

TANZANIA

THE LAND ACT 1999

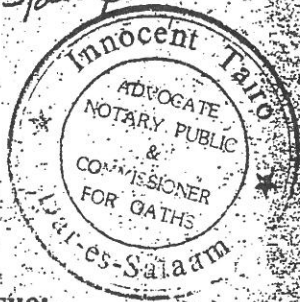
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

*Certified true copy of
the original.*

08/03/2007



Date of Issue:

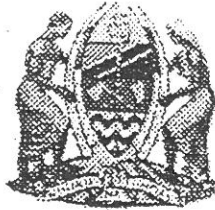
Title Number: 59089

Land Office Number: 235240

Land: PLOT NO. 188/2 CHANG'OMBE INDUSTRIAL AREA IN DAR ES SALAAM CITY

Term: NINETY NINE YEARS

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS AND HUMAN SETTLEMENTS DEVELOPMENT



LAND REGISTRY,
P.O.Box 1191,
Dar es Salaam
Date: 3rd March, 2006

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:

Ref. No. LR/T 59089
ALUMINIUM AFRICA LTD
P. O. BOX 2070
DSM

Sir/Gentlemen/Madam,


RE: TITLE NO: 59089 LAND OFFICE NO: 235240
PLOT NO.188/2 BLOCK CHANG'OMBE INDUSTRIAL AREA DSM

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.


Asst. REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 245307 refers

TITLE NO. 57089
 REGISTERED 3-3-06
 AT 9.30 Am



[Signature]
 Senior Asst Registrar of Titles

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Sh. 100/= Paid
 and Revenue Receipt No. 2394588
 of 26-9-05 Issued
 Land Form No. [Signature]
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Sh. 104990/= Paid
 on original Receipt No. 2394588
 of 26-9-05
[Signature]
 Stamp Duty Officer

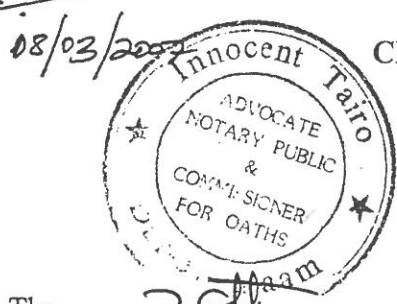
Certified True copy of the original.
[Signature]

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)



Title No. 59089
 L.O. No. 235240
 LD/TM/CH/13508.

The 28th day of February, Two thousand and six.

THIS IS TO CERTIFY that ALUMINIUM AFRICA LIMITED a limited liability company incorporated under Companies Ordinance (Cap.212) and having its registered Office in Dar es Salaam of P.O. Box 2070, 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 the Schedule hereto (hereinafter called "the Land") for a term of **ninety nine** years from the first day of July, Two thousand and five 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 there for or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2006, shall hereafter pay rent of shillings two million and nine thousand three hundred forty (Tshs.2,009,340/=) 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 vegetation 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.

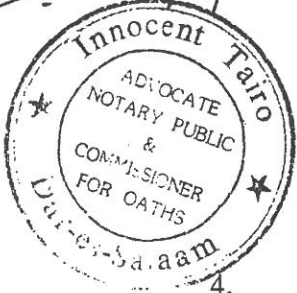
- (iv) Building plans to be submitted to the **Temeke Municipal Council** within six months from the commencement of the Right.
- (v) Buildings construction to begin within six months after approval of the plans.
- (vi) Buildings to be completed within thirty six (36) months from the commencement of the Right.

3. The Occupier shall further:-

- (i) make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
- (ii) make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose;
- (iii) provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.

Certified true copy of the original

08/03/2007



4.

USER: The land and the buildings to be erected thereon shall be used for **INDUSTRIAL** purposes only; Use Group 'N' use class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as **amended in 1993**.

- 5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
- 6. 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 the payment of all premia, taxes and dues prescribed in connection with that disposition.
- 7. The President may revoke the right for good cause and in public interest.

SCHEDULE'

ALL that Land known as Plot No188/2 situated at **Chang'ombe Industrial Area** in **Dar es Salaam City** containing **two point six seven nine (2.679) hectares** shown for identification only edged red on the plan attached to this Certificate and defined on the Registered Survey Plan Numbered 40224 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

THE LAND ACT, 1999
(NO. 4 OF 1999)
As amended by The Land (Amendment) Act, 2004
CONTRACT FOR A DISPOSITION OF
A RIGHT OF OCCUPANCY
[Under Section 64]

TITLE NO: 59089
L. O. NO. 235240
L.D. NO./TM/CH/13508

WE, ALUMINIUM AFRICA LIMITED of Post Office Box 2070, Dar es Salaam
HEREBY AGREE TO DISPOSE TO KAMAL STEELS LIMITED of Post Office
Box 10392, Dar es Salaam the Right of Occupancy registered under the above
reference.

