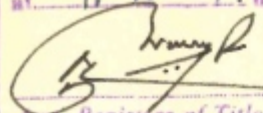

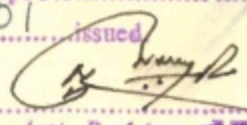



TITLE No. 10004  
 REGISTERED ON  
 31-01-2002  
 AT 11:40 A.M.  
  
 Asst. Registrar of Titles



Stamp Duty Shs. 10/- Paid  
 and Revenue Receipt No. 15436367  
 of 10-8-2001 issued  
  
 Asst. Registrar of Titles

Stamp Duty Shs. 465/= Paid  
 on Original Revenue Receipt No  
 15436367 of 10-8-2001  
  
 Asst. Registrar of Titles

L.O. NO. 170615  
 TAD/27513

**CERTIFICATE OF OCCUPANCY**

The seventh day of December, two thousand and one

**TITLE NO. 16064** LAND REGISTRY - MOSHI

THIS IS TO CERTIFY that ATHI RIVER MINING COMPANY LIMITED a limited liability Company incorporated under the Companies Ordinance (CAP. 212) of P.O. BOX 5675 TANGA, (herein after 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 April, two thousand and one 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 therefore amendment thereof and to the following special conditions.

1. The occupier having paid rent up to the thirtieth day of June 2002 shall thereafter pay rent of shillings two million three hundred forty thousand only (2,340,000/=) 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 2011, 2021, 2031, 2041, 2051, 2061, 2071, 2081 and 2091 or within three years thereafter in each cases.

2. The Occupier shall:

- (i) Erect on the Land buildings (hereinafter called "the buildings") in permanent material designed for use in accordance with conditions of the right and which conform to the building bye (if any) decided by the **TANGA MUNICIPAL COUNCIL** (hereinafter called "the Authority")

- (ii) By the thirtieth day of September, 2001 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 conditions 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 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 of April, 2004.
- (v) At all times, during the term after the thirtieth day of April, 2004 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 herein before 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 occupiers' expenses as assessed by the Director for surveys and Mappings;

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 or modification of any condition in the right.

- 3. (i) 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.
- (ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or his employees, agents or contractors shall be deemed dealing with the land or buildings.

**SCHEDULE**

ALL that land known as Plot No.1 industrial area Maweni, Tanga Municipality measuring three decimal point nine zero hectares (3.90 Ha) as shown for identification only edged red on the plan Attached to this Certificate and defined or registered survey plan Numbered 34008 deposited at the Office of the Director of Survey and Mapping at Dar es Salaam.

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



**COMMISSIONER FOR LANDS**

We, the within - named ATHI RIVER MINING COMPANY LIMITED Here by accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the Common SEAL of the said  
ATHI RIVER MINING COMPANY LIMITED and  
DELIVERED in the Presence of us  
This... 23<sup>rd</sup> day of... AUGUST .....2001

SIGNATURE... *Rudolf Hauer* .....

POSTAL ADDRESS... P.O Box 967  
..... TANGA .....

QUALIFICATION... DIRECTOR .....

SIGNATURE... *A. P. Ramana* .....

POSTAL ADDRESS... P.O Box  
..... 967 TANGA .....

QUALIFICATION... DIRECTOR .....

