

TITLE No. **174367**  
 REGISTERED **22/6/2018**  
 AT **01:00 PM**  
 ASST. Registrar of Titles



TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs: **91,740/=** Paid  
 On Original Receipt Shs: **99002661605**  
 of: **11/06/2018**  
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

TANGANYIKA STAMP DUTY ACT.  
 Stamp Duty Shs: **100/=** Paid  
 Receipt No: **99002661605**  
 of: **11/06/2018**  
 Stamp Duty Officer

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

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

Title No: **174367**  
 L.O.No. **759446**  
 KTC/LD/PT/2825

The **21<sup>st</sup>** day of **June** Two thousand and Eighteen.

THIS IS TO CERTIFY that **PRINCE PHARMACEUTICAL COMPANY LIMITED** a limited liability company incorporated under the Companies Act, 2002 and having its registered offices in Tanzania of P.O. Box 11415, MWANZA. (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in Schedule hereto (hereinafter called "the Land") for a term **Ninety nine** years from the first day of **July**, Two thousand and eighteen 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, <sup>2018</sup>2019, shall thereafter pay rent of shillings **Nine hundred eighteen thousand four hundred (918,400/=)** 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:-
  - (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.

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- (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 to be in permanent materials.
- (iv) Submit building plans to the **Kibaha Town Council** 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 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 **General Industrial** purposes only, Use Group '**O**' 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.

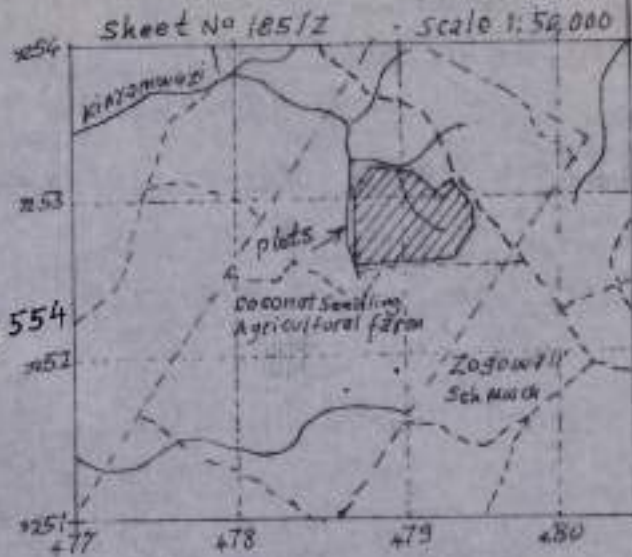
6. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with all premia, taxes and dues prescribed in connection with the disposition.

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

# KIBAHA TOWNSHIP

## LOCATION SKETCH :

LOCATION ZEGERENI  
 BLOCK ..... A  
 PLOT No. 19 & 20  
 L.O. No. 759446  
 AREA 2.87 Ha



This plan, prepared in accordance with Registered Plan No 68013

is approved for purposes of the Land Registration ordinance for Director of surveys and Mapping *[Signature]* Date 20/06/2015  
 Ministry of Lands, Housing and Human Settlements  
 Development Dur-es-Salaam

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

LAND REGISTRY DAR - ES - SALAAM

TRANSFER

Filed Document No. 220444

Date of Registration 26-07-22 09:07A

To IRFAN RAZA VEERJI PO BOX

22521 DMR-ES-SALAM,  
CONS: TMS, 150,000,000/-

*[Signature]*

for Asst. Registrar of Titles



LAND REGISTRY DAR ES SALAM

TRANSFER

Filed Document No. 23943

Date of Registration 2/10/25 10:00A

To DAK STEEL MILLS LIMITED OF P.O.  
BOX 22521 DGM IN CONS: OF TMS 1/2

*[Signature]*

Senior Asst. Registrar of Titles



**SCHEDULE**

ALL that land known as **Plot No.19&20 Block 'A'** situated at **Zegereni in Kibaha Township** containing **Two decimal point eight seven (2.87) Hectors** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered **68013** 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



**ASSISTANT COMMISSIONER FOR LANDS**

We, **PRINCE PHARMACEUTICAL Co. COMPANY LIMITED** the within named hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

**SEALED with the COMMON SEAL of the said )  
PRINCE PHARMACEUTICAL Co. COMPANY LIMITED )  
in the Presence of us )**

This 21<sup>st</sup> day of JUNE 2018 )

Name HEMAL VRAJLAL VIJHLANI )

Signature: [Signature] )

Postal Address: 11415 MWANZA )

Qualification: DIRECTOR )

Name DHARMA HEMAL VIJHLANI )

Signature: D. H. vijhlani )

Postal Address: 11415 MWANZA )

Qualification: DIRECTOR )

