

TANZANIA
LAND REGISTRY
APPLICATION FOR OFFICIAL SEARCH

To: The Registrar of Titles

Title No 6448 MTW

W.E.M & R AGENCY LTD

I hereby request to you to search the register in respect of the above and to advise me of the subsisting Entries.

Shs. 40,000/= Search fee is enclosed

From: M & R AGENCY LTD,
P.O.BOX 34306,
DAR ES SALAAM.

Date: 27.09.2017

For Official use

E.R.V NO.99000389941 of 27.09.2017

Issued Shs. 40,000/=

The following is a summary of the subsisting entries on property:- Search No. 930/2017

District: MTWARA TOWNSHIP.

Place: MIKINDANI AREA.

Description: LO.NO.10639, BULK OIL STORAGE PLOT.

Tenure: RIGHT OF OCCUPANCY.

Term: 99 YEARS FROM 2nd July,1948.

Rent: TSHS.12,300/= PER ANNUM (SUBJECT TO REVISION).

Area: 40.8 ACRES .


Reservation: Terms and Conditions as contained in Certificate of Occupancy.

Owner: G.M AND COMPANY(TZ) LIMITED OF P.O.BOX 7788, DAR ES SALAAM.

Encumbrance: NIL.

NOTE: The records shown on the Official Search does not guarantee as to the genuineness of The Certificate of Title, if you intend to do any transaction you are advised to submit the Certificate of Title before the office of the Registrar of Titles for authenticity.

Date: 27th, September, 2017


MPOKI MWALUFUNDA,
ASSISTANT REGISTRAR OF TITLES



CERTIFICATE OF TITLE TO LEASEHOLD LAND

ISSUED UNDER SECTION 38

I HEREBY ADVISE THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL REGISTERED COPY OF THE CERTIFICATE OF TITLE TO LEASEHOLD LAND AS REGISTERED IN THE REGISTER OF TITLE TO LEASEHOLD LAND IN THE OFFICE OF THE REGISTRAR OF TITLE TO LEASEHOLD LAND.
 Date: 29-2-2007

This is to certify that the annexed ^{certified copy of} Certificate of Occupancy dated

the eighth day of Nov. 22 1943

is registered in the Land Registry under Title No. 6448

Copies of the subsisting entries in the register are within

Dated the ~~eighth~~ ^{3rd} day of ~~August~~ ^{December} 2007. **BLART.**

Assistant Registrar of Title

Title No. 6448

Description of registered land.

ALL THAT piece or parcel of land situate in Mikindani now known as Etwara containing forty decimal point eight (40.8) acres as delineated and edged in red on registered survey numbered D-42 annexed to the enclosed copy of Certificate of Occupancy hereto. 5990

No. 6448 Registered 8-11-1949 at 8am
To B.P. TANZANIA LIMITED OF
P.O. BOX 9043 DAR ES SALAAM

No. Registered at m

To

NICHOLAS C. STUBBS
ADVOCATE, NOTARY PUBLIC
& COMMISSIONER OF DEEDS
OF P.O. BOX 7242 DAR ES SALAAM
DO HEREBY CERTIFY THAT
THIS IS A TRUE & ACCURATE
COPY OF THE ORIGINAL
Signature: *Nicholas C. Stubbs*
Date: 2-3-50

[Signature]

Asst. Registrar of Titles

MORTGAGE

No. 104 Registered 6-10-1993 at 8am m
To TANZANIA INVESTMENT BANK TO
SECURE 3 MILLION DOLLARS

No. Registered at m

To

DISCHARGED FWD 2733
ON 133202

at 9000

[Signature]

REGIS Asst. Registrar of Titles

Asst. Registrar of Titles

CHANGE OF OWNERSHIP
SEC. 71

No. 2738 Registered 13-3-2012 at 902 m

No. Registered at m

To

To S.M. AND COMPANY (TZ)
LIMITED OF P.O. BOX 7188

DAR ES SALAAM including
TITLE NO 576 MTW

[Signature]

Asst. Registrar of Titles

Asst. Registrar of Titles

No. Registered at m

No. Registered at m

To

To

Asst. Registrar of Titles

Asst. Registrar of Titles

TITLE NO. 6448
 REGISTERED - 8 NOV 1949
 at 7 m
 The Assistant Registrar of Titles

TANGANYIKA TERRITORY.
 L.C. No. 27999
 M.P. No. 27999

Assistant Registrar of Titles
 203-12-2007

The Land Ordinance (Cap. 68 of the Laws):

CERTIFICATE OF OCCUPANCY.

Seventh day of *November*
 Nineteen hundred and Forty-nine.

