

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 17670 PWN

Land Office Number: 1298629

Land: PLOT NO 1 BLOCK 'J' AT MVULENI/MWANAMBAYA
IN MKURANGA DISTRICT

Term: NINETY NINE (99) YEARS

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 17670



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 06 Jul, 2023

LODHIA STEEL INDUSTRIES LIMITED
P.O Box 12167
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 17670 LAND OFFICE NO: 1298629
PLOT NO. 1 BLOCK J AT MWANAMBAYA

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

 REGISTRAR OF TITLES

Copy to: Commisioner for Lands
Your LD File No: ld/pw/14834 refers

TITLE No. 17670 PWN
REGISTERED ON 5/6/23
AT 1:00 P
Senior Asst. Registrar of Titles

Land form No. 22

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs. 71008/= Paid
99176858910
On Original Receipt Shs.
of 19/2/2023
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT 1999

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs. 100/= Paid
Receipt No. 99176858910
of 19/2/2023
Stamp Duty Officer

(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 17670 PWN
L.O. NO. 1298629
LD/MK/7799

The 2nd day of June

Two thousand Twenty Three

THIS IS TO CERTIFY that, **LODHIA STEEL INDUSTRIES LIMITED**, a liability company incorporated in Tanzania under the Companies Ordinance (Cap 212) of P.O. Box 12167, **ARUSHA**, (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 **January, Two Thousand and Twenty Three** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution thereof or amendment thereof and to the following special conditions:-

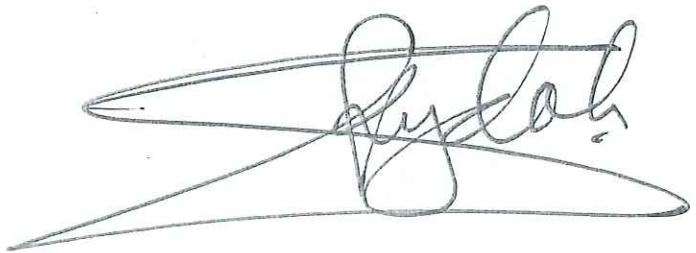
1. The occupier having paid rent up to the thirtieth day of June 2023, shall thereafter pay rent of shillings **Seven hundred ten thousand one hundred eighty seven(710,187/=)** only a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent may be 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.

- (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) Building plans to be submitted to the **Mkuranga District Council** within six months from the date of 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 date of the commencement of the Right.
3. **USER:** The land shall be used for **Industry purposes only**, Use Group “O” Use Class (a) as defined in the Urban Planning Act No. 8 of 2007 (Use Group and Use Classes) Regulation, 2018.
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 premier, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause or in public interest.

SCHEDULE

ALL that land known as **Plot No.1 Block 'J'** situated at **Mivule/Mwanambaya** in **Mkuranga District** Containing **fifty six thousand eight hundred fourteen decimal point nine two (56,814.92) square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **172021** deposited at the Office of the Director for Surveys and Mapping at **Dodoma**.

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



ASSISTANT COMMISSIONER FOR LANDS

The within named **LODHIA STEEL INDUSTRIES LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
LODHIA STEEL INDUSTRIES LIMITED)
and delivered in the presence of us this)
this... 19thday of January, 2023.)