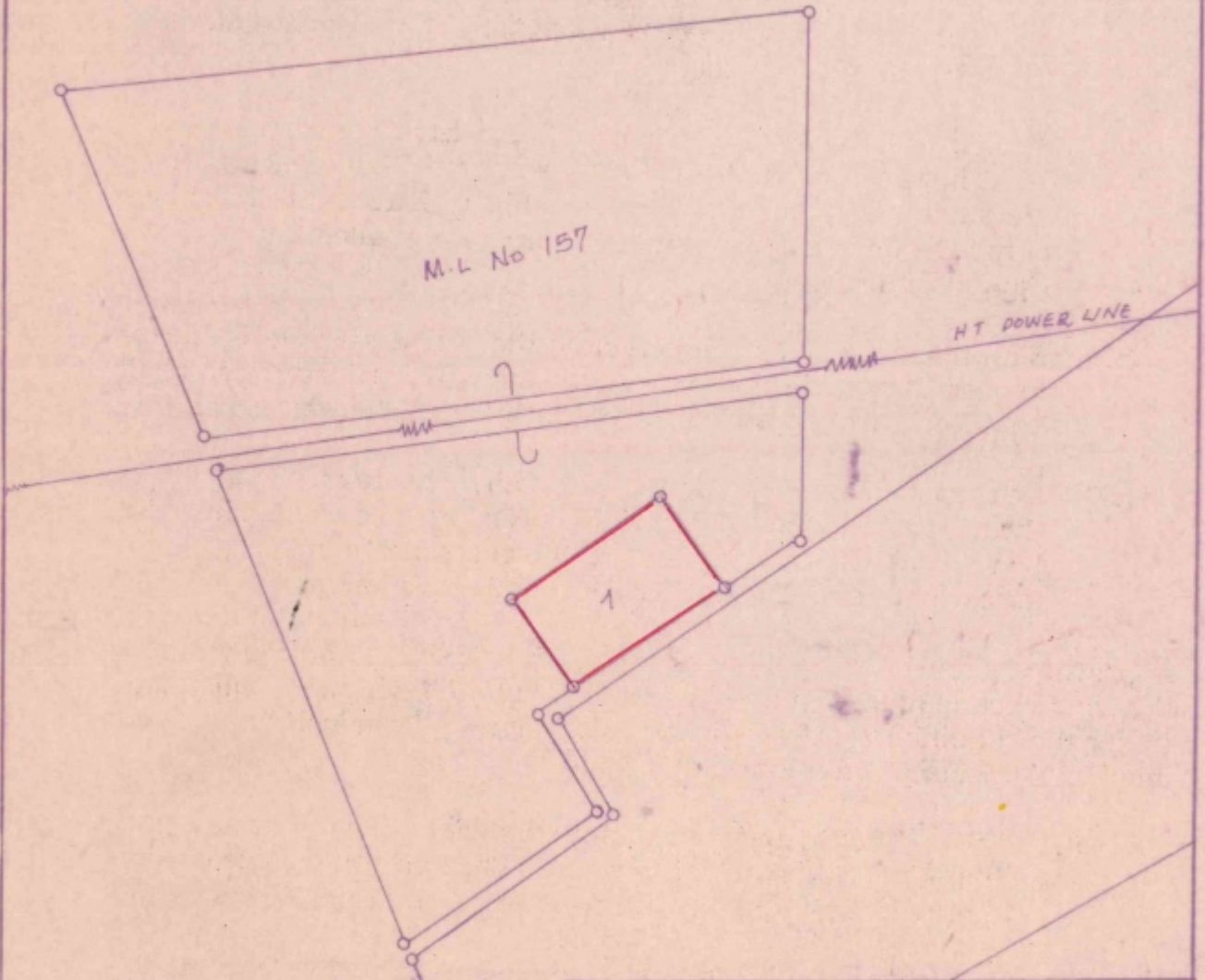
4. Except as herein before Commissioner shall have an absolute discretion to give or withhold consent under condition 3 (i). Any dealing or agreement other than a mortgage or charge entered into before compliance with condition 2 (iv) will not receive consent except in special circumstances or which the Commissioner shall be the sole judge.
5. 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 affluent 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
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 (s) in connection with the Right:
  - (ii) Any 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 demands made before, during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads
7. USER. The Land and buildings to be erected thereon shall be used for LIME INDUSTRY Use Group "N" use class (a) as defined in the Town and Country Planning (Use classes) Regulations 1960 as Amended in 1993.
8. The President may revoke the right for good cause and or in the public interest.

TANGA MUNICIPALITY



INSET SHOWING DETAILS OF PLOT

Locality MAWENI  
Block INDUST. AREA  
Plot No 1  
L.O No 170615  
Area 3.90 Ha



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

This plan is prepared in accordance with Registered plan No 34008  
is approved for purpose of the Land Registration Ordinance  
Director of surveys and Mapping *[Signature]* Date 21.08.01  
Ministry of Lands and Human Settlements Development

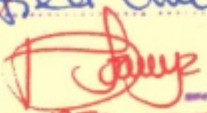
LAND REGISTRY, MOSHI

MORTGAGE

Filed Document No. 16389 ~~DISCLAIMED~~  
on: 2/2/2021

Date of registration 22-12-2003 time 8:30am  
AT: 01:00pm

To: EAST AFRICA DEVELOPMENT BANK, to secure an unspecified amount.  
Folio: 353 TNG

  
Ass. Registrar of Titles

LAND REGISTRY, MOSHI

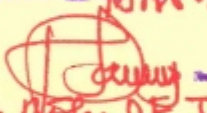
DEED OF VARIATION

F.D. 16389

Filed Document No. 20237 ~~DISCLAIMED~~  
on: 2/2/2021

Date of registration 26-10-2006 time 8:00 AM  
AT: 01:00 pm

To: AMOUNT SECURED  
VARIED TO USD 2,000,000/-  
Folio: 353 TNG

  
Ass. Registrar of Titles

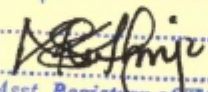
LAND REGISTRY TANGA

RECTIFICATION

Filed Document No: 1787 TNG

Date of Registration 13.07.2023 Time 01:00pm

To: ARM (TANZANIA) LIMITED  
OF P.O. BOX 5676, TANGA.

  
Senior Asst. Registrar of Titles

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



LAND REGISTRY,  
P. O. Box 5058,  
TANGA.

Ref. No. LR/TNG/16064/32

13<sup>th</sup> July, 2023

TO : **Athi Rivers Mining Limited,**  
**P.O.BOX 5675,**  
**TANGA.**

**RE: THE LAND REGISTRATION ACT (CAP 334)**  
**NOTICE OF RECTIFICATION UNDER S. 99 (1) f**

TAKE NOTICE the Registrar of Titles is intending to rectify the Land Register under S. 99 (1) f of the Land Registration Act, Cap 334 in respect of Plot No. 1 Maweni Industrial Area Tanga City held under Certificate of Title No. 16064 registered in the name of **ATHI RIVER MINING COMPANY LIMITED** of P.O. Box 5676, Tanga. The said rectification shall have the effect of canceling the name of **ATHI RIVER MINING COMPANY LIMITED** of P.O. Box 5675, Tanga and restoring the name of **ARM ( TANZANIA ) LIMITED**

I do here by attach a copy of the said rectification so as you can be acquainted with the grounds upon which the said rectification is based.

Dated at Tanga this 13<sup>th</sup> day of July 2023

Kiihiyo, M.A

**ASSISTANT REGISTRAR OF TITLES**  
**TANGA REGION**

**To:** Assistant Commissioner for Lands ,  
P.O. Box 5058,  
**Tanga.** Ref to a Plot No. 1 Maweni Industrial Area Tanga City

“ Authorized Land Officer,  
P.O.BOX 178,  
**Tanga.**

**IN THE MATTER OF THE LAND REGISTRATION ACT R.E.2002  
(CAP. 334)  
AND  
IN THE MATTER OF THE POWER OF REGISTER TO RECTIFY THE LAND  
REGISTER UNDER SECTION 99(1) (d) & (f) and (2) (a)**

**TITLE NO. 16064  
L.O NO. 170615  
PLOT NO. 1  
INDUSTRIAL AREA,  
MAWENI  
TANGA CITY COUNCIL**

I, **TUMAINI RIGHTON GWAKISA** Assistant Commissioner for Lands of **P.O. Box 5058**, Tanga, do hereby solemnly and sincerely declare as follows:-

THAT, the landed property describe under the Certificate of Title herein above mentioned was granted, prepared and registered in the name of **ATHI RIVER MINING COMPANY LIMITED** of P.O.Box 5676, Tanga.

THAT, it comes to our knowledge that, the said **ATHI RIVER MINING COMPANY LIMITED** has been wrongly granted and registered. This is because the application for Certificate of Right of Occupancy was made by **ARM (Tanzania) Limited** which is incorporated under the provisions of the Companies Act, Cap 212 R.E. 2019 vide a Certificated of Incorporation No. 39786 issued on 9<sup>th</sup> day of August, 2000.

*“Certified Copy of Certificated of Incorporation and application for right of Occupancy are attached herewith for easy reference”*

THAT, the grant of the above mentioned landed property into the name of **ATHI RIVER MINING COMPANY LIMITED** was erroneous, consequently it has occasioned anomaly in the Land Register that required to be rectified.

**ACCORDINGLY** therefore, I **TUMAINI GWAKISA** an **ASST. COMMISSIONER FOR LANDS** HEREBY APPLY, that the Land Register be rectified by deleting the name **ATHI RIVER MINING COMPANY LIMITED** appearing in the Certificate of Title No. 16064 and replacing thereof the word **ARM (TANZANIA) LIMITED**.

AND I, **TUMAINI RIGHTON GWAKISA**, Assistant Commissioner for Land, do hereby make the solemn Declaration conscientiously believing the same to be true and in accordance with **Oath (Judicial Proceedings and Statutory Declaration) Act. 1966 R.E 2019**.

This DECLARATION is made and SIGNED  
by the said TUMAINI RIGHTON GWAKISA  
who is known to me personally/identified to me  
by;.....  
the latter being known to me personally in my  
presence this 13<sup>th</sup> day of JULY 2023

*Tumaini Righton Gwakisa*

**Witnesses**

Name..... LAKIA REMANUS KUOMA  
Signature..... *Rema*  
Postal Address..... 5058, TANGA  
Qualification..... LAND OFFICER

FILED DOCUMENT No. 1787 TG  
REGISTERED ON 13.07.2023  
AT 01:00 pm  
*Rema*  
Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 2000/- Paid  
923198190236768  
On Original Receipt Shs:  
of: 17.07.2023  
*Rema*  
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 1000/- Paid  
Receipt No: 923178190236768  
of: 17.07.2023  
*Rema*  
Stamp Duty Officer



Jamhuri ya Muungano wa Tanzania

United Republic of Tanzania

**Ministry of Lands, Housing and Human Settlements Development**

Exchequer Receipt

**Stakabadhi ya Malipo ya Serikali**

Receipt No : 923198190236768  
Received from : ARM (TANZANIA) LIMITED  
Amount : 83,000.00  
Amount in Words : Eighty-three Thousand TZS And Zero Cent(s) Only  
Outstanding Balance : 0.00

In respect of	Item Description(s)	Item Amount
: 142201410033 - Receipts from Registration fees - CT NO. 16064		83,000.00
	<b>Total Billed Amount :</b>	<b>83,000.00 (TZS)</b>

Bill Reference : 11712194234004163458  
Payment Control Number : 991178109696  
Payment Date : 2023-07-17 10:37:20  
Issued by : Juma Nyumba  
Date Issued : 2023-08-17 12:11:41  
Signature : .....

Government Payment Gateway © 2017 All Rights Reserved (GePG)



Jamhuri ya Muungano wa Tanzania  
United Republic of Tanzania  
**Ministry of Lands, Housing and Human Settlements Development**  
Exchequer Receipt

---

Receipt No :923198190236748  
Received from :ATHI RIVER MINING CO.LTD  
Amount :6,377,650.00 TZS

Amount in Words: : Six Million Three Hundred  
Seventy Seven Thousand Six  
Hundred Fifty Tanzanian  
Shilling Only

In respect of :140106 - Rent - Receipts form  
Land

Bill Reference :788228

Payment Control Number :991178102820

Payment Date :2023-07-17T10:37:15

Issued By :juma.nyumba

Date Issued :17-08-2023

Signature

A handwritten signature in blue ink, consisting of a large, stylized 'J' followed by a circular flourish.

## Land Rent Assessment

**ASSESSMENT DATE:** 13-Jul-2023**ID** 788228 **NUMBER** 1**AREA** 3.9 HECTARES **LOT TYPE** Plot**LAND RENT USE** Light Industry**REGION** TANGA **DISTRICT** TANGA CITY COUNCIL**LOCATION** MAWENI **BLOCK** INDUSTRIAL**OWNER:** ATHI RIVER MINING CO.LTD**ADDRESS:** 5676 TANGA**BILL CONTROL NUMBER:** 991178102820**SP CODE:** SP117

Last Pay Date	Balance	Interest	Total
16-Jul-2021	-28.23	0.00	-28.23
Year	Rent	Interest	Total
2022/2023	3,081,000.00	215,670.00	3,296,670.00
2023/2024	3,081,000.00	0.00	3,081,000.00
<b>Total</b>	<b>6,161,971.77</b>	<b>215,670.00</b>	<b>6,377,650.00</b>

-----  
 Issued By: JUMA AHMED NYUMBA

JINSI YA KULIPIA

A. Unaweza kullipia kwenye tawi lolote la NMB/CRDB/NBC/TCB/TPB/AZANIA/BOT nchini, namba ya malipo (Reference) **991178102820**

Q B. Unaweza kulipia kwa mitandao T-Pesa, M-Pesa, TigoPesa, Airtel Money, HaloPesa na EzyPesa. Namba ya kampuni **001001**, namba ya malipo (Reference) **991178102820**

TITLE No. 24444  
REGISTERED ON  
26-09-2008  
at 9:00 Am  
Asst. Registrar of Titles



Stamp Duty Shs 100/= Paid  
and Revenue Receipt No. 32943328  
Land Form No. 22  
of 4-08-2008  
Asst. Registrar of Titles

Stamp Duty Shs 19,900/= Paid  
on Original Revenue Receipt No.  
32943328 of 4-08-2008  
Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

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

(Under Section 29)

LAND REGISTRY MOSHI  
Title No. 24444  
L.O. No. 264788  
L.D. NO. TAD/ 35844

The 17<sup>th</sup> day of September, Two thousand and eight.

THIS IS TO CERTIFY that MAWENI LIMESTONE LIMITED a limited liability Company incorporated in Tanzania under Company Ordinance (Cap.212) and having its Registered Office at Dar es Salaam of P.O. Box 45554 Dar es Salaam . (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 Eight 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, 2009, shall hereafter pay rent of shillings fifteen million (Shs. 15,000,000/=) 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.
  - (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 shall be in permanent materials.
  - (iv) Building plans to be submitted to the Tanga City Council within six months from the commencement of the Right.
  - (v) Building construction to begin within six months after approval of the plans.

3. The Occupiers 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.
4. The Occupiers 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.
5. **USER:** The Land and the Buildings erected thereon used for **Special Industries** purposes only. Use Group 'N' use class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
6. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
7. 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.
8. The President may revoke the right for good cause and in public interest.

**SCHEDULE**

ALL that Land known as Plot Nos. 33 and 34/<sup>Block C</sup>situated at Kange Industrial area in Tanga Citry containing seventy three decimal point two four (73.24) Hectres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 52348 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.



**ACT' COMMISSIONER FOR LANDS**

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

SEALED with the COMMON SEAL of the )  
said MAWENI LIMESTONE LIMITED )  
and DELIVERED in the presence of us )  
this... 4th... day of SEPTEMBER 2008. )

Signature: *[Handwritten Signature]* )

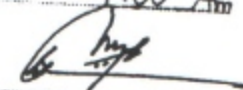
Postal Address: P.O. BOX 45554 )


DAR ES SALAAM )  
Qualification: DIRECTOR )


Signature: *[Handwritten Signature]* )

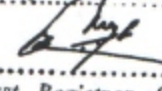
Postal Address: P.O. Box 45554 )

Dar es salaam )  
Qualification: Director )

TITLE No. 24443  
REGISTERED ON  
26-09-2008  
at 9:00 Am  
  
Asst. Registrar of Titles



Stamp Duty Shs. 100/- Paid  
Land Form No. 22  
and Revenue Receipt No. 29612369  
of 30-8-2007  
  
Asst. Registrar of Titles

Stamp Duty Shs. 124,800/- Paid  
on Original Revenue Receipt No.  
29612369 of 30-8-2007  
  
Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO. 4 OF 1999)  
CERTIFICATE OF OCCUPANCY  
(Under Section 29)

LAND REGISTRY MOSHI

Title No. 24443  
L.O. No. 264802  
L.D. NO. TAD/ 35659

The 17<sup>th</sup> day of September, Two thousand and eight.

THIS IS TO CERTIFY that **MAWENI LIMESTONE LIMITED** a limited liability Company incorporated in Tanzania under Company Ordinance (Cap.212) and having its Registered Office at Dar es Salaam of P.O. Box 45554 Dar es Salaam. (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 Seven** 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, **2008**, shall hereafter pay rent of shillings **fifteen million six hundred thousand (Shs. 15,600,000/=)** 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.
  - (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 shall be in permanent materials.
  - (iv) Building plans to be submitted to the **Tanga City Council** within six months from the commencement of the Right.
  - (v) Building construction to begin within six months after approval of the plans.

3. The Occupiers 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.
4. The Occupiers 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.
5. **USER:** The Land and the Buildings erected thereon used for **Special Industries** purposes only. Use Group 'N' use class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
6. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
7. 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.
8. The President may revoke the right for good cause and in public interest.

# TANGA CITY

N



INSET SHOWING DETAILS OF PLOT

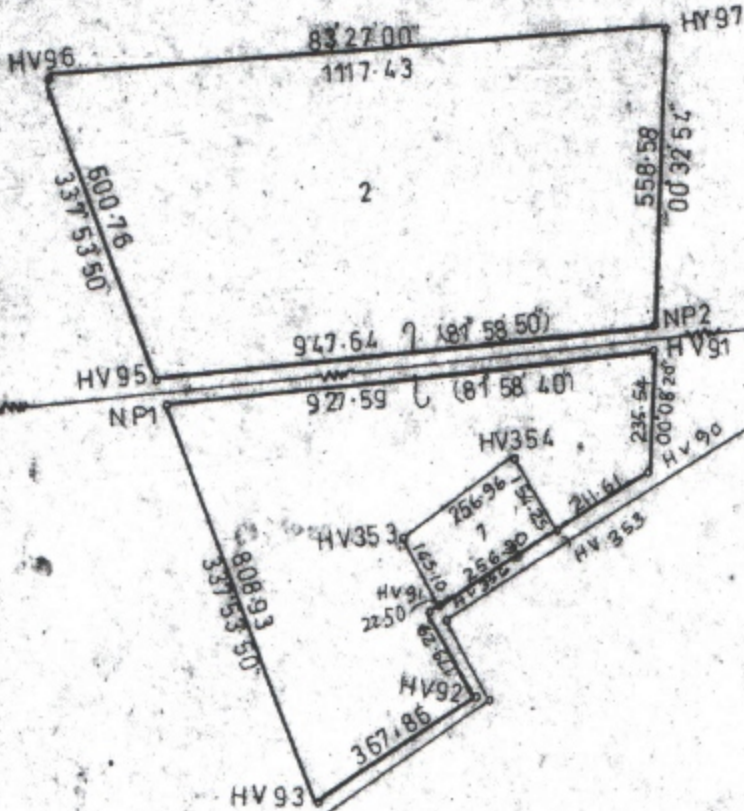
Locality MAWENI

Plot No. 2

Block

L. O. No 264802

Area 9833 Ha



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

This plan is prepared in accordance with Registered plan no. 33866 approved for purpose of the Land Registration Ordinance Director of Surveys and Mapping... *[Signature]* ... date... 1-9-77 Ministry of Lands and Human Settlements Development

**SCHEDULE**

ALL that Land known as Plot Nos. 2 situated at **Maweni Industrial area in Tanga Citry** containing **ninety eight decimal point five three (98.53) Hectres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 33866 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.



**ASST. COMMISSIONER FOR LANDS**

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

SEALED with the **COMMON SEAL** of the )  
said **MAWENI LIMESTONE LIMITED** )  
and **DELIVERED** in the presence of us )  
this... *4th*... day of *SEPTEMBER* 2008. )

Signature: *Abdulla Mwanje* )

Postal Address: *PO BOX 45554* )

*DAR ES SALAAM* )

Qualification: *DIRECTOR* )

Signature: *SB* )

Postal Address: *PO BOX 45554* )

*DAR ES SALAAM* )

Qualification: *DIRECTOR* )

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date of Issue:

Title Number:

21486

Land Office Number:

191695.

Land: PLOT NO. 30-31, 33-43 KISEMVULE IN MKURANGA DISTRICT.

Term: NINETY-NINE YEARS.

81486  
27-10-08  
10.000m

LAND REGISTRY  
TANGANYIKA

LAND STAMP DUTY ACT  
209,330/-  
Land Form No. 22  
23-9-08

Commissioner of Titles

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 81486  
L.O. No. 191695  
L.D. MK/1308

The 23rd day of October, Two thousand and eight.

THIS IS TO CERTIFY that M/S MAWENI LIMESTONE LIMITED a limited liability company incorporated under the Companies Ordinance (Cap.212) of P.O. Box 45554, 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 eight** 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 Occupier having paid rent up to the thirtieth day of June, 2008, shall hereafter pay rent of shillings **Five million and eighty seven thousand one hundred twenty (Tshs.5,087,120/=)** only a year in advance on the first day of July in each 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 shall be in permanent materials.
- (iv) Building plans to be submitted to the **Mkuranga District Council** within six months from the commencement of the Right.
- (v) Building construction to begin within six months after approval of the plans.
- (vi) Building to be completed within thirty six months from the day of commencement of the Right.

4. 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.
- (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.

3. **USER:** The land shall be used for **Special Industry** purposes only.; Use Group 'N' use class (a) and (b) 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 the payment of all premia, taxes and dues prescribed in connection with that disposition.

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

SCHEDULE

All that Land known as Plot No.30-31, 33-43 situated at Kisemvule in Mkuranga District containing Two fifty four thousand three hundred fifty six (254356) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 52616 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.

  
COMMISSIONER FOR LANDS

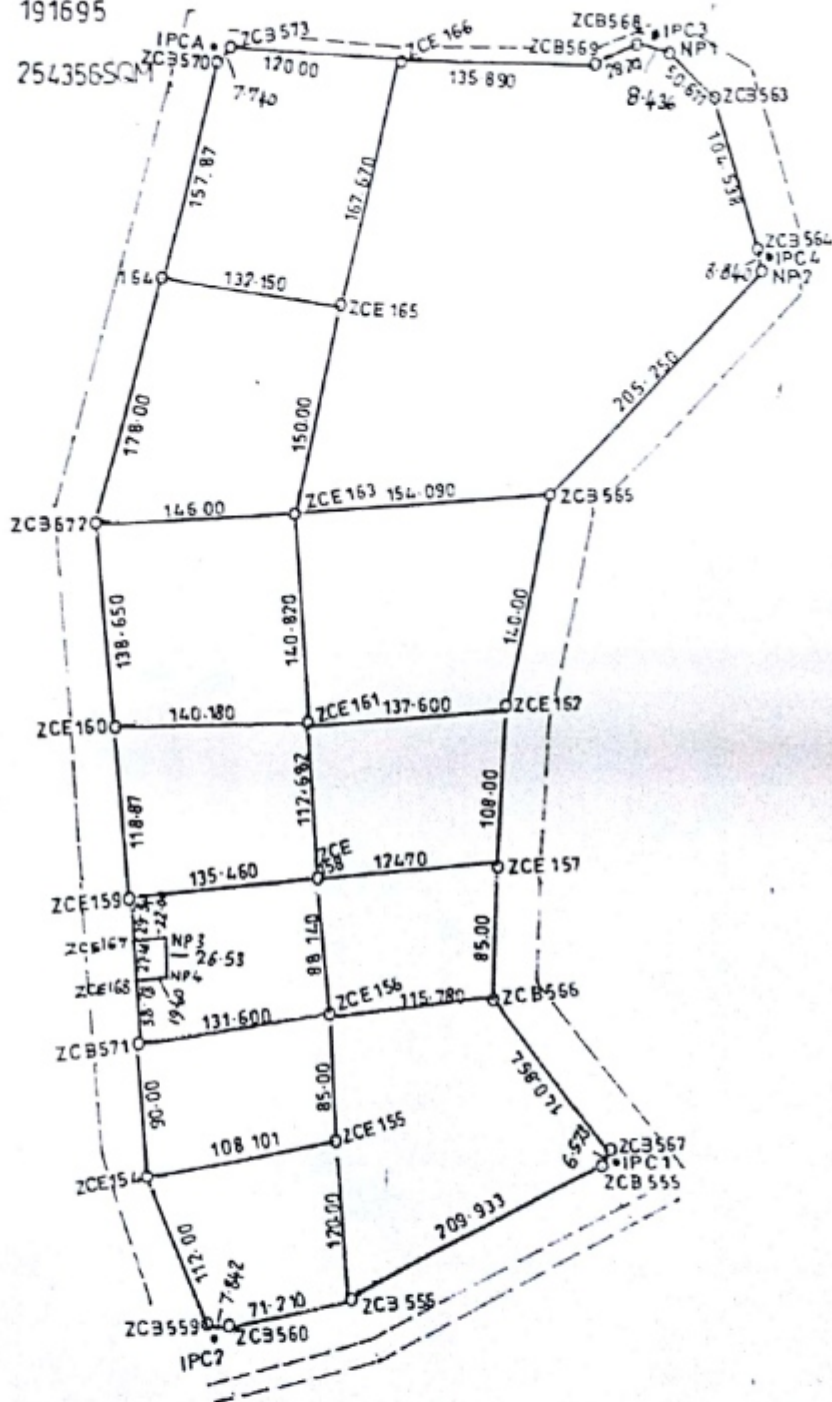
The within named M/S MAWENI Limestone Limited hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

Witnessed with the COMMON SEAL of the said )  
M/S MAWENI Limestone Limited and )  
WITNESSED in the presence of us this 15th )  
day of May 2008. )  
(Signature) )  
(Signature) )  
Address: P.O. Box 45551 )  
(Signature) )  
(Signature) )  
(Signature) )  
(Signature) )  
Address: P.O. Box 45551 )  
(Signature) )  
(Signature) )  
(Signature) )

# MKURANGA DISTRICT



LOCALITY KISEMVULE  
 PLOT NO 30-31, 33-43  
 L O NO 191695  
 AREA 254356 SQM



52616

*John...* 07.10.08