

TANZANIA

THE LAND ACT 1999  
(NO. 4 OF 1999)

**CERTIFICATE OF OCCUPANCY**

*(Under Section 29)*

Date of Issue:

Title Number: **172221**

Land Office Number: **744392**

Land: **PLOT NO. 1050 BLOCK '6' AT KEKO AREA IN TEMEKE MUNICIPALITY**

Term: **NINETY NINE 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 172221

LAND REGISTRY,  
P.O Box 1191,  
Dar es salaam.  
Date: 30 Apr, 2018

OIL COM (T) LIMITED  
P.O Box 20831  
DAR ES SALAAM  
Sir/Gentlemen/Madam,

RE: TITLE NO: 172221 LAND OFFICE NO: 744392  
PLOT NO. 1050 BLOCK 6 AT Keko

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: 359576 refers

TITLE No. 172221  
REGISTERED 24/4/2018  
AT 10:00 Am  
LAND REGISTRY  
TANGANYIKA  
Asst. Registrar of Titles

Land Form No. 22

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 12906/= Paid  
On Original Receipt Shs: 99001300526  
of: 28/02/2018  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY  
(Under Section 29)

Title No. 172221  
L.O. NO: 744392  
TMC/LD/KK/6/30313

The 18<sup>th</sup> day of April 2018.

THIS IS TO CERTIFY that OIL COM (T) LIMITED is a limited liability Company incorporated under Companies Act (Cap 212 ) and having its registered office in Dar es Salaam of P.O. BOX 20831, DAR ES SALAAM (hereinafter called "the Occupiers") are entitled to a 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 eighteen** 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 there-for or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2018 shall thereafter pay rent of **Shillings Two hundred fifty eight thousand three hundred thirty (TShs. 258,330/=)** 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 Occupiers 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 Occupiers' expenses as assessed by the Director responsible for Surveys and Mapping.

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 100/= Paid  
Receipt No: 99001300526  
of: 28/02/2018  
Stamp Duty Officer



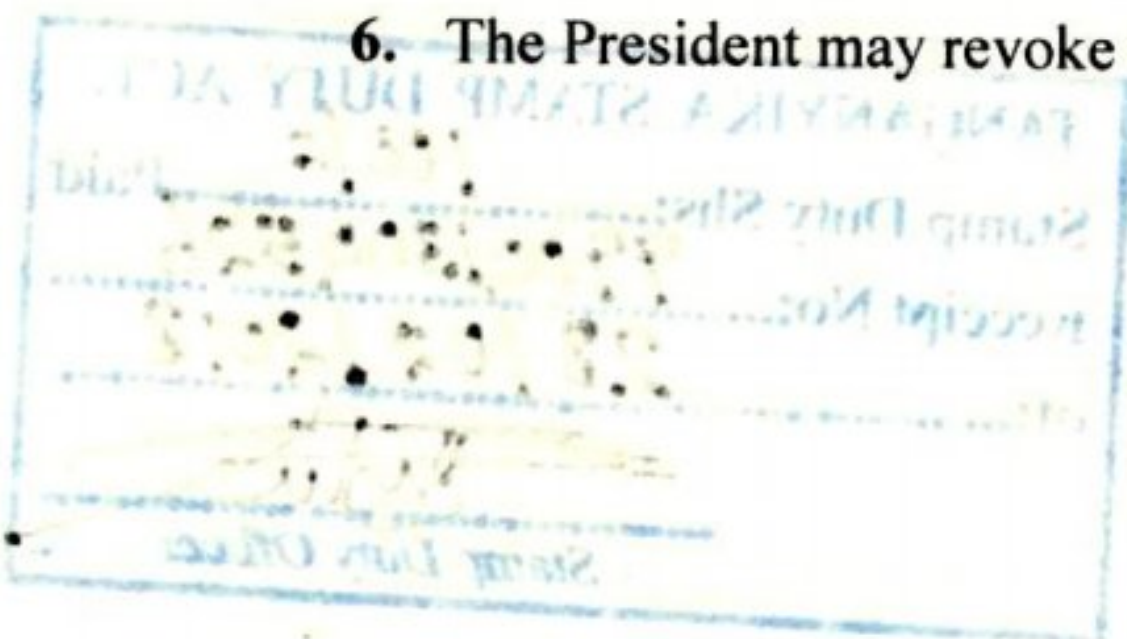
- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things, which may be required by the authorities responsible for environment and to achieve such objective.
- (iii) Building to be in permanent materials.
- (iv) Building plan to be submitted to the Temeke Municipal Council within six months from 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 commencement of the Right.
- (vii) Make and maintain on the land throughout the term adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the authority;
- (viii) Make and keep on the land rat-proof and carryout such measures as the Health officer for the Authority may require for the purpose;
- (ix) 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;