TITLE NO: *6448*

THIS IS TO CERTIFY that THE SHELL COMPANY OF EAST AFRICA LIMITED, a Limited Liability Company incorporated in the United Kingdom and having its Registered Office at St. Helens Court, Great St. Helens Street, London, E.C.4. (hereinafter called the Occupier) is entitled to a Right of Occupancy in and over the land described in the Schedule hereto and more particularly delineated in the plan annexed hereto for a term of Ninety-nine years from the Second day of July Nineteen hundred and Forty-eight according to the true intent and meaning of the said Ordinance and subject to the provisions thereof and to any regulations made thereunder and any enactment in substitution therefor or amendment thereof and to the following special terms and conditions, viz:-

Dwelling
19-3-209

1. The Occupier shall pay during the said term the rent of Shillings Twelve thousand, Three hundred (Shs. 12,300/-) to be paid yearly in advance without any deduction on the Second day of July in each year during the said term PROVIDED ALWAYS that the said rent shall be subject to revision by the Governor after the expiration

-8 NOV. 1949

X.D.

Date 3-12-2007

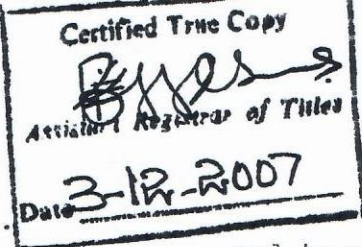
years from the date of commencement of the said Right of Occupancy and shall also be subject to revision or further revision after the expiration of every subsequent period of Twenty years throughout the term of the said Right of Occupancy provided that such revision may take place only within Five years after the above mentioned revision dates.



2. The Occupier undertakes:-

- (i) To erect buildings which expression includes bulk oil storage tanks and installations) on the land of a value of not less than Shillings one million (Shs. 1,000,000/-)
- (ii) Within a period of six months from the date of the commencement of the Right of Occupancy to submit to the District Commissioner, Mikindani and the Director of Public Works Dar es Salaam, such plans of the proposed buildings (including block plans showing the position of the buildings) drawings elevations and specifications thereof as will satisfy the said District Commissioner and the Director of Public Works and as will ensure compliance with the building covenant contained in paragraph (i) supra. Such plans and specifications shall be submitted in triplicate to the said District Commissioner and in duplicate to the Director of Public Works.
- (iii) To commence building operations within a period of Three months from the date of notifications by the said District Commissioner and the Director of Public Works of approval of the plans and specifications, such buildings to conform to a building line decided upon by the Town Planning Adviser.
- (iv) To complete the buildings according to the said plans and specifications so that the said buildings are ready for use and occupation within a period of Eighteen months from the date of commencement of the Right of Occupancy.
- (v) At all times after the expiration of the period mentioned in the last preceding sub-paragraph to have on the land approved buildings of the type and specifications hereinbefore referred to

Challenge
29-3-2008



and to maintain the same in good order and repair to the satisfaction of the said District Commissioner and the Director of Public Works.

(vi) Not to erect nor commence to erect on the land any building of any kind whatsoever except in accordance with building plans and specifications which shall have been approved by the said District Commissioner and the Director of Public Works as hereinbefore provided.

Dwaling
9-3-2009

3. No transfer of the said Right of Occupancy will receive consent until the foregoing covenants have been complied with except in special circumstances of which the Governor shall be the sole judge.

4. The Occupier shall not at any time subdivide the land nor assign let nor otherwise dispose of any portion thereof nor any of the buildings to be erected thereon without the previous consent of the Governor.

5. The land shall be used solely for the storage of petroleum or petroleum products and for purposes ancillary thereto, which purpose may include the use of a portion of the land as the site for three residential quarters or such larger number as may be authorised by the Governor provided always that such quarters shall be occupied only by employees of the occupier and their families. The land shall be effectively occupied to the satisfaction of the Governor.

6. The Occupier shall observe and comply with all the regulations for the time being in force relating to the storage of petroleum or petroleum products.

7. If at any time after the period allowed under condition 3 above for the erection of buildings the

Certified True Copy
B. J. ...
 Assistant Registrar of Titles
 Date 3-12-2007

Occupier shall not hold a licence granted under the Petroleum Rules for the storage of petroleum or petroleum products on the said land this shall be deemed to constitute good cause for the revocation of this Right of Occupancy under Section 10 of the Land Ordinance (Cap. 68 of the Laws).

8. The provision by the Railway Administration of railway sidings to serve this land and the cost of the construction and maintenance thereof shall form the subject of a separate agreement between the Railway Administration and the Occupier.

