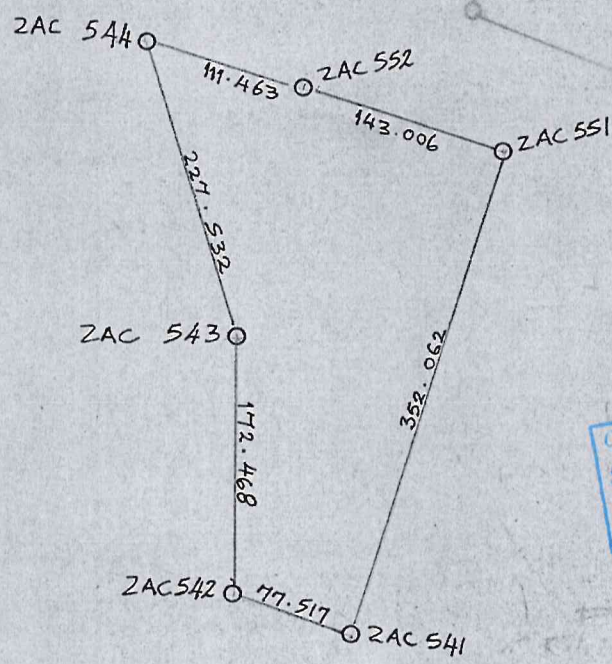
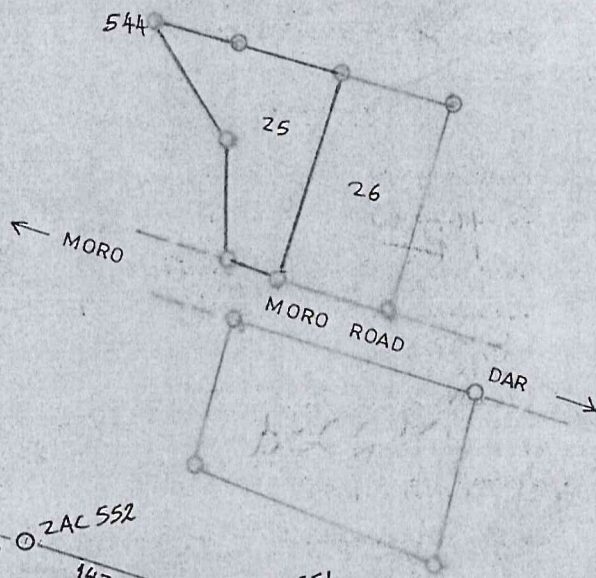


# KIBAHA TOWNSHIP



LOCATION	MKUZA
BLOCK	INDUSTRIAL AREA
PLOT NO.	25
L.O. NO.	183336
AREA	5.003 H.A. SQ. MET. SORT



Certified as True Copy of the Original  
 Sign: *[Signature]* Date: 11/2/2022  
**LUCY VITALIS**  
 Advocate, Notary  
 Public & Commissioner for Oaths

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

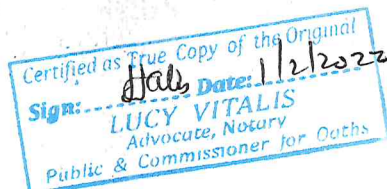
This plan, prepared in accordance with Registered plan No: 31918 is approved for purposes of the Land Registration ordinance Director of Surveys and mapping *[Signature]* Date: 24/12/1997  
 Ministry of Lands Housing and Urban Development  
 Dar es Salaam.

- (ii) Make and keep all the buildings on the land rat-proof and carry out such measures as the Health Officer for the Authority may require for this purposes.
- (iii) Provide and maintain on the Land such oblition facilities and take and maintain such hygenic measures as may be required by the said Health Officer,
6. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:-
- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the Land during the term of the Right;
- (iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads,
7. The Land and the buildings to be erected thereon shall be used for Industrial and Residential purposes only; use Group "N" use classes (b) and (d) and use Group "A" use class (c), as defined in the Town and Country Planning (use classes) Regulations, 1960.
8. The President may revoke the Right for good cause and in public interest.


## S C H E D U L E


ALL that land known as Plot No. 25 Industrial Area at Maaza Kibaha Township containing five decimal point zero zero three (5.003) Hacters shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 31918 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.

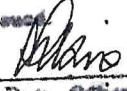
GIVEN under my hand and seal and by Order of the Minister the day and year first above written.



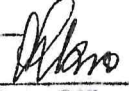
*Antony M. M. M.*  
 COMMISSIONER FOR LANDS


TITLE No. 50597  
 REGISTERED 4.2.2000  
 At 1.00 PM  
  
 Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 100/- Paid  
 and Revenue Receipt No. 08317501  
 of 6.1.2000  
  
 Stamp Duty Officer

L.O. NO. 183,336  
 KDC/LD/6645

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs. 49,990/- Paid  
 on original Receipt No. 08317501  
 of 6.1.2000  
  
 Stamp Duty Officer

Certified as True Copy of the Original  
 Date: 11/2/2022  
 Sign:   
 LUCY VITALIS  
 Advocate, Notary  
 Public & Commissioner for Oaths

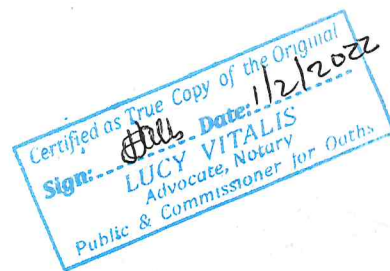
**CERTIFICATE OF OCCUPANCY**

The 16<sup>th</sup> day of August

TITLE NO. 50597

THIS IS TO CERTIFY that IRON MAKERS LIMITED a limited liability company incorporated in Tanzania and having its registered office in Dar es Salaam OF P. O. BOX 1072 DAR ES SALAAM (hereinafter called "the Occupier") is entitled to a 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 October One thousand nine hundred and ninety nine according to the true intent and meaning of the Land Ordinance 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 2000, shall thereafter pay rent of shillings one million (shs.1,000,000/= a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 2009, 2019, 2029, 2039, 2049, 2059, 2069, 2079 and 2089 or within three years thereafter in each case.
2. The Occupier shall:-
  - (i) Erect on the land buildings (hereinafter called "the buildings") 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 Kibaha District Council (hereinafter called "the Authority");
  - (ii) By the thirty first day of March, 2000, submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;
  - (iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;
  - (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirtieth day of September 2002;



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- (v) At all times during the term after the thirtieth day of September 2002, have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");
- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provided;
- (vii) 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 Commissioner for Surveys and Mapping.

Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupier's obligation under the conditions of the Right and shall not imply waiver of modification of any condition in the Right.

3. (1) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary:-

to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.

(ii) Occupation or use of the whole or any part of the land of buildings on it by any person other than the Occupier or its employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(1) Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

5. The Occupier shall further:-

- (1) Make and maintain on the Land throughout the term of the right adequate arrangement for Water Supply, drainage and disposal of trade refuse, to the satisfaction of the authority,

LAND REGISTRY DAR-ES-SALAAM  
V/~~DISCHARGED~~ 162892  
165776  
Filed Document No. FA: 213702 11:51A  
Date of Registration 16-1-2015 10:00A  
BANK M (TANZANIA) LIMITED  
(To secure Unspecified amount)  
Asst: Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM  
CHANGE OF OWNERSHIP (S-71)  
Filed Document No. 213701  
Date of Registration 27-09-21 11:51A  
To: BANK M TANZANIA PLC  
OF P.O. BOX 96, D' SALAAM  
Asst: Registrar of Titles

LAND REGISTRY DAR-ES-SALAAM  
TRANSFER  
Filed Document No. 214384  
Date of Registration 10-11-2021 1:00 P.  
To: STEEL MASTERS LIMITED  
OF P.O. BOX 1364 DAR ES SALAAM  
Cons: Tsh: 450,000,000/-  
Senior Asst. Registrar of Titles

Certified as True Copy of the Original  
Sign: [Signature] Date: 1/2/2024  
LUCY VITALIS  
Advocate, Notary  
Public & Commissioner for Oaths

The within named IRON MAKERS LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said IRON MAKERS LIMITED and DELIVERED in the presence of us this 20<sup>th</sup> day of January 2000.

Signature: *[Signature]*  
Postal Address: P.O. Box 1072, DSM.  
Qualification: CHAIRMAN / MANAGING DIRECTOR

Signature: *[Signature]*  
Postal Address: P.O. Box 1072 DSM  
Qualification: DIRECTOR.

LAND REGISTRY DAR - LS - SALAAM

**DISCHARGED**

Filed Document No. *162892*

Time of Registration *05:08:14* time *12:58*

**BANK METERANIA**

**PO BOX 96, DSAHBAH**

**TO BECOME UNSPECIFIED COMPANY**

*[Signature]*

ASST: Registrar *[Signature]*

Certified as True Copy of the Original  
Sign: *[Signature]* Date: 11/2/2022  
LUCY VITALIS  
Advocate, Notary  
Public & Commissioner for Oaths

