



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



Title Number : **DOM025871**

Date of Registration : **23-Oct-2023[13:47]**

[Signature]

REGISTRAR OF TITLES
 (27-Sep-2023)

Registered under section 27 of the Land Registration Act (Cap 334).

I. REGISTERED OCCUPIER AND TENURE

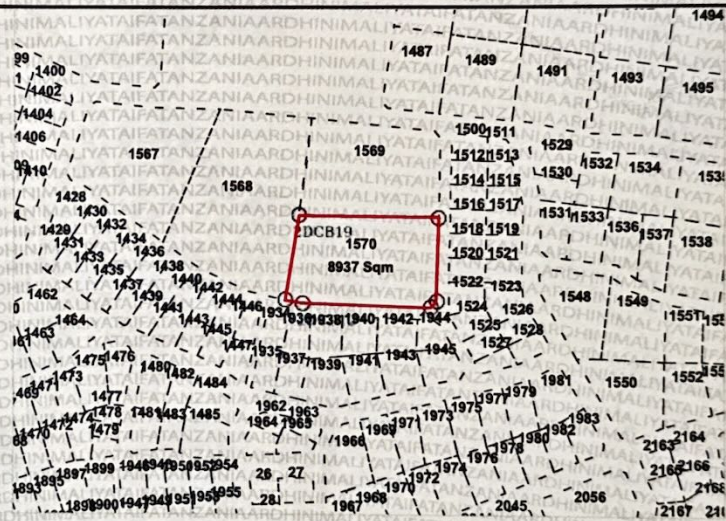
THIS IS TO CERTIFY that **JOSHUA HASSAN SHIMIYU** of P.O.Box 395, DODOMA, DODOMA (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **ninety nine (99) years** from the first day of July two thousand twenty 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: Dodoma
 Location: Mtumba
 Block: DA
 Plot No.: 1570
 Area: 8937.00 Square Metres
 Reg. Plan No.: 112821
 Plot Reference Points (Part of):

TAREF11 / UTM ZONE 36S

	X	Y
2DCB10	823479.58	9319747.54
2DCB11	823474.47	9319742.70
2DCB9	823481.27	9319816.13
2DCB19	823364.04	9319819.02
2DCB13	823351.98	9319749.18
2DCB12	823366.61	9319746.18



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 **Hotel** purposes only. Use Group (C) and Use Class (f) 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.

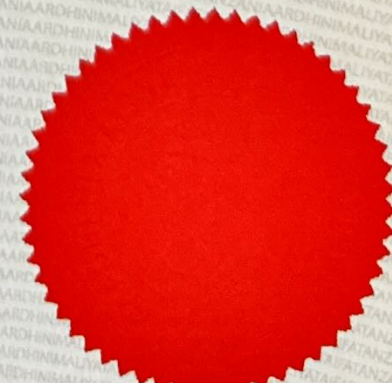
GIVEN under my hand and my official seal the day and year first above written.

[Signature]

COMMISSIONER FOR LANDS
 (23-Sep-2023)

[Signature]

OCCUPIER: **JOSHUA HASSAN SHIMIYU**
 (23-Oct-2023[13:47])



Land Form No. 35

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT NO. 4 OF 1999

(Under Section No. 62)

TRANSFER OF RIGHT OF OCCUPANCY

TITLE NO.DOM025871

PLOT NO.1570 BLOCK 'DA'

MTUMBA

DODOMA-CITY.

JOSHUA HASSAN SHIMIYU

TO

WANXINGZHIYE COMPANY LIMITED

DRAWN BY:

ONESMO DAVID MARTIN ISSIAH (ADVOCATE)

DAVISMART ADVOCATES

TOFIKI UHINDINI-MTAA WA ARUSHA

P.O BOX 17099,

DODOMA.

Phone; 0684549556/0756293627



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

TITLE NO. DOM025871
PLOT NO. 1570 BLOCK 'DA'
MTUMBA
DODOMA-CITY.

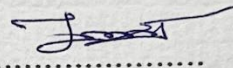
IN CONSIDERATION of sum of Tanzania Shillings Four Hundred and Fifty Million (TZs. 450,000,000/=) only **JOSHUA HASSAN SHIMIYU** of P. O. Box 395 Dodoma, Tanzania, DO HEREBY TRANSFER to **WANXINGZHIYE COMPANY LIMITED** of P. O. Box 3977 Dar es salaam, Tanzania, the right of occupancy registered under the above reference.

