



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



Title Number : DOM045154

Date of Reg:14-Jul-2025[11:47]

Edward Wambura Ngaita
 REGISTRAR OF TITLES
 (14-Jul-2025)

Registered under section 38 of the Land Registration Act (Cap 334).

I. REGISTERED OCCUPIER AND TENURE

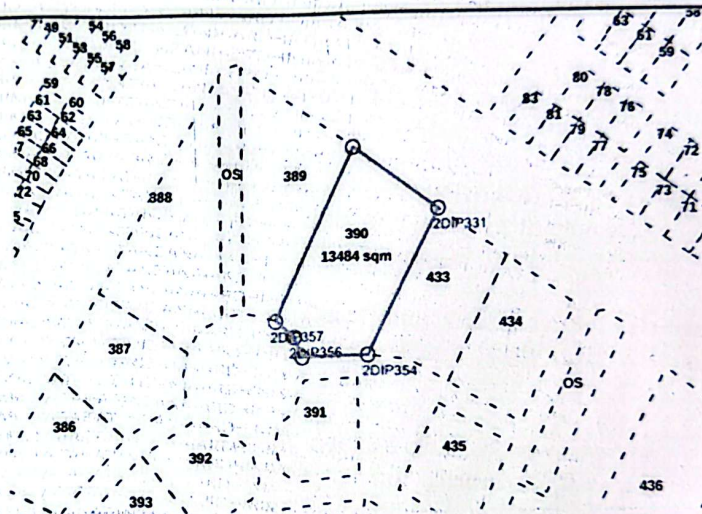
THIS IS TO CERTIFY that **EDWARD WAMBURA NGAITA** of P.O.Box 1249 dodoma, Dodoma, Dodoma (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of ninety nine (99) years from the first day of July two thousand twenty four 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: Mbuyuni
 Block: AB
 Plot No.: 390
 Area: 13484.00 Square Metres
 Reg. Plan No.: 136166
 Plot Reference Points (Part of):

TAREF11 / UTM ZONE 36S

	X	Y
2DIP331	797707.416	9320723.224
2DIP330	797634.838	9320775.364
2DIP357	797567.806	9320630.79
2DIP354	797647.21	9320601.796
2DIP356	797583.694	9320617.308
2DIP355	797590.237	9320600.179



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 Godown purposes only. Use Group (L) and Use Class (a) 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.

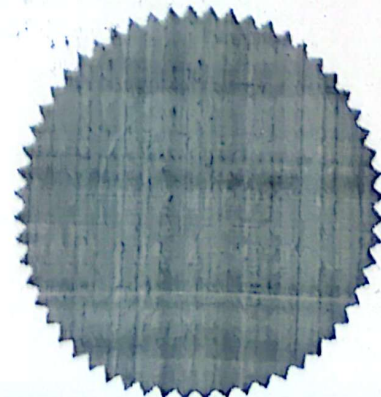
GIVEN under my hand and my official seal the day and year first above written.

Edward Wambura Ngaita

Edward Wambura Ngaita

COMMISSIONER FOR LANDS
 (14-Jul-2025)

OCCUPIER: EDWARD WAMBURA NGAITA
 (14-Jul-2025[11:47])



SALE AGREEMENT

This Agreement is made at Dodoma this 26th day of June, 2025

BETWEEN

EDWARD WAMBURA NGAITA natural person living and working for gain in Dodoma of Postal Office Box Number 1249, Dodoma, Tanzania, hereinafter called the Vendor, (which expression shall include wherever applicable, his legal representatives and assigns) of the **ONE PART.**

AND

WANXINGZHIYE COMPANY LIMITED, natural person living and working for gain in City of Dodoma of Postal Office Box Number 3977, Dar es salaam, Tanzania hereinafter called the Purchasers. (which expression shall include whenever applicable, his legal representatives and assigns) of the **OTHER PART.**

WHEREAS, the Vendor, is the owner in possession of a Land and all parcels of land and situated at Plot No.390 Block "AB" MBUYUNI within City of Dodoma comprised and fully described in Certificate of Title No **DOM045154** herein after referred to as "the Property";

AND WHEREAS the Vendor is desirous of selling and the Purchaser is desirous of buying the said property at the consideration of Tanzanian Shillings **Four Hundred Forty-Seven Million only**, that is to say **(TZS 447,000,000/=)** (hereinafter to be referred to as the *Purchase Price*);

