

165596 MGE  
21-08-2017  
1:00 PM

*[Handwritten signature]*

Land Form No. 22

TANZANIA LAND DUTY ACT	Stamp Duty Shs.	100/=
Original Receipt No.		13322971
		13-07-2017

TANZANIA LAND DUTY ACT	Stamp Duty Shs.	100/=
Original Receipt No.		13322971
		13-07-2017

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY  
(Under Section 29)

Title No. 165596 MGE  
L.O.No. 791092  
KDC/LD/DSN/D/1/201

The 21<sup>st</sup> day of August

Two thousand and seventeen

THIS IS TO CERTIFY that KILUWA STEEL GROUP COMPANY LIMITED is a body incorporated under the Companies Act of 2002 and having registered office within Tanzania of P.O BOX 70241 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 Sixty six years from the first day of July Two thousand and seventeen 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 therefor or amendment thereof and to the following special conditions:-

1. The occupiers having paid land rent up to the thirtieth day of June, 2018, shall thereafter pay rent of shillings three hundred fifty eight thousand two hundred twenty three (Tsh.358, 293/=) 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:
  - Be responsible for the protection of all beacons on the Land throughout the term of Right. Missing beacon will have to be re-established at any time at the Occupier's expense at the cost of the Director responsible for Surveys and Mapping.

- (i) 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.
- (ii) Maintain 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 the Kibaha District Council (hereinafter called "the Authority").
- (v) At all times during the term of the Right 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 buildings except in accordance with building plans and specifications which shall have been first approved by the Authority.

3 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 good quality fencing. car parking spaces shall be provided as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.

4 **USER:** The land shall be 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

5 The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.

6 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 all premia, taxes and duties prescribed in connection with the disposition

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



SCHEDULE

All that land known as Plot No 201 Block "D" situated at Dismyaca in Mlanje District, Malawi, containing two decimal point two seven (2.27) acres, for identification on the plan attached to this certificate and defined in a registered survey Plan deposited at the office of the Director for Surveys and Mapping at Dar Es Salaam.

Given under my hand, my official seal the day and year to be above written

*JRW*

ASSISTANT COMMISSIONER FOR LAND

We, KILUWA STEEL GROUP COMPANY LIMITED the within named HERETOBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with COMMON SEAL of the said KILUWA STEEL GROUP COMPANY LIMITED and DELIVERED in presence of Us this 25th day of August 2017

Witness's

Name *MURRAY SAIP*

Signature *[Signature]*

Postal Address *DAR ES SALAAM*

Qualification *District*


Name *21th JUNE 2017*

Signature *[Signature]*

Postal Address *DAR ES SALAAM*

Qualification *District*

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



*[Signature]*  
 Asst. Registrar of Titles

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

THE UNITED REPUBLIC OF TANZANIA  
 THE LAND ACT, 1999  
 (NO. 4 OF 1999)

**TANGANYIKA STAMP DUTY ACT**  
 Stamp Duty Shs. 373,480/2  
 On Original Receipt Shs. 8561081  
 of 20-1-2016  
*[Signature]*  
 Stamp Duty Officer

**CERTIFICATE OF OCCUPANCY**  
 (Under Section 29)

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

17th day of February

Two thousand and Sixteen.

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 February two thousand and sixteen 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 amendments 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

- (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 prevent soil erosion on the land and do all things which the authorities responsible for environment and to achieve the same.

(iii) Building shall be in permanent materials.

(iv) Building plans to be submitted to the Kibaha District Council from the commencement of the Right.

(v) Building construction to begin within six months after the date of approval of the Right.

(vi) Building to be completed within thirty six months from the date of the Right.

3. The Occupier shall further

(i) Make and maintain of the land throughout the term of the Right water supply, drainage and disposal of trade refuse and other matters of the Authority.

(ii) Make and keep all the buildings on the land rat-proof and as the Medical Officer of Health for the Authority may require.

(iii) Provide and maintain on the land such abatement the 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 as required by the Authority. Loading and unloading facilities shall be provided within the boundaries of the land.

4. **USER:** The land shall be used Special Industrial Purposes Only Use Group A class (a) as defined in the Town and Country Planning (Use Classes) Regulations as amended in 1993.

5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.

6. The Occupier shall deliver to the Commissioner notification of disposition in the form before or at the time the disposition is carried out together with all premium and dues prescribed in connection with the disposition.

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



SCHEDULE

That land known as Plot No 2 Block "N" at Disunyara in MLANDIZI Township containing point eight four (5.84) Hectares shown for identification only edged red on the plan attached to this certificate and defined in a registered survey Plan Number 83462 deposited at the office of the Director for Surveys and Mapping at Dar Es Salaam.

Done under my hand, my official seal the day and year first above written



*[Handwritten signature]*

ASSISTANT COMMISSIONER FOR LANDS

I, the within named KILUWA STEEL GROUP COMPANY LIMITED HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

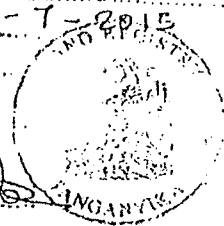
ACCEPTED with COMMON SEAL of the said KILUWA STEEL GROUP COMPANY LIMITED and DELIVERED in presence of this 26<sup>th</sup> day of 12.2016



Witness:  
Name MUHAMMAD SAID KILUWA  
Signature *[Handwritten signature]*  
Postal Address P.O. Box 70244 D.M  
Qualification DIRECTOR

Name Dr. Jun. J.R.  
Signature *[Handwritten signature]*  
Postal Address P.O. Box 38527  
Qualification DIRECTOR

RECEIVED  
OFFICE OF THE ASSISTANT COMMISSIONER FOR LANDS  
*[Handwritten signature]*

TITLE NO. 139664  
 REGISTERED 03-7-2015  
 1:00 PM  
  
 Registrar of Titles

KGG-7

TANGANYIKA STATE LAND ACT  
 Land Form No. 22  
 Stamp Duty Shs. Paid  
 Plot No. 478229  
 03-12-2014  
 Sub-Registrar

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

TANGANYIKA STATE LAND ACT  
 Plot No. 478229  
 03-12-2014  
 Sub-Registrar

Title No. 139664  
 L.O. No. 47850  
 KDC/LD/DSN

The 29<sup>th</sup> day of June Two thousand and fifteen

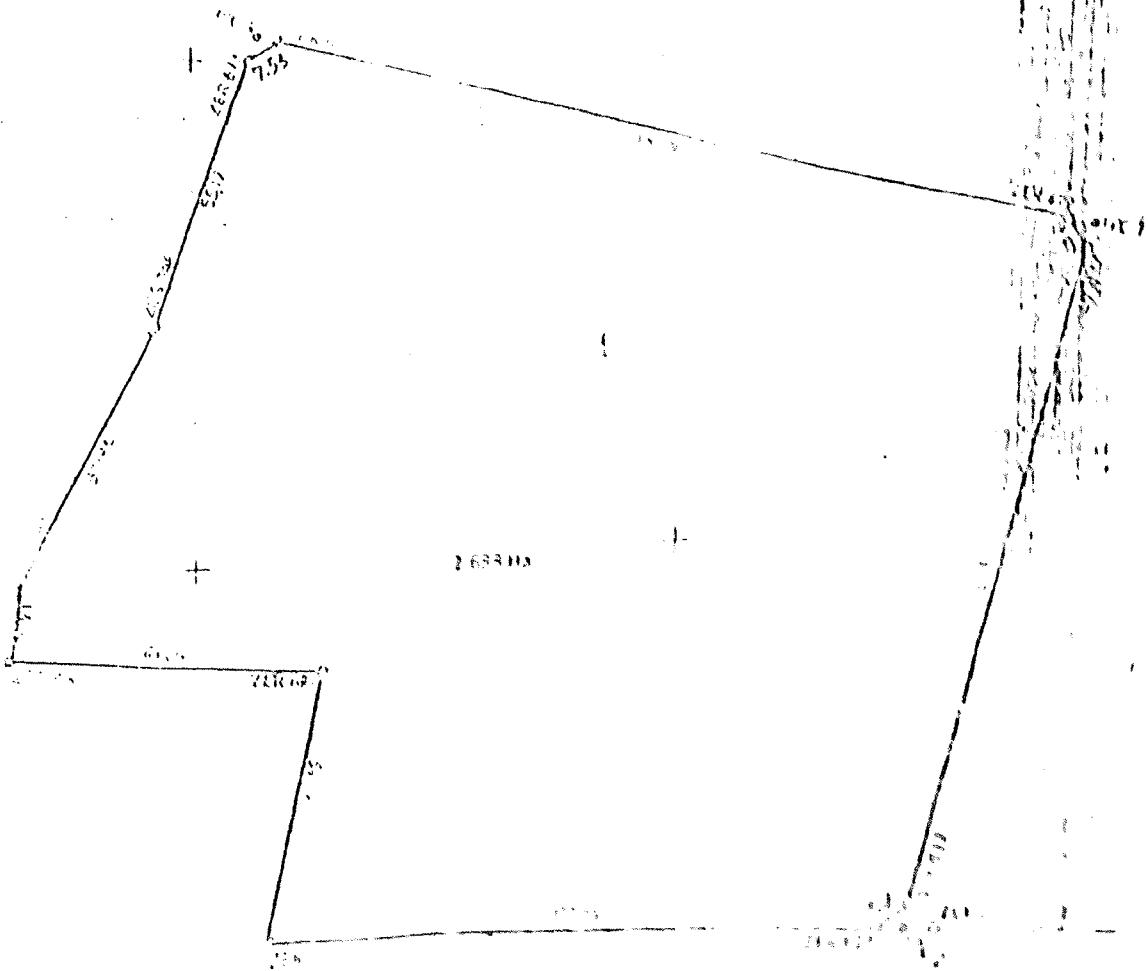
THIS IS TO CERTIFY that KILUWA STEEL GROUP COMPANY LIMITED a limited  
 company incorporated in Tanzania under the Companies Act 2002 of P.O. Box 70211  
 DAR ES SALAAM (hereinafter called "the Occupier") is entitled to the Right of Occupancy  
 (hereinafter called "the Right") in and over the land described in the Schedule hereof  
 (hereinafter called "the Land") for a term of sixty six years from the first day of October,  
 Two thousand and fourteen 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 therefor or amendment thereof and to the following special  
 conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2015; shall be liable to pay rent of shillings two million and sixteen thousand (2,016,000/=) 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 Occupier shall -
  - (a) 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 the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.

- (ii) Do everything necessary to preserve the environment, prevent soil erosion on the land and do all things, which the authorities responsible for environment and to achieve the objectives of the Authority.
  - (iii) Building to be in permanent materials.
  - (iv) Submit building plans to the Kibaha District within six months from the date of the commencement of the Right.
  - (v) Building construction to begin within six months after approval of plans.
  - (vi) Building to be complete within thirty six (36) months from the date of the commencement of the Right.
3. The Occupier shall further
- (i) Make and maintain of the land throughout the term of the Right 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 carry out 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. Loading and unloading facilities shall be provided within the boundaries of the land.
4. **USER:** The land shall be used for **Special Industries purposes only, Use Group N** Use class (u) as defined in the Town and Country Planning (Use Classes) Regulation 1960 as amended in 1993.
5. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
6. 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 all pre-emptive taxes and dues payable in connection with the disposition.
7. The President may revoke the Right for good cause or in public interest.

MLANDIZI TOWNSHIP.

LOCATION: DISUNYARA  
BLOCK: N  
PLOT NO: 1  
L.O. NO: 478543  
AREA: 2.688 Ha



Scale of this plan matches to 1:10000

1/12/2016

1/12/2016

SCHEDULE

All that land known as Plot No 1 Block "N" at Disunyara in Mlandizi Township containing two point six eight eight (2.688) Hectares shown for identification only edged red on the plan attached to this certificate and defined in a registered survey Plan Number 78079 deposited at the office of the Director for Surveys and Mapping at Dar Es Salaam.

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

*P. J. G.*  
ASSISTANT COMMISSIONER FOR LANDS

I, the within named KILUWA STEEL GROUP COMPANY LIMITED, HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with COMMN SEAL of the said  
KILUWA STEEL GROUP COMPANY  
LIMITED and DERIVERED in presence of  
Us this *20<sup>th</sup>* day of *April* 2015

Witness's

Name *MOHAMED SAID KILUWA*

Signature *[Signature]*

Postal Address *P.O. Box 70241*

*DAR ES SALAAM*

Qualification *DIRECTOR*

Name *Ju Jun zhi*

Signature *[Signature]*

Postal Address *P.O. Box 38527*

*DAR ES SALAAM*

Qualification *Director*