

TITLE No. 174438  
 REGISTERED 23/5/2018  
 AT 01:00PM

LAND REGISTRY  
 TANGANYIKA

Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs: 1111/= Paid  
 On Original Receipt Shs: 10717067  
 of: 13/07/2017

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs: 1001/= Paid  
 Receipt No: 16717067  
 of: 13/07/2017

Stamp Duty Officer

THE LAND ACT, 1999  
 (NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

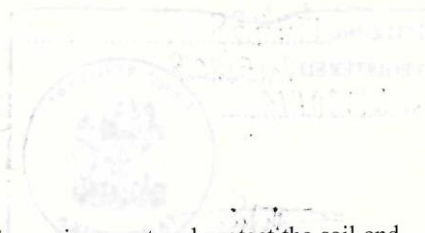
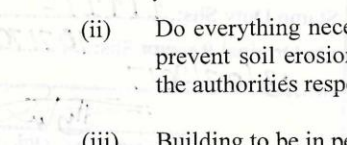
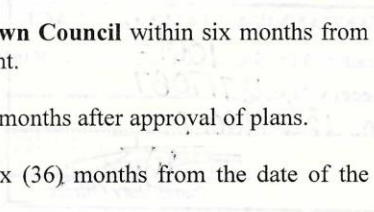
(Under Section 29)

Title No: 174438  
 L.O.No. 694808 907113  
 KTC/LD/PT/14193/3

The 13<sup>th</sup> day of April Two thousand and ~~Seventeen~~ **Eighteen**

THIS IS TO CERTIFY that AHMAD ABDALLAH SALEH of P.O. Box 7329, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in Schedule hereto (hereinafter called "the Land") for a term **Sixty six** years from the first day of **July, Two thousand and seventeen** 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 therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2018, shall thereafter pay rent of shillings **Twelve thousand one hundred eleven (12,111/=) only** a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall:-
  - (i) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.

- 
- 
- 
- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
    - (iii) Building to be in permanent materials.
    - (iv) Submit building plans to the **Kibaha Town Council** within six months from the date of the commencement of the Right.
    - (v) Building construction to begin within six months after approval of plans.
    - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.
  3. **USER:** The land shall be used **Residential** purposes only, Use Group 'A' Use classes **(a) and (c)** as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
  4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
  5. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with all premia, taxes and dues prescribed in connection with the disposition.
  6. The President may revoke the right for good cause or in public interest.

LAND REGISTRY DAP - ES - NALAAAM

Filed Document No. 230165

Date of Registration 17/04/24 13:36pm

THE LAND REGISTER

RECEIVED

*[Signature]*

LAND REGISTRY DAP - ES - NALAAAM

TRANSFER

Filed Document No. 231397

Date of Registration 31/05/24 02:25pm

To: INTERWORLD LOGISTICS

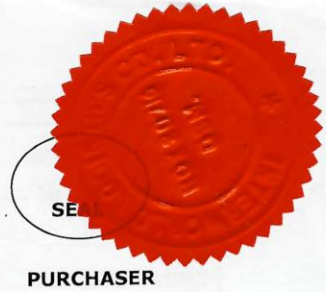
COMPANY LIMITED PO BOX 23067217

CONS: IHS: 250,000,000/-

*[Signature]*

N. J. ASST. REG.

SEALED with the COMMON SEAL of the said  
INTERWORLD LOGISTICS COMPANY LIMITED and  
DELIVERED at DAR ES SALAAM in the  
the presence of us this 29 day of 04 2024.



Full Name QIANG CHENG  
Signature [Handwritten Signature]  
Postal Address .....  
Designation DIRECTOR

Full Name QIANG ZHANG  
Signature [Handwritten Signature]  
Postal Address .....  
Designation DIRECTOR

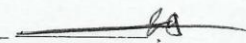
THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT  
(Act No. 4 of 1999)

TRANSFER OF A RIGHT OF OCCUPANCY  
(Under Section 62)

CT. NO.174438,  
SITUATED ON PLOT NO. 8,  
BLOCK "N" - MISUGUSUGU AREA,  
KIBAHA TOWNSHIP,  
COAST REGION.

IN CONSIDERATION of the sum of **Tanzanian Shillings Two Hundred Fifty Million (TZS 250,000,000)** I, **AHMAD ABDALLAH SALEH** an adult natural person of post Office box 7329, Dar es Salaam, Tanzania, **DO HEREBY TRANSFER** to **INTERWORLD LOGISTICS COMPANY LIMITED**, a registered company of Post Office Box 23067, Dar es Salaam, Tanzania; the unexpired term of the Right of Occupancy registered under the above reference.

**SIGNED AND DELIVERED** by the said **AHMAD ABDALLAH SALEH** who is known to me personally/ introduced to me by ..... the latter being known to me personally in the presence of us this 29 day of 04 2024

  
**VENDOR**

**BEFORE ME:**

Full Name ..... Thomas Joseph Mwasawe .....  
Signature ..... Thomas .....  
Postal Address ..... Box 10198 Dar es Salaam .....  
Designation ..... Adv. & Notary Public .....



