HALMASHAURI YA WILAYA YA MKURANGA

Barua zote ziandikwe kwa Mkurugenzi mtendaji

S.L.P 10
MKURANGA
PWANI

Simu Na 0232402738,
Fax Na 023 2402706
Unapojibu tafadhali taja:

Kumb.Na.LD/MK/297587/5 22/6/2020

Kamishna wa Ardhi Msaidizi
Mkoa wa Pwani,
1 Mtaa wa Ardhi,
S.L.P 9230,
Dar Es Salaam.

WIZARA YA ARDHI, NYUMBA NA MAENDELEO YA MAKAZI
IMEPOKELEWA
30 JUN 2020
OFISI YA KAMISHNA WA ARDHI MSAIDIZI PWANI

YAH: KUREJESHWA KWA HATI YA KIWANJA NA.1,2&3 KITALU B KISEMVULE, CT NA.121146 L.O NA.456497,WILAYA YA MKURANGA

Rejea somo tajwa hapo juu.

Halmashauri ya Wilaya ya Mkuranga imepokea maombi kutoka Kampuni ya **Lodhia Steel Industries Limited ya S.L.P.12167 Arusha** ikiomba viwanja tajwa hapo juu kugawanywa katika sehemu tatu zenye ukubwa tofauti, aidha katika nyaraka zilizowasilishwa mgawanyo huu umetokana na mauziano.

Awali umiliki wa Viwanja hivi ulikuwa chini ya umiliki wa Kmpuni ya **Eagle Cement Company Limited ya S.L.P.76770 Dar es salaam** ambayo iliuza viwanja hivi kwa Kampuni ya **Lodhia Steel Industries Limited ya S.L.P.12167 Arusha,** ambapo uhamisho wa miliki hii ulikamilika na kusajiliwa tangu tarehe 27/6/2018.

Kampuni ya Lodhia Steel Industries Limited imeuza sehemu ya Viwanja Na.1,2&3 kitalu B Kisemvule na kubakiwa na sehemu kubwa ya kiwanja Na. 1 Kitalu B Kisemvule, viwanja hivi vina ukubwa wa jumla wa **mita za mraba 116,500** na mgawanyo umefanyika kama inavyoonyesha katika mabano. Kampuni ya **Lodhia Steel Industries Limited** amebakiwa na ukubwa wa mita za mraba **(76,030)** ambazo zitagawanywa mara mbili (mita za mraba 40,470 na mita za mraba 35,560 na kumilikishwa kwao). Kampuni ya **Ak-An Wood Limited** mita za mraba **(12,141)**. Kampuni ya **Eco Plastics Limited** mita za mraba **(12,141)** na Kampuni ya **Kamaka IT Solution** mita za mraba **(16,188)**. Kati ya Kampuni hizi zilizouziwa sehemu ya viwanja hivi, Kampuni mbili ni za ndani (Kampuni ya **Ak-An Wood Limited** na Kampuni ya **Kamaka IT Solution**), wakati Kampuni moja ya Eco Plastics Limited ni ya nje.

Kwa kuwa mauziano yamekamilika na nyaraka zote kuwasilishwa ikiwa ni pamoja na taratibu za ulipaji kodi stahiki za uhamisho wa miliki hii kulipwa, ninapendekeza taratibu za kisheria kwa kuzingatia Sheria ya Ardhi Na.4 ya Mwaka 1999 fungu la 19&20, Tangazo la Serikali Na.71 la 4/5/2001 ikisomeka pamoja na Sheria ya Uwekezaji Na.26 ya 1997 umiliki huu **urejeshwe** badala ya **Uhamisho** wa miliki kutokana na Kampuni zilizouziwa kuwa na hadhi na sifa tofauti

Halmashauri ya Wilaya imeandaa ramani ya Mipango Miji inayoendana na mgawanyo wa Ardhi uliofanywa na kuridhiwa na pande zilizouziana. mchoro Na. 92/02/92009A wa tarehe 11/6/2020

Utekelezaji wa mpango ulioandaliwa utafanyika baada ya urejeshaji kukamilika ikiwa ni pamoja na kufuta upimaji uliopo sasa ili kuruhusu upimaji upya kufanyika kwa ajili ya kumilikisha viwanja kwa Kampuni zilizouziwa.