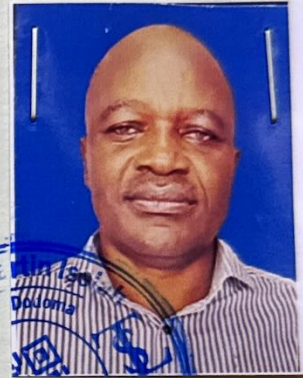
SIGNED and DELIVERED at DODOMA by the said

JOSHUA HASSAN SHIMIYU

Who is known to me personally

This 18th day of June, 2025


.....
TRANSFEROR



(Witness) NAME; **ONESMO DAVID MARTIN ISSIAH**

SIGNATURE:.....

POSTAL ADDRESS: P.O BOX 17099, DODOMA

QUALIFICATION: ADVOCATE.



SEALED and DELIVERED at DODOMA by the said
to **WANXINGZHIYE COMPANY LIMITED**

This 18th day of June, 2025

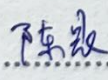
SIGNATURE:.....

NAME: LIN QIN

POSTAL ADDRESS: 3977 DAR ES SALAAM

QUALIFICATION: COMPANY DIRECTOR



SIGNATURE:.....

NAME: CHEN CHEN

POSTAL ADDRESS: 3977 DAR ES SALAAM

QUALIFICATION: COMPANY DIRECTOR

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
NOTIFICATION OF A DISPOSITION
(Under Section 36)

TITLE NO. DOM025871
PLOT NO. 1570 BLOCK 'DA'
MTUMBA
DODOMA-CITY.

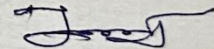
TO: COMMISSIONER FOR LANDS/AUTHORIZED OFFICER

I **JOSHUA HASSAN SHIMIYU** of Post Office Box Number 395 Dodoma, Tanzania **HEREBY NOTIFY** you of the disposition which is intended to be made in favor of **WANXINGZHIYE COMPANY LIMITED** of P. O. Box 3977 Dar es salaam, Tanzania, in respect of an offer of Right of Occupancy registered under the above reference.

I hereby present the following particulars.

- 1 Nature of disposition: **SALE**
- 2 Particulars of Purchaser: **WANXINGZHIYE COMPANY LIMITED** of P. O. Box 3977 Dar es salaam Tanzania.
- 3 The following documents are enclosed
 - 3.1 Deed of Transfer and sale agreement.
 - 3.2 Application for approval of disposition
 - 3.3 Notification of disposition
 - 3.4 Current Land rent receipts
 - 3.5 Original Title Deed and Spouse Consent.
- 4 Other particular- **NIL**

Dated at Dodoma this 18th day of June 2025



.....
APPLICANT

Fee.....

SEAL/OFFICIAL STAMP
COMMISSIONER FOR LANDS/AUTHORISED OFFICER
DATE:.....PLACE.....

Copy: The Registrar

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
APPLICATION FOR APPROVAL OF DISPOSITION
(Under Section 39)

TITLE NO. DOM025871
PLOT NO. 1570 BLOCK 'DA'
MTUMBA
DODOMA-CITY.

I **JOSHUA HASSAN SHIMIYU** of Post Office Box Number 395 Dodoma, Tanzania (hereinafter referred to as "the Applicant") **HEREBY APPLY FOR APPROVAL** of disposition of right of Occupancy registered under the above reference.
I **HEREBY** present the following particulars.

1. Nature of disposition: **SALE.**
2. Particulars of Purchaser: **WANXINGZHIYE COMPANY LIMITED** of P. O. Box 3977 Dar es salaam, Tanzania.
3. I, the applicant supply the following information and documentation: -
 - 3.1 Deed of transfer and sale agreement.
 - 3.2 Application for approval of disposition.
 - 3.3 Notification of disposition.
 - 3.4 Current Land rent receipts and Spouse Consent.
 - 3.5 Original Title Deed.

