

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 12980



LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 06 Oct, 2022

LODHIA STEEL INDUSTRIES LIMITED  
P.O Box 12167  
ARUSHA  
Sir/Gentlemen/Madam,

RE: TITLE NO: 12980 LAND OFFICE NO: 1298492  
PLOT NO. 15 BLOCK G AT MIVULE - MWANAMBAYA

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

 REGISTRAR OF TITLES

Copy to: Commissioner for Lands  
Your LD File No: ld/pw/9694 refers

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

**Date of Issue:**

**Title Number:** 12980 PWN

**Land Office Number:** 1298492

**Land:** PLOT NO. 15 BLOCK "G" MIVULE/MWANAMBAYA IN MUKURANGA  
DISTRICT.

**Term:** NINETY NINE (99) YEARS.

TITLE No: 12980 PWN  
REGISTERED ON: 6/10/22  
AT: 8:30 A

  
Senior Asst. Registrar of Titles



TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 147105/= Paid  
922076098785113  
On Original Receipt Shs:  
of: 17/3/2022 Land form No. 22

  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT 1999  
(NO. 4 OF 1999)  
CERTIFICATE OF OCCUPANCY  
(Under Section 29)

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 100/= Paid  
922076098785113  
of: 17/3/2022

  
Stamp Duty Officer

Title No: 12980 PWN  
L.O. NO. 1298492  
LD/MK/7520

The 6<sup>th</sup> day of October Two thousand and Twenty Two

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 **July, Two Thousand and Twenty Two** 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 **three million three hundred seventeen thousand three hundred forty four (3,317,344/=) 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.

- (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 Right and with conform to the building line (if any) decided by the **Mkuranga District Council** (hereinafter called "the Authority").
  - (iii) 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 Authority.
  - (iv) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved the authority.
1. The Occupier shall further
    - Make and maintain of the land throughout the term adequate arrangement for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.
    - (i) 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.
    - (ii) 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.
    - (iii) 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 and the buildings to be erected thereon shall be maintained and the same shall be used for **Light Industrial purposes only**. Use Group 'M' use class (a) and (d) as defined in the Urban Planning Act No. 8 of 2007 (Use Group and Use Classes) Regulation, 2018.
  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 the payment of all premier, taxes and dues prescribed in connection with that disposition.
  7. The President may revoke the right for good cause or in public interest.

# MKURANGA DISTRICT



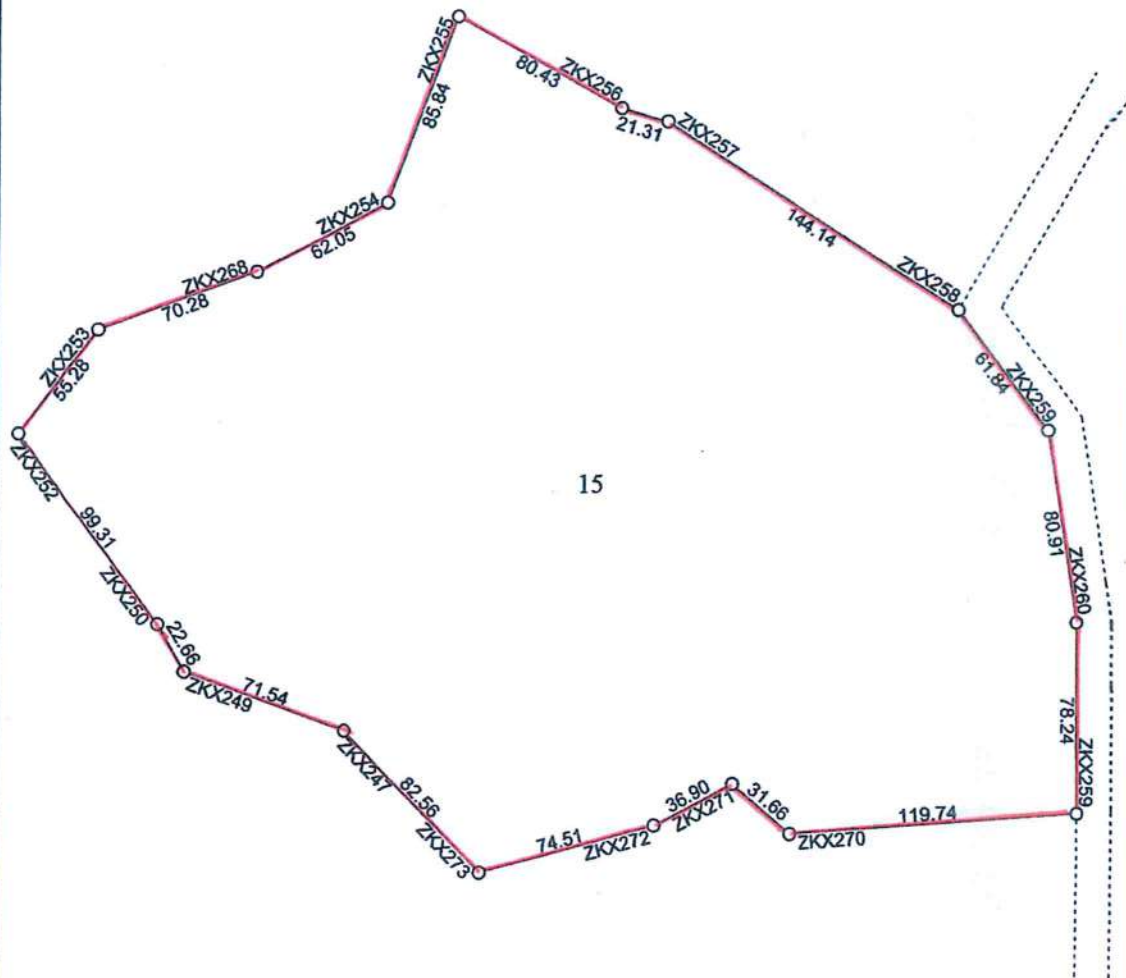
LOCALITY MVULE/MWANAMBAY

BLOCK: G

PLOT No: 15

LO.No: 1298492

AREA: 103,667 SQM



This plan prepared in accordance with Registered Plan No. 165913

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

For Director of Surveys and Mapping [Signature] Date 27/9/2022

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

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

**SCHEDULE**

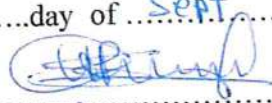
ALL that land known as **Plot No. 15** Block 'G' situated at **Mivule/Mwanambaya** in **Mkuranga District** Containing **one hundred and three thousand six hundred sixty seven (103,667) square metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **165913** 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, 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.....28.....day of Sept.....2022. )  
Signature:.......... )  
Postal Address:.....P.O. Box 12167, Arusha..... )  
Qualification:.....Director..... )  
Signature:.....M. A. M...... )  
Postal Address:.....P.O. Box 12167, Arusha..... )  
Qualification:.....Director..... )