

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

209,330/2
100/-
Land Form No. 22.
23-9-08



Registrar of Titles

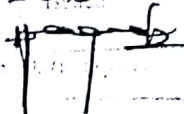
THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

209,330/2
33418013
23-9-08



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

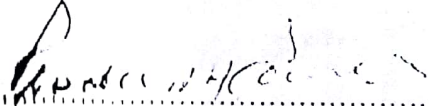
All that Land known as Plot No.30-31, 33-43 situated at Kisemvule in Mkuranga District containing Two fifty four thousand three hundred fifty six (254356) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered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

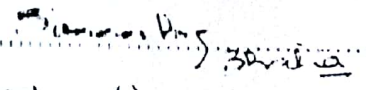
Given under my hand and my official seal the day and year first above written.


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)
M/S MBERIKI in the presence of us this 15th)
day of May 2008.)


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Address: P.O. Box 45551)
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Address: P.O. Box 45551)
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