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Vendor shall sell and the Purchaser shall buy the said Property subject to all terms, stipulations, conditions and covenants herein contained and subject to the terms and conditions under which the said property was held by the vendor prior to making this Agreement.
2. That the Parties to this Agreement do agree that the Purchaser shall pay the Vendor a sum of **Tanzanian Shillings Four Hundred Ninety-Three Million only**, that is to say **(TZS 493,000,000/=)** as the *Purchase Price*.
3. That, the Vendor, by signing this agreement solemnly declare and acknowledge to have received the full purchase price of Tanzanian Shillings **Four Hundred Ninety-Three Million only**, that is to say **(TZS 493,000,000/=)** paid through CRDB bank account No. **015C616961200** in the name **MATEI REAL ESTATE** and that he has no further claim whatsoever nature from the Purchaser regarding the property.
4. That, immediately upon receipt of proof of payment of the Purchase Price and execution of this agreement, the Vendor shall hand over possession of the Property to the Purchaser.
5. The Vendor warrants that, is the lawful, legal and rightful owner of the Property and that the Purchaser buys the same on the strength and the basis of such representation.
6. That, the Vendor further covenants that he has full authority to sell, transfer and dispose of the land and has the powers of sale derived therefrom, and that it is having a good and subsisting right, title and interest, and have full powers to sell, grant, convey, assign or otherwise dispose the said piece and parcel of land to the Purchaser.
7. This Agreement and the Deed of Transfer to be executed by the parties simultaneously herewith are subject to the consent of the Commissioner for Lands being accorded to this disposition, If the Commissioner consent is not obtained or if the consent is otherwise refused by reasons outside the contemplation of the Parties, the Vendor shall after such a refusal or failure has been realized, return all the earnest monies paid as Purchase Price paid by the Purchaser in accordance with the provisions of this Agreement. All other payments made by each of the parties in respect of fees, duties and incidental costs will be at each parties' own costs.



8. The Vendor hereby covenant with the Purchaser to pay, satisfy or discharge all outgoings or liabilities in respect of the property until vacant possession thereof shall have passed to the Purchaser and further undertakes to indemnify the Purchaser against all notices, proceedings, claims and demands arising out of and in connection with or incidental to the breach by the Vendor of the warranties, covenants herein contained.
9. The Purchaser shall bear and pay Capital Gains Tax, cost for consent fee, stamp duty of the sale agreement and the Deed of Transfer, registration fee, and other expenses arising out of and/or incidental to the preparation and completion Transfer, that shall be payable by virtue of this transaction and completion of the transfer.

IN WITNESS WHEREOF the parties hereto have duly executed these presents in the manner and on the date hereinafter appearing.

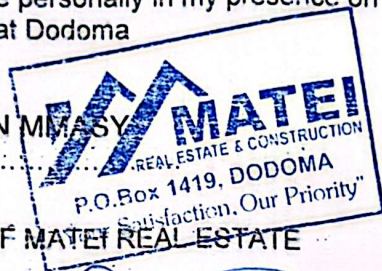
SIGNED and DELIVERED by the said **EDWARD WAMBURA NGAITA** who is personally known to me/identified to me by
 the latter being known to me personally in my presence on this 26th day of June, 2025 at Dodoma

x. *Edward Ngaita*
VENDOR



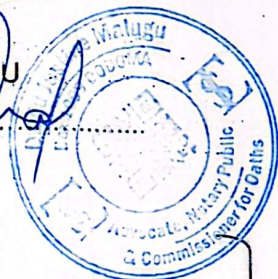
VENDOR'S WITNESS

Full name: **JULIUS JOHN MIMASY**
 Signature:
 Address: 1249 - DODOMA
 Designation: **DIRECTOR OF MATEI REAL ESTATE**



BEFORE ME

Full name: **DAVID JUSTINE MALUGU**
 Signature:
 Address: 1099 DODOMA
 Qualification: **ADVOCATE.**



SEALED with COMMON SEAL of the said **WANXINGZHIYE COMPANY LIMITED** and **DELIVERED** in the presence of us this 26th day of June, 2025

SEAL



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

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

DRAWN BY
RGK LAW CHAMBERS, ADVOCATES
PLOT NO. 8 BLOCK "N"
MTENDENI STREET
P.O BOX 1099 - DODOMA.

UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)
TRANSFER OF A RIGHT OF OCCUPANCY
(Under section 62)

TITLE NO. DOM045154
PLOT NO. 390 BLOCK "AB"
MBUYUNI
CITY OF DODOMA


IN CONSIDERATION of the sum Tanzanian Shillings Four Hundred Ninety-Three Million only, that is to say (TZS 493,000,000/=) I, EDWARD WAMBURA NGAITA of Postal Office Box 1249, Dodoma, Tanzania, DO HEREBY transfer to WANXINGZHIYE COMPANY LIMITED of Postal Office Box 3977, Dar es salaam, Tanzania, the Right of Occupancy registered under the above reference.

