

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

Telegrams: LANDIS
Telephone: 7121341-9
In reply please quote
Ref. No. LR/T 1542




LAND REGISTRY,
P.O. Box 4478, **DAR**
Dar-es-salaam **TANZA**
Date: 25 Jan, 2021

NEWPORT MINERALS LIMITED
P.O. Box 382
MOSHI
Sir/Gentleman/Madam,

RE: TITLE NO: 1542 LAND OFFICE NO: 1135698
PLOT NO. 26 BLOCK J AT AMBONI INDUSTRIAL

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


REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No. TCC/54639 refers

Date of Issue:


Title Number: **1542 TNG**

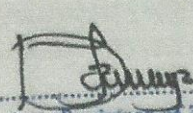
Land Office Number: **1135698**

Land: **PLOT NO. 26 BLOCK "J" AMBONI INDUSTRIAL AREA IN TANGA CITY**

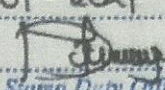
Term: **NINETY NINE (99) YEARS**

GP, Dar-es-Salaam


CERTIFIED TRUE COPY OF THE ORIGINAL
SIGN.  DATE: **25/01/2021**
GLORY JOSEPH TAURO
ADVOCATE NOTARY PUBLIC & COMMISSIONER
FOR OATHS

TITLE No: LSH2TN2
 REGISTERED ON: 19-01-2021
 AT: 01100PM M

 Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 252,604 Paid
 On Original Receipt Shs: 920274011351990
 of: 19-01-2021

 Stamp Duty Officer

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100 Paid
 Receipt No: 920274011851990
 of: 19-01-2021

 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY


(Under Section 29)

Title No. LSH2TN2
 L.O. No. 1135698
 L.D. No. TCC/54639

The 18th day of January Two thousand and Twenty One

THIS IS TO CERTIFY that **NEWPORT MINERALS LIMITED**, a limited liability Company Incorporated under the Companies Act 2002 of P.O. Box 382, MOSHI (hereinafter called "the Occupiers") are 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 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 there for or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of **June, 2021** shall thereafter pay rent of shillings **Five Million Fifty Four Thousand (Tshs 5,054,000/=)** 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 Occupiers 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.

CERTIFIED TRUE COPY OF THE ORIGINAL
 SIGN:  DATE: 28/01/2021
GLORY JOSEPH TAIRO
 ADVOCATE NOTARY PUBLIC & COMMISSIONER
 FOR OATHS

- (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) Erect on the land building in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the **TANGA CITY COUNCIL** (hereinafter called "**the Authority**").
- (iv) Submit to the Authority building plans within Six months from the date of commencement of **The Right**.
- (v) Begin building construction within six months after the approval of the building plans by the Authority.
- (vi) Complete the building construction within thirty-six months from the date of commencement of **The Right**.

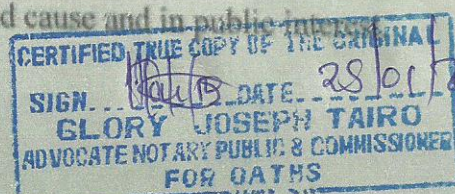
3. **USER:** The land shall be used for **Special Industries** purposes only; Use Group 'N' use class (a), as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018.

- 4. The Occupiers shall not assign in the Right within three years of the date thereof without the prior approval of the Commissioner.
- 5. The Occupiers 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.

6. The occupiers shall further:-
behalf:-

- 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.
- iv) Fence the land with a good quality fencing, car parking spaces shall be provided as required by the Authority;
- v) Loading and unloading facilities shall be provided within the boundaries of the land.