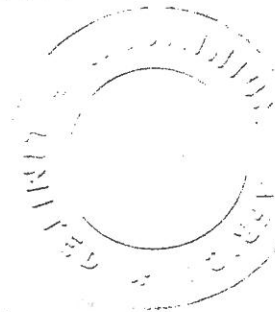
1. Type of intended disposition: **TRANSFER OF A RIGHT OF OCCUPANCY.**
2. Consideration: - **UNITED STATES DOLLARS TWO HUNDRED FIFTY ONE THOUSAND ONLY. (US\$ 251,000).**
3. Mode of Payment of consideration: **CASH/CHEQUE**
4. Date of Execution of the deed of disposition: **22nd day of MARCH 2006.**
5. Date of Delivery of possession of the property and necessary documentation: - **22nd day of MARCH 2006.**
6. Covenants binding upon the Vendor/transferor: - **AS PER THE TERMS AND CONDITIONS FOUND IN CERTIFICATE OF TITLE NO. 59089.**
7. Covenants binding upon the Purchasers/transferee: **AS PER THE TERMS AND CONDITIONS FOUND IN CERTIFICATE OF TITLE NO. 59089.**

Dated at Dar es Salaam this 22nd day of MARCH 2006

FOR THE VENDOR: -

SEALED with common seal of the said |
ALUMINIUM AFRICA LIMITED and |
DELIVERED in our presence this |
22nd day of March 2006 |

Names: SHARAD N. SALGAR
Signature: [Signature]
Address: P.O. Box 2070, DAR ES SALAAM
TANZANIA
Designation: CHIEF EXECUTIVE / MANAGING DIRECTOR
Names: Hamida H. Sheikh
Signature: H. H. Sheikh
Address: Box 6225
Darassalaam
Designation: Company Secretary



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


COMMISSIONER FOR LANDS

The within named **ALUMINIUM AFRICA LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
ALUMINIUM AFRICA LIMITED and)
DELIVERED in the presence of us this...22nd)
day of...February, 2006.)

Signature... [Signature])

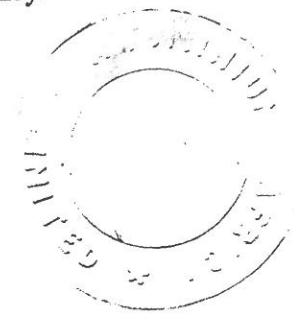
Postal Address: P.O. Box 7255)
Dar-es-salaam)

Qualification: Director)

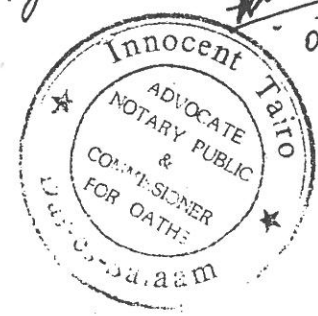
Signature... H. H. Sheikh)

Postal Address: Box 6225)
Dar-es-salaam)

Qualification: Company Secretary)



Certified true copy of the original 
02/03/2007



LAND REGISTRY DAR-ES-SALAAM
TRANSFER

Document no 111405
of Registration 8.9.06 time 1:00 P m

KAMAL STEELS LIMITED

BOX 10392 D'SALAAM.

US\$ 251,000/-

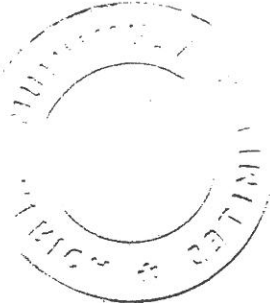
[Signature]
Senior Asst Registrar of Titles



02/03/2007

[Signature]

Certified True copy of the original



FOR THE PURCHASER


SEALED with common seal of the said
KAMAL STEELS LIMITED and DELIVERED
in our presence this 22nd day of March 2006



Names: GAGAN SANTOSH GUPTA
Signature: Gagan Gupta
Address: P.O. Box 10392 DSM
Designation: Chairman & M.D.
Names: SHARAD K PACHIGAR
Signature: Sh Pachigar
Address: P.O. Box 10392 DSM
Designation: DIRECTOR

Drawn By

Innocent Tairo, (Advocate)
C/O Tairo Law Office,
Advocates,
Plot No. 331/36, Mkwepu Street
P. O. Box 75252
Dar es salaam

FILED DOCUMENTS ON 111405
REGISTERED 8-9-06
AT 1:00 P.M.

[Signature]
Senior Asst. Registrar

YANGANYIKA STAMP DUTY ACT
Stamp Duty Shs. 3,312,000. Paid
on original Receipt No. 26727688
of 31.8.06
[Signature]
Stamp Duty Officer

YANGANYIKA STAMP DUTY ACT,
Stamp Duty Shs. 100/- Paid
on Receipt No. 26727688
of 31.8.06
[Signature]
Stamp Duty Officer