

Certified True Copy of the
Signed: *E. E. E.* Date: 1/12/2019
EDRICK UUMUKA

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)



Date of Issue:


Title Number: 147169

Land Office Number: 479217

Land: PLOT NO. 2 BLOCK 'N' AT DISINYARA IN MLANDIZI TOWNSHIP
KIRABAHA DISTRICT

Term: SIXTY SIX (66) YEARS

TITLE No. 147169
 REGISTERED 11-4-2016
 AT 1:00 pm



[Signature]
 Asst. Registrar of Titles

Land Form No. 22
TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 100/2 Paid
 Receipt No. 8561081
 of 20-1-2016
[Signature]
 Stamp Duty Officer

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

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 373,450/2 Paid
 On Original Receipt No. 8561081
 of 20-1-2016
[Signature]
 Stamp Duty Officer

Title No. 147169
 L.O. No. 479217.
 KDC/DSN/N/PT/2.

17th February

Two thousand and Sixteen.

IS TO CERTIFY that **KILUWA STEEL GROUP COMPANY LIMITED** is a body created under the **Companies Act** of 2002 and having registered Office within Tanzania at **Box 70241, 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 **sixty six** years from the first day of **July, Two thousand and sixteen** according to the true intent and meaning of the Land Act subject to the provisions thereof and to any regulations made thereunder and to any law in substitution therefor or amendment thereof and to the following special conditions:-

The Occupier having paid rent up to the thirtieth day of June, **2016**; shall hereafter pay rent of shillings **one million eight hundred sixty eight thousand eight hundred (1,868,800/=)** 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.

The Occupier shall:-

- 1) Be responsible for the protection of all buildings on the land during the term of the Right. Any damage or loss will have to be reconstituted at any time at the Occupier's expense as a condition of the Occupier responsible for Survey and Mapping.

- (ii) Do everything necessary to preserve the environment and protect the prevent soil erosion on the land and do all things which may be requires authorities responsible for environment and to achieve such objective.
- (iii) Building shall be in permanent materials.
- (iv) Building plans to be submitted to the **Kibaha District Council** within six from the commencement of the Right.
- (v) Building construction to begin within six months after approval of the plan
- (vi) Building to be completed within thirty six months from the day of commen of the Right.

The Occupier shall further

- (i) Make and maintain of the land throughout the term adequate arrange water supply, drainage and disposal of trade refuse and effluent to the satis of the Authority.
- (ii) Make and keep all the buildings on the land rat-proof and carry out such me as the Medical Officer of Health for the Authority may require for this purp
- (iii) Provide and maintain on the land such ablution facilities and take and nu such hygienic measures as may be required by the said Medical Officer of l
- (iv) Fence the land with a good quality fencing, car parking spaces shall be pr as required by the Authority. Loading and unloading facilities shall be pri within the boundaries of the land.

- 5. **USER:** The land shall be used **Special Industrial Purposes Only**, Use Group **'N class (a)** as defined in the Town and Country Planning (Use Classes) Regulations, as amended in 1993.
- 6. The Occupier shall not assign the Right within three years of the date hereof witho prior approval of the Commissioner.
- 7. The Occupier shall deliver to the Commissioner notification of disposition in presc form before or at the time the disposition is carried out together with all premia, tax dues prescribed in connection with the disposition.
- 8. The President may revoke the right for good cause or in public interest.

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MLANDIZI TOWNSHIP

LOCATION DISENYARA
BLOCK N
PLOT NO 2
L.O. NO 479217
AREA 5.84Ha



we of this plan implies no guarantee or
ion of Title by the Government

This plan prepared in accordance with Registered Plan no 83462
is approved for purpose of the Land Registration Ordinance for
Director of Surveys and Mapping *Hambo* of Date 21/01/2014
Ministry of Lands Human Settlements Developments, Dir of Salama