Nawasilisha kwako nyaraka zote za mauziano LF Ña.29,30,33 na 35 nikiambatanisha pia na LF Na.36, uthibitisho wa malipo ya capital gain clearence tax kutoka TRA sambamba na malipo yote yatokanayo na uhamisho wa miliki na urejeshaji hati.

Naleta kwako taarifa hii kwa hatua zako muhimu.

R.M.Chagiye
Kny Mkurugenzi Mtendaji (W)
Mkuranga

Nakala: Mkurugenzi Mtendaji (W)
Mkuranga- Kwa taarifa

Lodhia Steel Industries Limited
P.O. Box 12167
Arusha- Kwa taarifa

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT 1999
(NO. 4 OF 1999)
DEED OF SURRENDER OF A RIGHT OF OCCUPANCY
(Under Section 43)

TITLE No. 121146
L.O. No.456497
PLOT No.1,2&3 BLOCK B
KISEMVULE
MKURANGA DISTRICT

1. **We, LODHIA STEEL INDUSTRIES LIMITED** of P.O. Box 12167.**DAR ES SALAAM.** hereby **SURRENDER** all that part of the land comprised in the Right of Occupancy registered under the above reference **UNTO** to the President of the United Republic of Tanzania and hereby **declare that:-**
   (i) The land is not subject to any subsisting mortgage. charge or encumbrance/the lender consents to the surrender
   (ii) The land is not subject to any action in court by a lender to possess and sell the land.
   (iii) The land is not subject to any action by a trustee in bankruptcy:
   (iv) The land is not subject to any order of attachment by any court:

2. The **Original Certificate of Occupancy** is enclosed.

AND **I. LUCY DOMINICO KABYEMERA.** Assistant Commissioner for Lands of P.O.Box 9230. **DAR ES SALAAM** by Command and on behalf of the President hereby accept this Surrender and agree that the **LODHIA STEEL INDUSTRIES LIMITED** to pay rent under the said Right of Occupancy shall be deemed to have ended on the Thirtieth day of June. 2020.

REGISTERED ON 31-08-2020
AT 11:05AM.
LAND REGISTRY TANGANYIKA
Senior Asst. Registrar of Titles

SEALED with the **COMMON SEAL** of the said)
LODHIA STEEL INDUSTRIES LIMITED)
and **DELIVERED** in our presence this............)
day of..2020)
Witnesses)
Name: ....)
Signature......................................)
Postal Address. P.O. Box 12167 Arusha)
Qualification........CEO....................)
)
Name: Sailesh Pandit ....)
Signature ....)
Postal Address. P. O. Box 12167 Arusha)
Qualification. Director. ....)
)

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs. 500/= Paid
Receipt No. 920163000074159
of 22.06.2020.
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 500/= Paid
On Original Receipt Shs: 920163000074159
of: 22.06.2020.
Stamp Duty Officer

SIGNED and **DELIVERED** by the said **LUCY**)
DOMINICO KABYEMERA who is known to)
me personally/identified to me by ....)
the latter being known to be personally in my)
presence this 26th day of AUGUST.....2020)
Witnesses)
Name: BAKARI HAMADI MPANGALA)
Signature: ....)
Postal Address: P.O. BOX 9132 ....)
Qualification: DAR ES SALAAM LAND OFFICER)

Kabyemera.

The following payments have been paid:

Surrender fees	Tshs. 130,000/=	Receipt No. 920163000074159	dated 22.06.2020
Registration fees	Tshs. 80,000/=	Receipt No. 920163000074159	dated 22.06.2020
Stamp Duty	Tshs. 1,000/=	Receipt No. 920163000074159	dated 22.06.2020