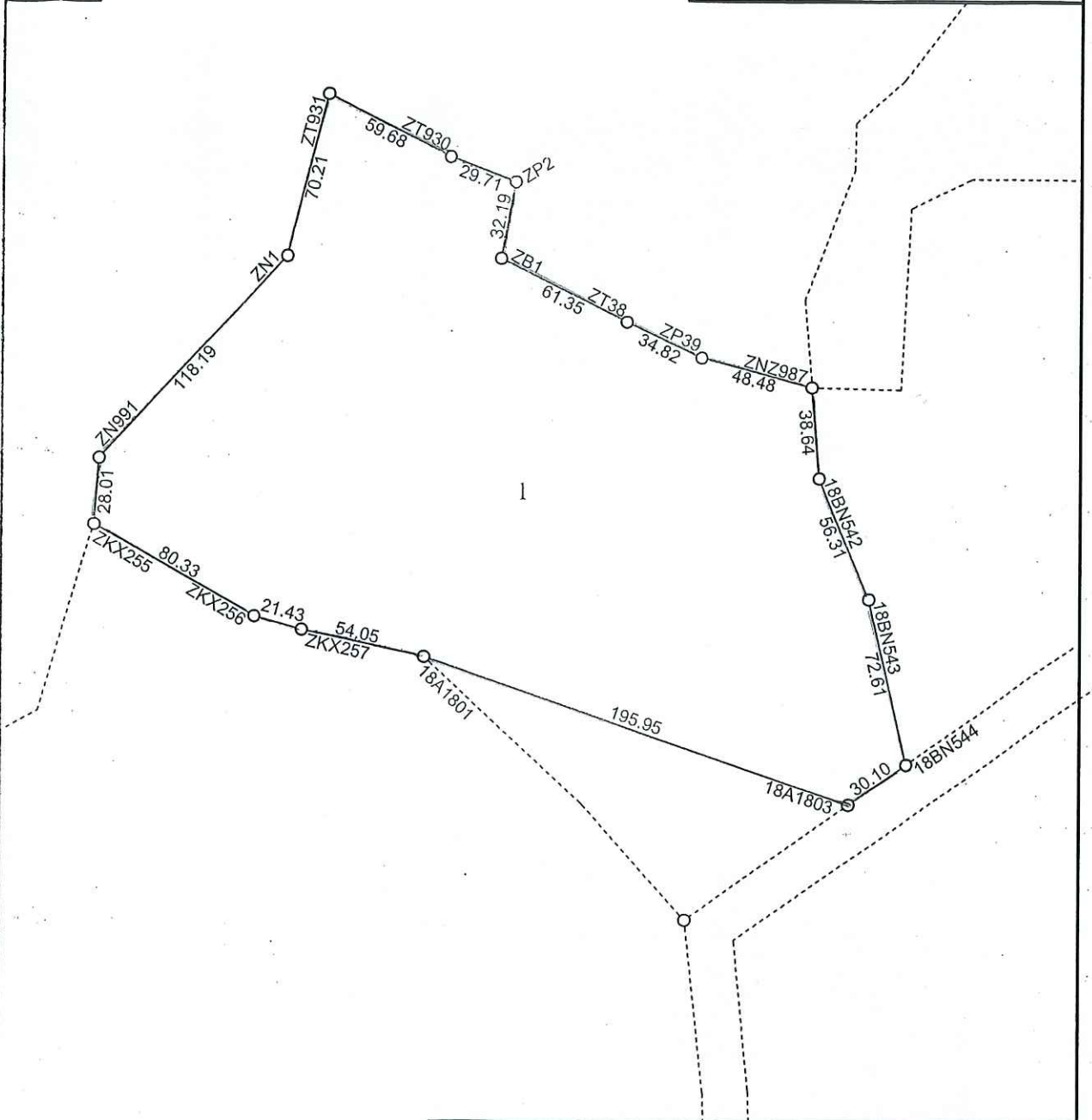
Signature: M. A...)
Postal Address:)
Qualification: DIRECTOR)

Signature: [Signature])
Postal Address: 75725 DSM)
Qualification: DIRECTOR)

MKURANGA DISTRICT



LOCALITY..... MWANAMBAYA
BLOCK:..... J
PLOT No:..... 1
LO.No:..... 1298629
AREA:..... 56,814.92 SQM



This plan prepared in accordance with Registered Plan No..... 172021

It is approved for purpose of the Land Registration Act 334.

For Director of Surveys and Mapping..... *[Signature]* Date..... 18/5/2023

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

Ministry of Lands, Housing and Human Settlements Development, Dodoma.