9. Failure to comply with any of the terms or conditions herein contained or implied will be deemed to constitute good cause for revocation of this Right of Occupancy.

GIVEN under my hand and seal and by order of the Governor the day and year first above written.

Chakwood
 LAND OFFICER.

Dwainese
 19-3-2012

THE SCHEDULE HEREINBEFORE REFERRED TO:

ALL THAT piece or parcel of land being Bulk Oil Storage Plot situate in Mikindani (now known as Mitwara) containing Forty decimal point eight (40.8) acres as delineated on the Land Survey Divison Plan Number D²¹ 2 annexed hereto and thereon bordered red.
 5990

Certified True Copy
[Signature]
Assistant Registrar of Titles
Date 3-12-2007

WE, the within-named THE SHELL COMPANY OF EAST AFRICA LIMITED, hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED AND DELIVERED
by FATRICK DOUGLAS
FINN, the duly appointed
Attorney of the
Occupier acting under
and by virtue of
Power of Attorney
dated the Eighteenth
day of August
One thousand Nine
hundred and Forty-
eight, (registered
in Dar es Salaam
Registry as
Number),
who is able to
read and write the
language in which the
within written
document is written
this THIRTY-SIXTH
day of OCTOBER
1949, in my presence:-

James M. [Signature]
A Commissioner for Oaths
Mombasa

[Signature]
29-3-2012

TRANSFER

No. 33810 Registered 7.11.69 at 8.9 a.m

To TANGANYIKA SHELL LIMITED

[Signature]
Asst. Registrar of Titles

LAND REGISTRY MTWARA
CHANGE OF OWNERSHIP

Filed Document no 103
Date of Registration 6-10-93 time 8.30 A.M.
to B.P. TANZANIA LIMITED
of P.O. Box 9043
Dar-es-Salaam
[Signature]

Senior Asst Registrar of Titles

LAND REGISTRY MTWARA MORTGAGE

No. 40062 Registered 29.6.63 at 1.00 P.M.

To TANGANYIKA SHELL LIMITED

[Signature]
Asst. Registrar of Titles

Filed Document no 104
Date of Registration 6-10-93 time 8.30 A.M.
to TANZANIA INVESTMENT
BANK

(To secure 3 million U.S. Dollars)

[Signature]
Senior Asst Registrar of Titles

CHANGE OF NAME

No. 49704 Registered 14.12.67 at 11.30 AM.

To SHELL TANZANIA LIMITED

[Signature]
Asst. Registrar of Titles

Certified True Copy

Assistant Registrar of Titles

Date 3-12-2007

Stamp Duty Shs 500/- Paid
and Revenue Receipt No. 27449008
of 11-04-2007 Issued

[Signature]
Registrar of Titles

CHANGE OF NAME

F.D. 49704

No. 56656 Registered 13-9-70 at 11.45 a.m

To SHELL AND B.P. TANZANIA
Limited.

[Signature]
Asst. Registrar of Titles

Stamp Duty Shs 1000/- Paid
and Revenue Receipt No. 27449008
of 11-04-2007 Issued

[Signature]
Registrar of Titles

[Signature]
19-3-2012

Certified True Copy

Assistant Registrar of Titles
Date 3-12-2007

Shivaling
29-3-2007



LEGEND

- Wire fence
- Wall fence
- Part road
- Cadastral survey Boundary
- Electricity supply
- Existing water supply
- Contour line
- Gas pipeline
- Oil pipeline
- Telephone line
- Proposed water supply route
- TANESCO Transformer
- Gate valve (Man)
- Area plot No
- Trees

NOTICE

THIS PLAN IS THE PROPERTY OF THE CONSULTANT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT.



SWA No. 10 9
In record of
KWA FEDERAL TRADING
NAMA - 11/1/1954
TYPE - MORTGAGE - 11/1/1954
Date

[Signature]

Asst. Registrar of Titles

Asst. Registrar of Titles

MORTGAGE

No. 202 Registered 6-10-1998

To TANZANIA INVESTMENT BANK LTD
SUMMER 2 MILLION

SHAMSERAD FDU 273
OW 1332012
at office *[Signature]*
Asst. Registrar of Titles

No. Registered

To

Asst. Registrar of Titles

CHANGE OF OWNERSHIP
SEC. 7

No. 3738 Registered 13-3-2012

To G. M. AND COMPANY (PZ)
LIMITED P.O. Box 7788

DAR-ES-SALAAM including
THELO 576 MTD

[Signature]

Asst. Registrar of Titles

Asst. Registrar of Titles

No. Registered

To

No. Registered

To

Asst. Registrar of Titles

Asst. Registrar of Titles