I, further wish to inform your honorable office that the **PURCHASER** has agreed to comply with the conditions of the Right of Occupancy vide his declaration attached herewith.
Dated at Dodoma this 18th day of June 2025



.....
APPLICANT

For official use only

- a) Approved/Refused.....
- b) Remarks:

.....
Commissioner for Lands /Authorized Officer

Dated:

Served upon me/us

.....
Signature of Applicant

Dated:

Fee

:

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(No. 4 OF 1999)
SALE AGREEMENT
(Under Section 64)

TITLE NO.DOM025871
PLOT NO.1570 BLOCK 'DA'
MTUMBA
DODOMA-CITY.

I **JOSHUA HASSAN SHIMIYU** the natural person living for gain in Dodoma of Post Office Box Number 395 Dodoma, Tanzania hereinafter referred as the "VENDOR" of the one part,:

AND

WANXINGZHIYE COMPANY LIMITED of Postal office Box Number 3977 Dar es salaam, Tanzania (Hereinafter called "the Purchaser") of the other part.

WHEREAS

The vendor is the legal owner of **ALL THAT** piece or parcel of land known as Plot No. 1570 Block "DA" MTUMBA, within DODOMA CITY (Hereinafter called "the property.")

AND WHEREAS

The vendor is desirous of selling to the purchaser and the purchaser is desirous of buying property from the vendor for a consideration of **Tanzania Shillings Four Hundred and Fifty Million. (Say TZS. 450,000,000/=)** only (Hereinafter called "the purchase price") on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH as follows; -

1. The vendor shall sell and the purchaser shall buy the property free from all encumbrances, charges whatsoever, third party interest or bond secured over the property at the purchase price aforementioned.
2. That, the disposition of the right of occupancy registered under the above reference is through sale; whereby the Vendor will sell the right of occupancy mentioned herein above and the Purchaser will buy the same right of occupancy.




[Handwritten signature]

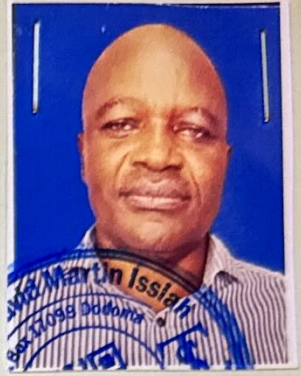
3. That, by signing this agreement the vendor acknowledge receipt of the whole purchase price of the sum of **Tanzania Shillings Four Hundred and Fifty Million. (Say TZS. 450,000,000/=)** as full payment of the purchasing price in which is deposited through **CRDB BANK PLC A/C NO. 01J1086352900** in the name of **JOSHUA HASSAN SHIMIYU** only as full payment of the purchasing price. That, upon payment of the whole purchase price the purchaser shall be furnished by a vendor with all relevant documents evidencing ownership of the same.
4. That, the execution of the deed of disposition of the right of occupancy registered under the above reference is on this 17th day of June 2025
5. That, the Vendor witness/promise/agrees that; -
 - a) The Vendor sold the right of occupancy registered under the above reference to the Purchaser herein above.
 - b) The vendor promised and binding himself to be liable with any encumbrances, loss, damage, misrepresentation, fraud, misconception, false which occurred or will occur basing on his fault, negligence whether intentionally or not.
 - c) In any instance/case/matter/dispute the Purchaser herein above is/will remain the bonafide Purchaser of the right of occupancy registered under the above reference.
 - d) The right of occupancy registered under the above reference is never sold to another person rather than Purchaser herein and through this agreement.
 - e) There is no any dispute of ownership of the right of occupancy registered under the above reference; since the Vendor herein above is the true and lawful owner of the right of occupancy registered under the above reference.
 - f) To deliver all documents of ownership and other documents related to the right of occupancy registered under the above reference to the Purchaser herein on the date of or soon after execution this contract.
 - g) To comply with this contract and in case of any fault/breach; the law of this country shall stand.
6. That, the Purchaser witness/promise/agrees that; -
 - a) The Purchasers will pay the aforesaid sale price in full.
 - b) To be liable with all costs of transfer of the right of occupancy registered under the above reference from Vender herein to himself.
 - c) To use the land under the right of occupancy registered under the above reference for the same purposes as prescribed by the Authority responsible.
 - d) To comply with this contract and in case of any fault/breach the law of this country shall stand.