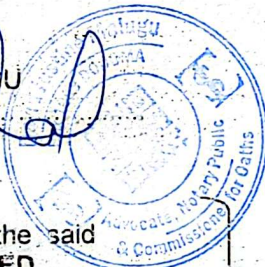
SIGNED and DELIVERED by the said EDWARD WAMBURA NGAITA who is personally known to me/identified to me by

the latter being known to me personally in my presence on this 26th day of June, 2025 at Dodoma


TRANSFEROR

BEFORE ME


Full name: DAVID JUSTINE MALUGU
Signature: 
Address: 1099 DODOMA
Qualification: ADVOCATE



SEALED with COMMON SEAL of the said WANXINGZHIYE COMPANY LIMITED and DELIVERED in the presence of us this 26th day of June, 2025.

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



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

IN EXERCISE THE POWERS VESTED IN ME UNDER SECTION 37 OF THE LAND ACT 1999
.....COMMISSIONER FOR LANDS/AUTHORISED OFFICER
HEREBY APPROVE THIS DISPOSITION _____

Commissioner for lands/authorized officer
Date:

THE UNITED REPUBLIC OF TANZANIA

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

TITLE NO. DOM045154
PLOT NO. 390 BLOCK "AB"
MBUYUNI
CITY OF DODOMA

TO : COMMISSIONER OF LANDS/AUTHORISED OFFICER

I, EDWARD WAMBURA NGAITA of Postal Office Box 1249, Dodoma, Tanzania HEREBY NOTIFY you of the disposition which is intended to be made in favour of WANXINGZHIYE COMPANY LIMITED of Postal Office Box 3977, Dar es salaam, Tanzania, the Right, in respect of a 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 Postal Office Box 3977, Dar es salaam, Tanzania,

3. The following documents are enclosed;

- (a) Original Certificate of Title
- (b) Original Land rent Receipts
- (c) Original Deed of Transfer (in Triplicate)
- (d) Sale Agreement
- (e) Land Form 30
- (f) Valuation Report

4. Other Particulars: NIL

Date: 26/06/2025

x 

APPLICANT

Date.....

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. DOM045154
PLOT NO. 390 BLOCK "AB"
MBUYUNI
CITY OF DODOMA

I, EDWARD WAMBURA NGAITA of Postal Office Box 1249, Dodoma, Tanzania (hereinafter referred to as "the Applicants") HEREBY APPLY for APPROVAL of disposition of a right of occupancy registered under the above reference.

1. Nature of disposition - Sale
2. Particulars of PURCHASER -

WANXINGZHIYE COMPANY LIMITED of Postal Office Box 3977, Dar es salaam, Tanzania,

I, the APPLICANT supplies the following information and/or documentation:

- (a) Original Certificate of Title
- (b) Original Land rent Receipts
- (c) Original Deed of Transfer (in triplicate)
- (d) Sale Agreement
- (e) Land Form 29
- (f) Valuation Report

4. Other Particulars: NIL

Date: 26/06/2025

x 

APPLICANT (S)

For Official Use Only

a) Approved/Refused

Remarks.....

.....
COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date:

Served upon me/us

x 

SIGNATURE OF THE APPLICANT

Date:.....

Fees:.....

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

TITLE NO. DOM045154
PLOT NO. 390 BLOCK "AB"
MBUYUNI
CITY OF DODOMA

I, **EDWARD WAMBURA NGAITA** of Postal Office Box 1249, Dodoma, Tanzania (hereinafter referred to as "the Applicants") **HEREBY APPLY** for **APPROVAL** of disposition of a right of occupancy registered under the above reference.

1. Nature of disposition - Sale
2. Particulars of PURCHASER -

WANXINGZHIYE COMPANY LIMITED of Postal Office Box 3977, Dar es salaam, Tanzania,

I, the APPLICANT supplies the following information and/or documentation;

- (a) Original Certificate of Title
- (b) Original Land rent Receipts
- (c) Original Deed of Transfer (in triplicate)
- (d) Sale Agreement
- (e) Land Form 29
- (f) Valuation Report

4. Other Particulars: NIL

Date: 26/06/2025

[Handwritten Signature]

.....
APPLICANT (S)

For Official Use Only

a) Approved/Refused

Remarks:

.....
COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Date:

Served upon me/us

[Handwritten Signature]

.....
SIGNATURE OF THE APPLICANT

Date:

Fees: