

TANZANIA

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of Issue:

Title Number: 23890

Land Office Number: 54652.

Land: Plot No. 115 <sup>Kipawa</sup> ~~Pugu Road~~ Industrial Area Dar es Salaam City. <sup>Chrofska</sup>

Term: Ninety Nine Years.

TITLE NO. 23890

REGISTERED  
20<sup>th</sup> February, 1980

11:00 A.M.

*Asst. Registrar of Titles*

L.O. NO. 54652.

L.D. NO. 91297.

CERTIFICATE OF OCCUPANCY

The *Twentieth* day of *February*, *3-11-78*  
one thousand nine hundred and eighty.

Stamp Duty Shs. *20/-* Paid  
And Revenue Receipt No. *N-93414*  
*Asst. Registrar of Titles*

TITLE NO. *23890*

THIS IS TO CERTIFY that COASTAL STEEL INDUSTRIES LIMITED a limited liability company incorporated in Tanzania and having its registered office at Dar es Salaam OF P.O. BOX 5331 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 seventy eight 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 sub-stitution therefor or amendment thereof and to the following special conditions:-

*(Shs. 4,606,560)*

1. The Occupier having paid rent up to the thirtieth day of June, 1979, shall thereafter pay rent of ~~five thousand four hundred and thirty five shillings~~ *Four million six hundred six thousand five hundred sixty shillings* (Shs. ~~5,435/-~~) 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 1988, 1996, 2008, 2018, 2028, 2038, 2048, 2058 and 2068 or within five years thereafter in each case.

*Ex. 193982*

2. The Occupier shall:-

(i) Erect on the land buildings (hereinafter called "the 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 Dar es Salaam City Council (hereinafter called "the Authority");

(ii) By the Thirty first day of March, 1979, 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 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;

Complete the buildings according to the plans and specifications so that they are ready for use and Occupation by the Thirtieth day of September.

145/- Paid  
N. 93414  
R. 39065  
22-2-80  
*Asst. Registrar of Titles*

- (v) At all times during the term after the Thirtieth day of September, 1981, have on the land existing building approved by the Authority and maintain them in good order and repair to the satisfaction of the Director of Land Development Services (hereinafter called "the Director");
- (vi) Not erect or commence to erect on the land and building in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provide;
- (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 Director of 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 or modification of any condition in the Right.

3. - 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 the without the previous written consent of the Director.

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

4. The Director shall have an absolute descretion to give or withhold consent under condition 3. 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 Director shall be the sole judge.

5. The Occupier shall further:-

- (i) made and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of the Authority;
- (ii) make and keep all the buildings on the land rate-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 Director on his behalf:-

- (i) any further fees or stamp duties which may be discovered to payable by the occupier (s) 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 Director 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. Only one main building together with the usual and necessary out buildings shall be built on the land and the same shall be used for <sup>shopping mall and hotel purposes only</sup> ~~Industrial~~ purposes, Use Group <sup>U-1, D</sup> ~~(a)~~, Use Class (a) <sup>Use Group C, D</sup> as defined in the Town and Country Planning (Use Classes) Regulations, 1960. <sup>as amended in 1993</sup> ~~FRONT~~ D:193983

8. The President may revoke the Right for good cause and in public interest.

SCHEDULE

ALL that land known as Plot No. 115 <sup>Kipawa</sup> Pugu Road Industrial Area Dar es Salaam City containing Forteen thousand six hundred and twenty four (14,624) Square Metres shown for identification only edged on the plan attached to this Certificate and defined on registered Survey plan number 18477 deposited at the Officer of the Director of Surveys at Dar es - Salaam. CHC/SLA

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



*Handwritten signature*

*By* DIRECTOR OF LAND DEVELOPMENT SERVICES.

[LIMITED]  
Paw  
220

The within-named COASTAL STEEL INDUSTRIES/hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

[LIMITED]  
Paw  
220

SEALED with the COMMON SEAL of the said COASTAL STEEL INDUSTRIES and delivered in the presence of us this 9th day of February 1980.

signature: *Nicole Colanigelis*

Postal Address: *P.O. Box*

*5331 DAR ES SALAAM*

qualification: .....

signature: *[Signature]*

Postal Address: *P.O. Box*

*5331.*

qualification: *SECRETARY*



Handwritten notes and stamps on the right margin.

Filed  
Date of  
To *NA*  
*PLC*  
*(10)*  
*Asst.*

LAN  
Filed  
Date of  
To *M*  
*Asst.*

LAN  
Filed  
Date of  
To *SH*  
*162*

LAND REGISTRY DAR - ES - SALAAM  
 NOTICE OF DEPOSIT  
 Filed Document No. **20715**  
 Date of Registration **03-05-23** time **01:00P**  
 To **KCB BANK TANZANIA LIMITED OF P.O. BOX 804, D'SALAAM.**  
**(TO SECURE TZS. 31,796,279,907.32)**  
 Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM  
 MORTGAGE  
 Filed Document No. **224698**  
 Date of Registration **03-05-23** time **01:00P**  
 To **KCB BANK TANZANIA LIMITED OF P.O. BOX 804, D'SALAAM.**  
**(TO SECURE TZS. 31,796,279,907.32)**  
 Senior Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM  
 MORTGAGE  
 Filed Document No. **132251**  
 Date of Registration **18-01-2011** time **12:20P**  
 To **NATIONAL MICROFINANCE BANK PLC OF P.O. BOX 9213, D'SALAAM.**  
**(TO SECURE TZS. 1,875,000.00)**  
 Senior Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM  
 SECTION 71 DISCHARGED  
 Filed Document No. **196570**  
 Date of Registration **06-06-2018** time **12:10Pm**  
 To **NMB BANK PLC**  
**P.O. BOX 9213, D'SALAAM**  
 Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM  
 TRANSFER  
 Filed Document No. **224377**  
 Date of Registration **11-4-2023** time **10:08AM**  
 To **SHANANGA GROUP LIMITED OF 16225, DSM.**  
 (P.N. 1000 4750 000 00)

INSET SHOWING DETAILS OF PLOT

Locality *Kipawa Industrial Area*

Block

Plot No.

L.O. No.

Area

YE 962

YE 962

54652

14624 MR



This Plan prepared in accordance with Proclamation No. 118837  
 is approved for the purpose of its execution  
 Director of Survey and Mapping  
 Date 17/1/80  
 Survey and Mapping Division, Ministry of Land, Housing and Urban  
 Development, Kampala, Uganda

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