IN WITNESS WHEREOF the parties have hereunto put their respective signature in the manner, year, month and date herein appearing: -

SIGNED and DELIVERED at Dodoma by the said
JOSHUA HASSAN SHIMIYU
Who is known to me personally/
Introduced to me by.....
This 18th Day of June, 2025


.....
VENDOR

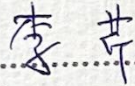


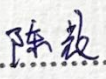
(Witness) NAME; **ONESMO DAVID MARTIN ISSIAH**
SIGNATURE.....
POSTAL ADDRESS: P.O BOX 17099, DODOMA
QUALIFICATION: ADVOCATE.



SEALED and DELIVERED at DODOMA by the said
to **WANXINGZHIYE COMPANY LIMITED**
This 18th day of June, 2025



SIGNATURE: .....
NAME: LIN QIN
POSTAL ADDRESS: 3977 DAR ES SALAAM
QUALIFICATION: COMPANY DIRECTOR

SIGNATURE: .....
NAME: CHEN CHEN
POSTAL ADDRESS: 3977 DAR ES SALAAM
QUALIFICATION: COMPANY DIRECTOR

SPOUSE CONSENT

I, **DOREEN DEODATUS RUTAKYAMILWA** of Post Office Box Number 395 Dodoma, Tanzania being lawful married and Wife of **JOSHUA HASSAN SHIMIYU** of Post Office Box 395 Dodoma, Tanzania, DO HEREBY give my consent to the said **JOSHUA HASSAN SHIMIYU** of P. O. Box 395 Dodoma, Tanzania, to sell/transfer our piece of land Plot 1570 Block "DA" situated at **MTUMBA** in Dodoma City Tanzania by the consideration/purchasing price of Tanzania Shillings Four Hundred and Fifty Million (TZs. 450,000,000/=) only to **WANXINGZHIYE COMPANY LIMITED** of Post Office Box Number 3977, Dar es salaam.

Dated at Dodoma this 18th day of June, 2025

SIGNED AND DELIVERED at Dodoma by the said

DOREEN DEODATUS RUTAKYAMILWA

who is known to me Personally/has been identified to me by.....

And letter know to me personally

This 18th day of June 2025

[Handwritten Signature]
.....

DEPONENT



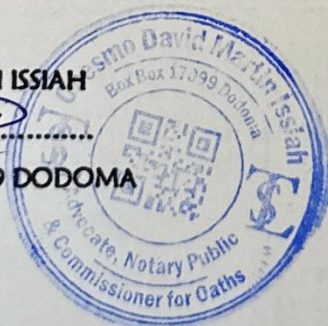
BEFORE ME:

NAME: ONESMO DAVID MARTIN ISSIAH

SIGNATURE..... *[Handwritten Signature]*

POSTAL ADDRESS: P.O BOX 17099 DODOMA

QUALIFICATION: ADVOCATE





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



19661010-37301-00001-25

JINA : JOSHUA HASSAN

Given Name

JINA LA MWISHO : SHIMIYU

Last Name

TAREHE YA KUZALIWA : 10 OCT 1966

Date of Birth

JINDE : M

Sex

SANI:

Signature

MWISHO WA MATUMIZI : 23 JUN 2029

Expiry Date



NATIONAL IDENTIFICATION AUTHORITY
 DIRECTOR GENERAL

Kitambulisho hiki ni mali ya Serikali ya Jamhuri ya Muungano wa Tanzania. Huruhiwa kutiwa mabadiliko ya aina yoyote wala kumpata mhu ambaye haruhusiwi kukutumia, kama kumpata, au kutambua taarifa kamili lazima iolewe kilio cha Polisi na Ofisi ya NIDA au Ofisi ya Uboazi ya Jamhuri ya Muungano wa Tanzania iliyo karibu. The Identity Card is the property of the Government of The United Republic of Tanzania. It should not be tampered with or allowed to pass into the possession of unauthorised person. If lost or destroyed the fact and circumstances should immediately be reported to the Local Police and the nearest NIDA office or foreign Mission of The United Republic of Tanzania.

19661010373010000125

THE UNITED REPUBLIC OF TANZANIA CITIZEN IDENTITY CARD



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



19900616-4A1111-00002-15

JINA LA KWANZA : DOREEN
First Name

MAJINA YA KATI : DEODATUS
Middle Name

JINA LA MWISHO : RUTAKYAMPILWA
Last Name

JINSI : F
Sex

MWISHO WA MATUMIZI : 12 JUN 2025
Expiry Date

