of M/S KOSTIV TANZANIA GROUP LIMITED and DELIVERED in the presence of us this 06 day of November 2024.

Name: Petro Kostiv
Signature: *[Handwritten Signature]*
Address: 3258 Wilshire BLVD 2100 Los Angeles CA 90010 USA
Qualification: CEO

Name: Volodmyr Zavadu
Signature: *[Handwritten Signature]*
Address: 3258 Wilshire BLVD 2100 Los Angeles CA 90010 USA
Qualification: Director



DRAWN BY: PARTIES

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


C.T. No. 8694-NJO
L.O. No. 1634634
PLOT No. 12 BLOCK 'B' LIMAGE
AREA, NJOMBE TOWN

IN CONSIDERATION of Tanzania Shillings Thirty Four Million, Five Hundred Thousand (Sh.34,500,000/=) Only, I, DENNIS PETER MEELA of P.O. BOX 167, MARANGU - MOSHI, DO HEREBY TRANSFER to M/S KOSTIV TANZANIA GROUP LIMITED of P.O. Box 10137, ARUSHA the Right of Occupancy registered under the above reference.

SIGNED and DELIVERED at Makambako by the said DENNIS PETER MEELA who is known to me personally/identified to me by the latter being known to me personally in my presence this 06th day of November, 2024.


.....
TRANSFEROR




Witness's
Name: OMARY BURHAN GYUNDA
Signature: 
Address: P.O. Box 24 HAI
Qualification: ADVOCATE



SEALED with the COMMON SEAL of M/S KOSTIV TANZANIA GROUP LIMITED and DELIVERED in the presence of us this 06 day of November 2024.

Name: Petro Kostiv
Signature: Peter K Kostiv
Address: 3250 Wilshire BLVD 2100 Los Angeles CA 90010 USA
Qualification: CEO

Name: Volodmyr Zavad a
Signature: 
Address: 3250 Wilshar 2100 L.A. CA 90010 USA
Qualification: Director

DRAWN BY: PARTIES

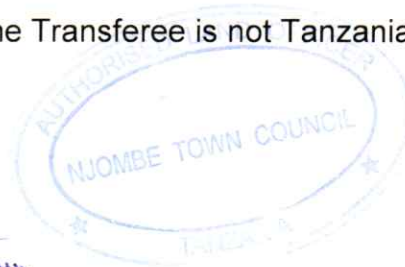


**THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
CERTIFICATE OF APPROVAL OF A DISPOSITION
[Under Section 39]**

**C.T. NO. 8694 - NJO
L.O. NO. 1634634**

I, **AYUBU VYOSENA UNDURU**, AUTHORISED OFFICER of **P.O. Box 577, NJOMBE** hereby approve the disposition of the right of occupancy under the above reference subject to the following:

1. Application fees, Notification fees and Stamp Duty have been paid
2. The consent is granted
3. The Right of Occupancy to be surrendered so that new allocation can be made through Tanzania Investment Centre as the Transferee is not Tanzanian Citizen.



COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date: **21-11-2024**

To: **KOSTIV TANZANIA GROUP LIMITED,
P.O. Box 10137,
ARUSHA**

Copy: **The Registrar**

SALES AGREEMENT

THIS AGREEMENT is made this 06th Day of November, 2024.

BETWEEN

DENNIS PETER MEELA of **P.O. BOX 167, MARANGU - MOSHI**, (Hereinafter referred to as the **TRANSFEROR**) the term within which include agents, and assignees of the Title on one part.

AND

M/S KOSTIV TANZANIA GROUP LIMITED of **P.O. Box 10137, ARUSHA** (Hereinafter referred to as the **TRANSFEE**) the term within which includes heirs, agents and assignees of the Title on the other part.

WHEREAS the **TRANSFEROR** is a registered owner of Plot No. 12, Block B, Limage Area, Njombe Town (Hereinafter called demised premise).

NOW THIS AGREEMENT WITNESS AS FOLLOWS:-

- a) The **TRANSFEROR** is willing to transfer the said Demised Premises to the **TRANSFEE**.
- b) The **TRANSFEE** agree to occupy the said plot free from any encumbrances in a consideration of Tanzania Shilling **Thirty Four Million, Five Hundred Thousand (Sh.34,500,000/=) Only**.
- c) The **TRANSFEROR** give warrant that the plot is free from mortgage, lien, pledge or any other encumbrances whatsoever and it shall be upon the **TRANSFEROR** to make clearance of all outstanding liabilities regarding the plot.
- d) The **TRANSFEROR** shall relinquish to **TRANSFEE** all his rights and all related documents and receipts concerning the said Demised Premises after the execution of this Agreement.
- e) The Transferor undertakes to render all assistance necessary for the transfer of the title to the names of transferee.
- f) The said consideration-mentioned as fair- shall be paid any time when needed by the transferor.

IN, WITNESS WHEREOF the parties herein above have set their hands on this presents at Arusha on the day, the year and in the manner hereinafter appearing

SIGNED and DELIVERED by the said DENNIS PETER MEELA who is known to me personally/identified to me by the latter being known to me personally in my presence this 06 day of November 2024.

[Signature]
TRANSFEROR



Witness's Name: Omary Burhan Gyunda
Signature: *[Signature]*
Address: P.O. Box 24 HAI
Qualification: Advocate



SEALED with the COMMON SEAL of M/S KOSTIV TANZANIA GROUP LIMITED and DELIVERED in the presence of us this 06th day of November 2024.

Name: Petro Kostiv
Signature: *[Signature]*
Address: 3250 Wilshire Blvd 2100 Los Angeles CA 90010 USA
Qualification: CEO

Name: Volodymyr Zavadra
Signature: *[Signature]*
Address: 3250 Wilshire Blvd 2100 Los Angeles 90010 USA
Qualification: Director

[Signature]



DRAWN BY: PARTIES