

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 123037

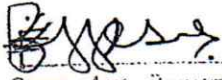
JSB/RO Land Office Number: ~~392214~~ 457001


Land: PLOT NO. 152, 349 & 350 KURASINI IN DAR ES SALAAM  
CITY.

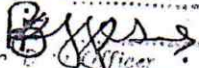
Term: NINETY NINE-YEARS.

Certified copy of the original  
Sign: *[Signature]* Date: 17/2021  
VERONICA VICTOR TESHA  
Advocate, Notary Public & Commissioner  
for Oaths

- (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) Maintain on the land buildings (hereinafter called "the buildings") 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 **Temeke Municipal Council** (hereinafter called "the Authority").
  - (iv) 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 Commissioner for Lands (hereinafter called "the Commissioner").
  - (v) 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.
  - (vi) Approval of Plans of any buildings erected thereon 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. **USER:** The land and the existing buildings erected thereon shall be used for **Wholesale and Storage Warehouses** purposes only. Use Group 'L' use class (a) Use Group 'N' use class (c) 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.

TITLE NO. 123037  
 REGISTERED 29-4-2013  
 AT 1:00 PM  
  
 Senior Ass. Registrar of Titles




Land Form No. 22  
 TANGANYIKA STAMP DUTY ACT  
 Stamp Duty Shs. 100/- Paid  
 Receipt No. 49970458  
 of 21-3-2013  
  
 Stamp 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. 280300/- Paid  
 Receipt No. 49970458  
 of 21-3-2013  
  
 Stamp Officer

Title No. 123037  
 L.O. No. 392214.457021 JSEP  
 L.D. No. 94256.

The 2nd day of April, Two thousand and thirteen.

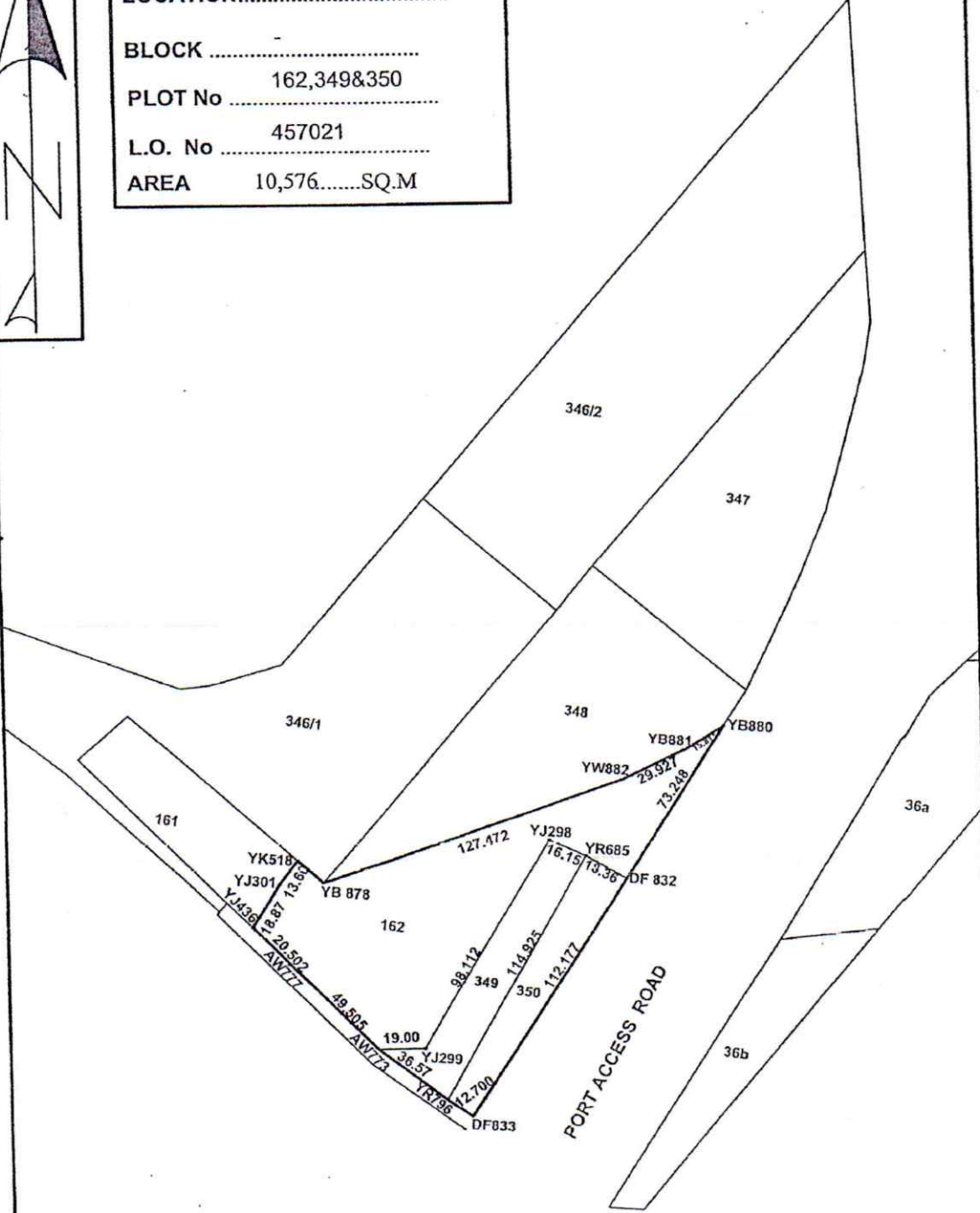
THIS IS TO CERTIFY that GULF BULK PETROLEUM (T) COMPANY LIMITED is a limited liability company registered under the Companies Ordinance (Cap.212) and having its registered office in Dar es Salaam of P.O. Box 3728, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to the Right of Occupancy (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 **January, Two thousand and thirteen** 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, 2013, shall hereafter pay rent of shillings **five million six hundred six thousand two hundred twelve and fifty cents (5,606,212.50/=)** 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.