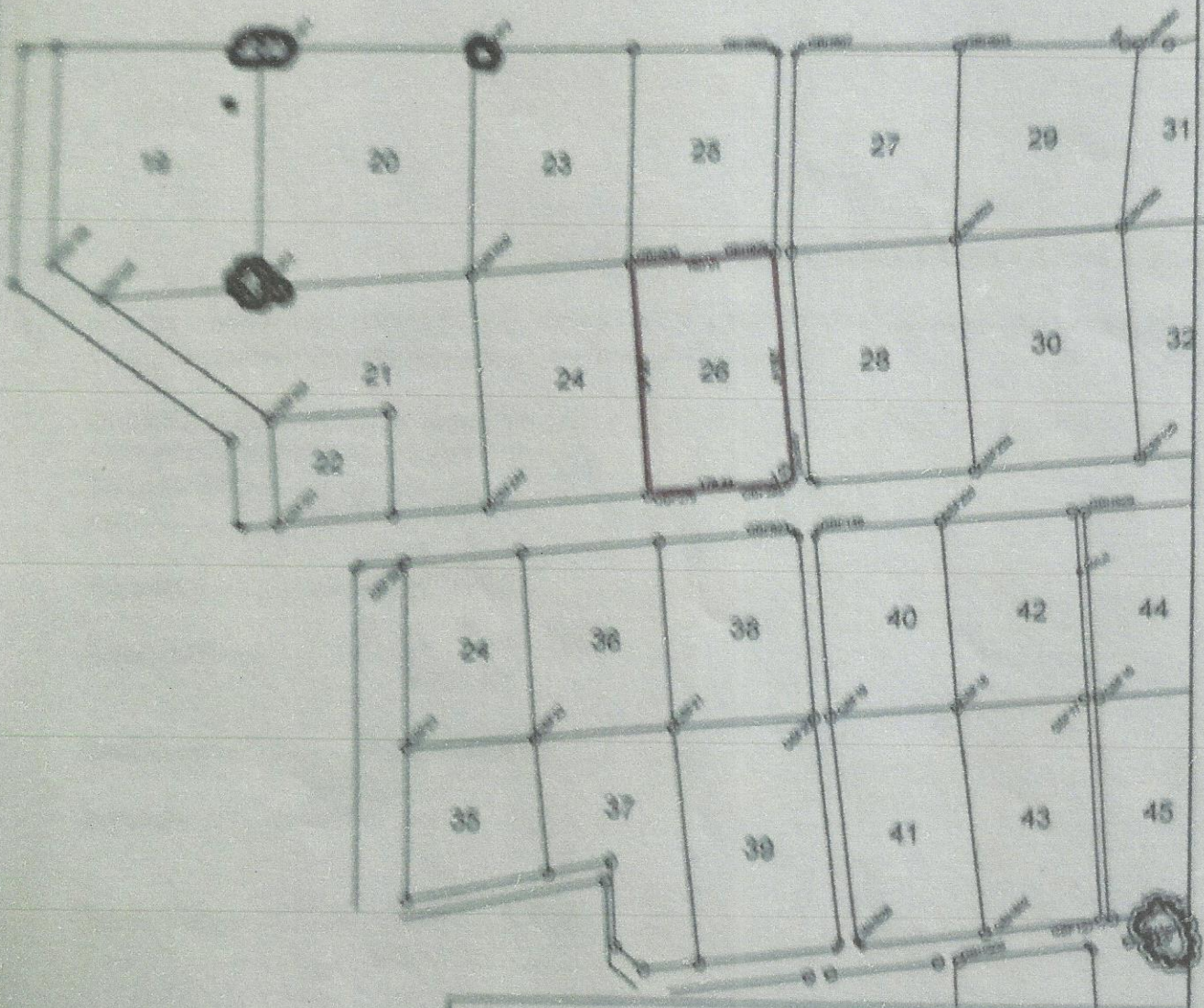
7. The President may revoke the right for good cause and in public interest



TANGA CITY

INSET SHOWING DETAILS OF PLOT

LOCALITY:	AMBONI INDUSTRIAL
BLOCK:	J
PLOT No.	26
L.O. No.	1135698
AREA:	8.52 HA



This plan is prepared in accordance with Registered plan No. 98541 is approved for the purpose of the Land Registration Ordinance.

Director of Surveys and Mapping Date *28/10/2021*
 Ministry of Lands, Housing and Human Settlement Development

The issue of the plan implies no guarantee or admission of the HSB by the Government.

CERTIFIED TRUE COPY OF THE ORIGINAL
 SIGN. *[Signature]* DATE *28/10/2021*
GLORY JOSEPH TAIRO
 ADVOCATE NOTARY PUBLIC & COMMISSIONER
 FOR OATHS

SCHEDULE

ALL that Land known as Plot No. 26 Block "J" situated at Amboni Industrial Area in Tanga City Council containing Five Decimal Point Three Two (5.32) haeters shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 98541 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

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

[Handwritten Signature]

ASSISTANT COMMISSIONER FOR LANDS

We, the within named NEWPORT MINERALS LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the common seal of the said
NEWPORT MINERALS LIMITED and
DELIVERED in our presence this 20th
Day of NOVEMBER 2020

Signature *[Handwritten Signature]*

Postal Address: P.O. Box 322
MOSHI

Qualification: DIRECTOR

Signature *[Handwritten Signature]*

Postal Address: P.O. Box 322
MOSHI

Qualification: DIRECTOR

CERTIFIED TRUE COPY OF THE ORIGINAL
SIGN *[Signature]* DATE 20/01/2021
GLORY JOSEPH TAIRO
ADVOCATE NOTARY PUBLIC & COMMISSIONER
FOR OATS

TANZANIA

THE LAND ACT 1999 (No. 4 OF 1999) CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:


Title Number: 1542 TNG

Land Office Number: 1105098

Land: PLOT NO. 26 BLOCK "B" MINGI INDUSTRIAL AREA IN TANGA CITY

Term: NINETY NINE (99) YEARS

(Of This Territory)

CERTIFIED TRUE COPY OF THE ORIGINAL
SIGN.  DATE 25/01/2021
GLORY JOSEPH TAIRO
ADVOCATE NOTARY PUBLIC & COMMISSIONER
FOR OATHS