**3. USER:** The land and the buildings to be erected thereon shall be used for **SERVICE TRADE and STORAGE WARE HOUSES purposes only.** Use **Group 'M' Use Classes (a) (b) and (c) and Use Group 'L' Use Class (a)** as defined the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.


**4.** The Occupiers shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.

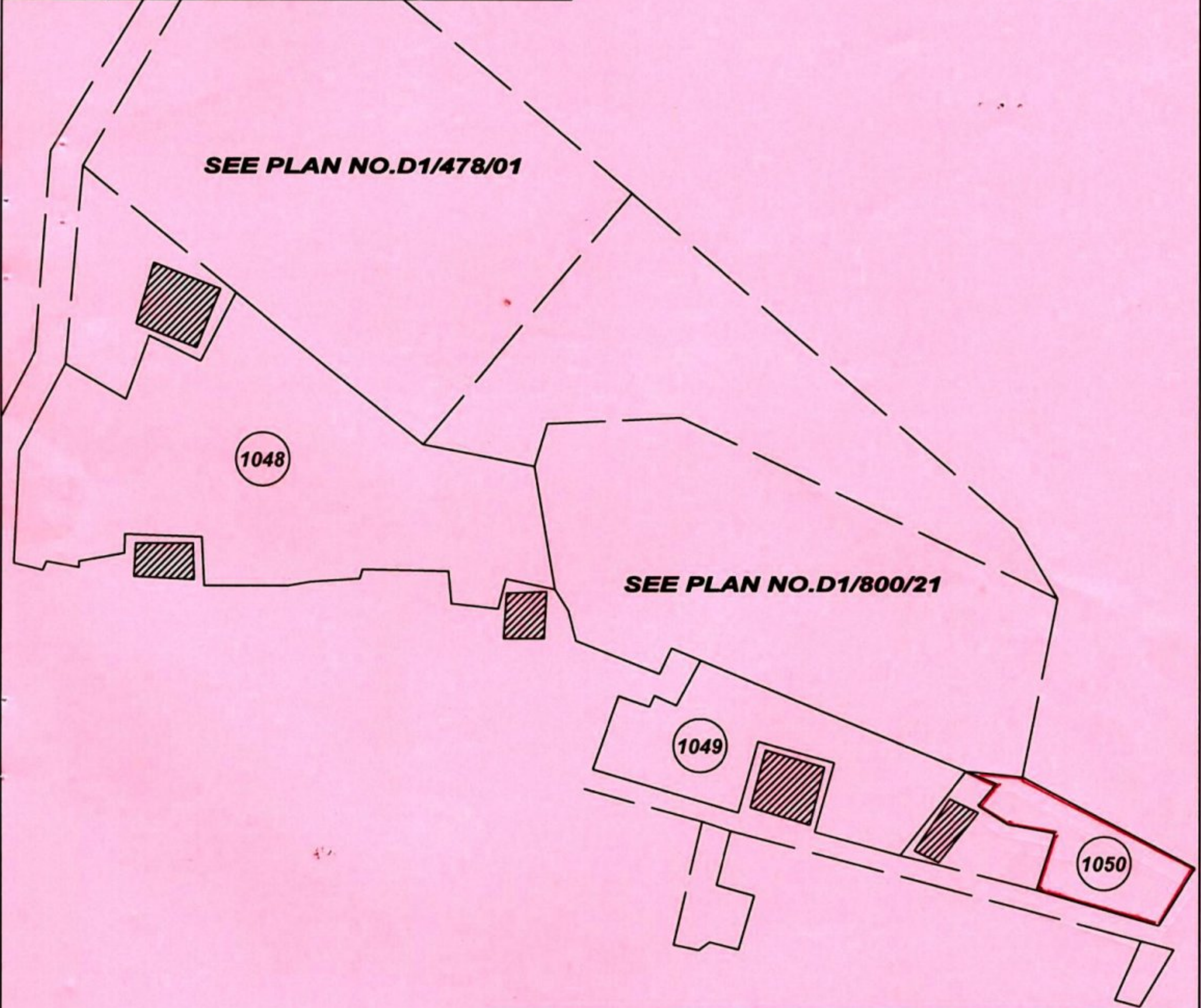
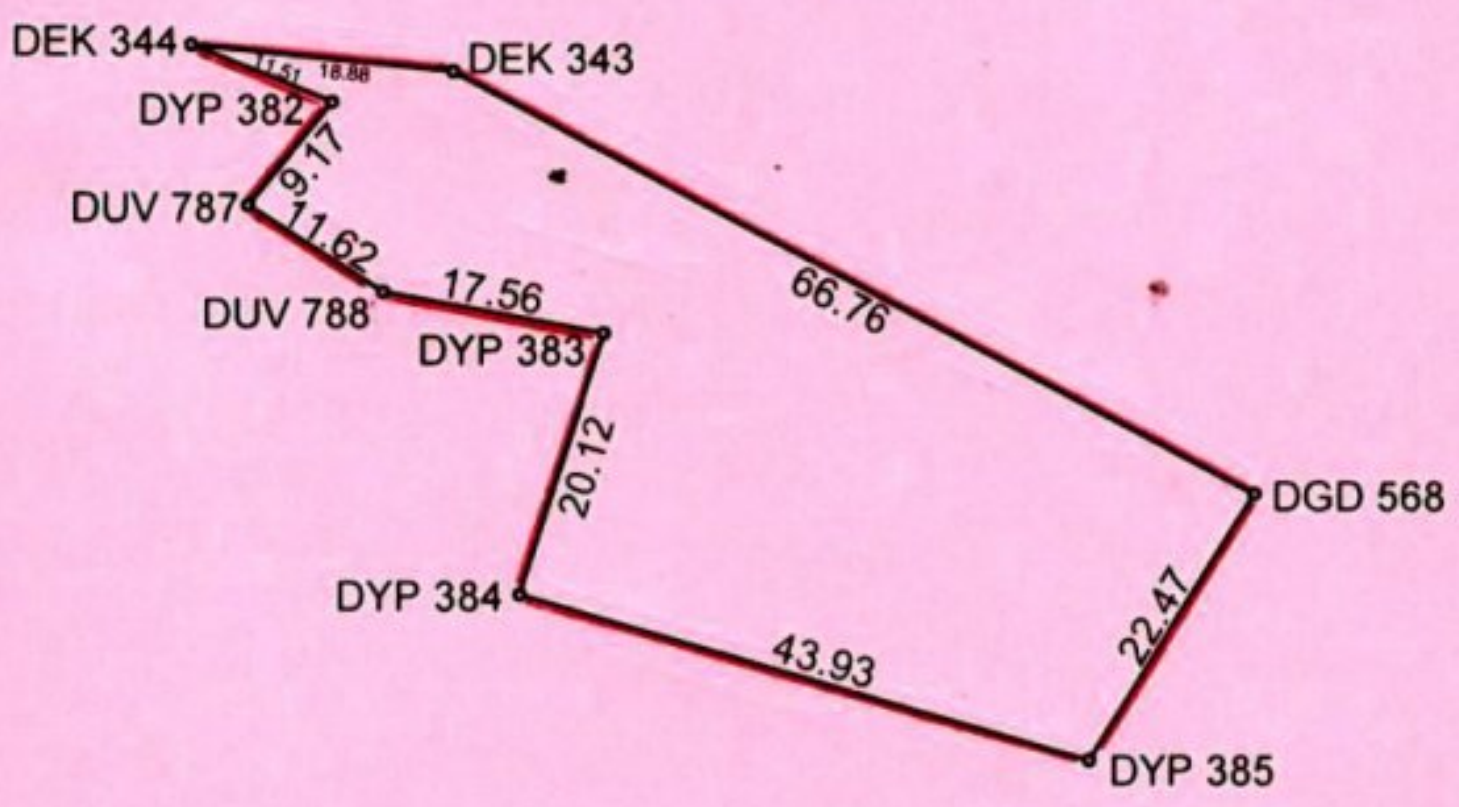
**5.** The Occupiers shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.

**6.** The President may revoke the Right for good cause or in Public interest.



# TEMEKE MUNICIPALITY

	LOCALITY.....	KEKO
	BLOCK.....	6
	PLOT NO.....	1050
	L.O.NO.....	744392
	AREA.....	1,635 SQM



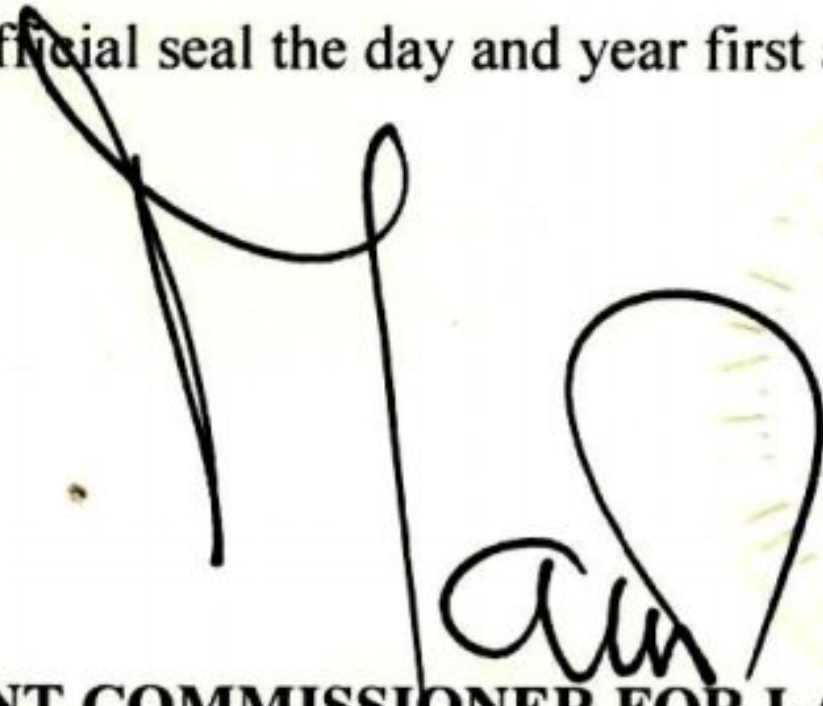
The plan prepared in accordance with the Registered Plan No: **94766**  
 is approved for purpose of the Land Registration Ordinance for  
 Director of Surveys and Mapping..... *[Signature]* Date **20/03/2018**  
 Ministry of Lands Human Settlements Development, Dar es Salaam

The Issue of this plan Implies no guarantee or admission of title by the Government.

**SCHEDULE**

**ALL** that land known as **Plot No.1050 Block '6'** situated at **Keko area Temeke Municipality** containing **One thousand six hundred thirty five (1,635) Square Metres** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **94766** deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

**GIVEN** under my hand and official seal the day and year first above written.



**ASSISTANT COMMISSIONER FOR LANDS**

**WE**, the within named **OIL COM (T) LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

**SEALED** with the **COMMON SEAL** of )  
the said **OIL COM (T) LIMITED** )  
and **DELIVERED** in our presence )  
this Sunday of April, 2018 )  
Signature: ..... )  
Postal address 20831 )  
DAR-ES-SALAAM )  
Qualification: DIRECTOR )  
Signature: [Signature] )  
Postal address 20831 )  
DAR-ES-SALAAM )  
Qualification: DIRECTOR )