# DAR ES SALAAM CITY



LOCATION..... KURASINI  
BLOCK .....  
PLOT No ..... 162,349&350  
L.O. No ..... 457021  
AREA ..... 10,576.....SQ.M



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

The plan prepared in accordance with Registered Plan No..... 17718&71032  
is approved for purpose of the Land Registration Ordinance.  
Director of Surveys and Mapping..... *[Signature]* Date ..... 26/3/13  
Ministry of Lands and Human Settlements Development, Dar es Salaam.

SCHEDULE

ALL that Land known as Plot No. 162, 349 & 350 situated at Kurasini in Dar es Salaam City containing ten thousand five hundred seventy six (10,576) square metres shown for identification only edged black on the plan attached to this Certificate and defined on the registered Surveys Plan Numbered 71032 and 17718 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.

*[Signature]*  
ASSISTANT COMMISSIONER FOR LANDS

The within named GULF BULK PETROLEUM (T) COMPANY LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said )  
GULF BULK PETROLEUM (T) )  
COMPANY LIMITED )  
and DELIVERED in our presence of us )  
this.....<sup>28<sup>TH</sup></sup> day of..... MARCH.....2013. )

*[Signature]*  
Signature:..... )

Postal Address:..... P.O. Box 3728 )  
..... DAR ES SALAAM )

Qualification:..... MANAGING DIRECTOR )

*[Signature]*  
Signature:..... )

Postal Address:..... P.O. Box 3728 )  
..... DAR ES SALAAM )

Qualification:..... COMPANY SECRETARY )



Certified true copy of the Original  
Sign: *[Signature]* Date: 5/7/2021  
VERONICA VICTOR TESHA  
Advocate, Notary Public & Commissioner  
for Ombuds