STAMP DUTY 77,100/=  
CONSENT FEES 120,000/=  
REGISTRATION FEES 77,100/=  
E.V.R No. 924120246378304  
SIGNATURE *[Signature]*

IN EXERCISE OF THE POWERS VESTED IN ME  
UNDER SECTION 37 OF THE LAND ACT 1999  
*Malombo Gibson Mutukanga*  
AUTHORISED OFFICER HEREBY APPROVE  
THIS DISPOSITION  
*[Signature]*  
COMMISSIONER FOR LAND/AUTHORISED OFFICER  
DATE: 24 May 2024

FILED DOCUMENT No. 231397  
REGISTERED ON: 31/05/2024  
AT: 02:25pm  
*[Signature]*  
Senior Asst. Registrar of Titles

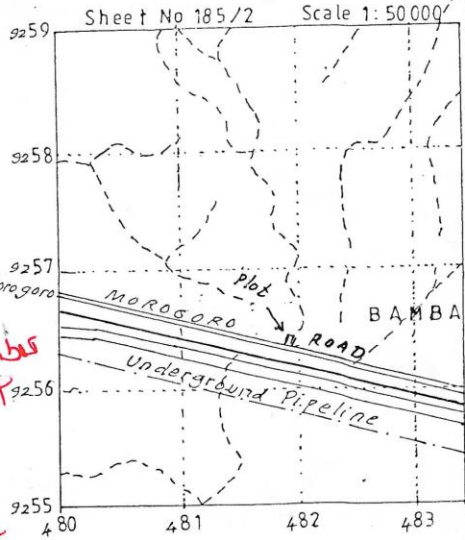


# KIBAHA TOWNSHIP

N

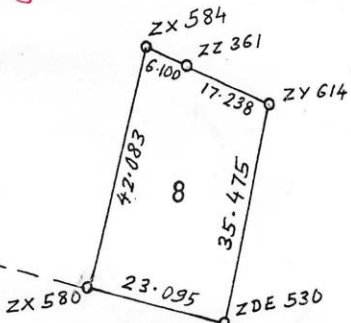
LOCATION MISUGUSUGU  
 BLOCK 'N'  
 PLOT No. 8  
 L. O. No. 594808 907113  
 AREA 1101 m<sup>2</sup>

Location Sketch :



*OLD.*  
 This plan is cancelled and is replaced by another with number M0793 ID: 230165 of 13/1/24  
 repls.

*ABT register of title*



From Morogoro

MOROGORO ROAD

→ To Dar-es-Salaam

The issue of this plan implies no guarantee or admission of title by the Government

This plan, prepared in accordance with Registered Plan No 88901  
 is approved for purpose of the Land Registration ordinance for Director of Surveys and Mapping *M. S. M.* Date 17/1/2012  
 Ministry of Lands, Housing and Human Settlements  
 Development Dar-es-Salaam

# KIBAHA TOWNSHIP



LOCATION... MISUGUSUGU

BLOCK... N

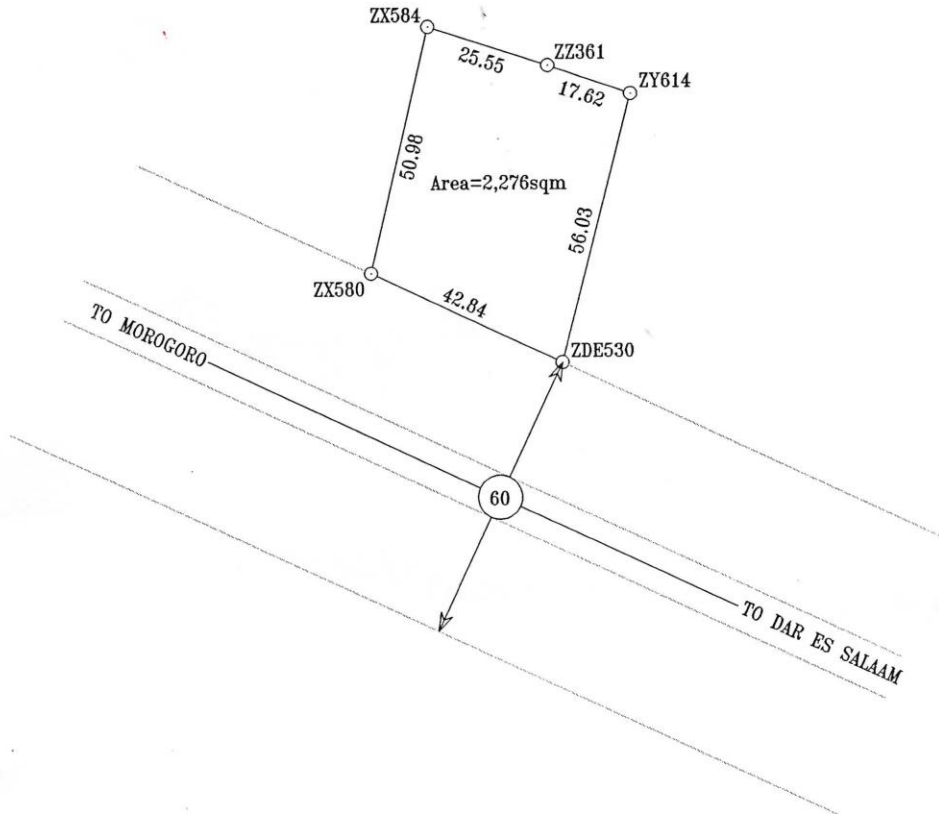
PLOT No... 8

L.O No...

AREA... 2,276sqm

*NEW.*  
*This plan no 190783 replaces the previous one which has been cancelled FO: 230165 of 19/4/14 refer.*

*ADD register of titles*



The issue of this plan implies no guarantee or admission of title by the Government

This plan prepared in accordance with registered plan no. 190783 is approved for the purposes of the Land Registration Act 33+.  
Director of Surveys and Mapping... Date: 13.08.2024  
Ministry of Lands, Housing and Human Settlements Development, Dodoma.