

TANZANIA

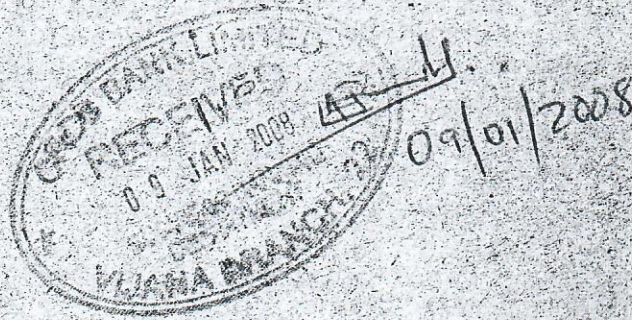
THE LAND ACT-1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 9 of the Land Ordinance)

(Under Section-29)



Date of Issue:

Title Number: 101761


Land Office Number: 271578.

Land: PLOT NO. 37 VIJIBWENI INDUSTRIAL AREA IN DAR ES SALAAM CITY.

Term: NINETY NINE YEARS.

TITLE NO. 101761
 REGISTERED 14-5-2007
 AT 1:00 PM
 Land Form 32.

[Signature]
 Senior Asst. Registrar of Titles



MWANYSIKA STAMP DUTY ACT
 Stamp Duty No. 100/=
 on original Receipt No. 037233
2-6-1993
 L.D. No. 164737. *[Signature]*

MWANYSIKA STAMP DUTY ACT
 Stamp Duty No. 1990/=
 on original Receipt No. 037233
2-6-1993
[Signature]

THE UNITED REPUBLIC OF TANZANIA
 CERTIFICATE OF OCCUPANCY
 (Section 9 of the Land Ordinance)

The 11th day of May Two thousand and seven.

TITLE NO. 101761

THIS IS TO CERTIFY that **B.F. TECHNICAL SERVICES AND GENERAL SUPPLIES LIMITED** a limited liability company incorporated under the Companies Ordinance (Cap.212) of P.O. Box 22768, **DAR ES SALAAM**, (hereinafter called "the Occupier") is 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 **April, One thousand nine hundred ninety three** according to the true intent and meaning of the Land Ordinance 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, 1993, shall thereafter pay rent of shillings **twenty two thousand (Tshs.22,000/=)** only a year in advance on the first day of July in every year of the term without any deduction **PROVIDED** that the rent may be revised by the Minister for the time being responsible for lands (hereinafter called "the Minister") on the first day of July in each of the years **2003, 2013, 2023, 2033, 2043, 2053, 2063, 2073 and 2083** or within three years thereafter in each case.

2. The Occupier shall:-
- (i) Erect on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and with conform to the building line (if any) decided by the **Temeke Municipal Council** (hereinafter called "the Authority");
 - (ii) By the **thirtieth day of September, 1993**; submit to the Authority such plans for the buildings, (including block plans showing the positions of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority; and are in accordance with the building conditions in sub-paragraph (i) above which said plans and specification shall be submitted in triplicate;
 - (iii) Within six months from the date of notification by the Authority or approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the Land in accordance with such plans and specifications;
 - (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the **thirty first day of March, 1996** ;

- (v) At all times during the term after the **thirty first day of March, 1996**; 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");
- (vi) Not erect or commence to erect on the land building except in accordance with building plans and specifications which shall have been first approved by the Authority as here in before provided;
- (vii) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to re-established at any time at the Occupier's expenses as assessed by the Director for Surveys and Mapping.

Approval of the plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupier's obligation under the condition of the Right and shall not imply waiver or modification of any condition in the Right.

3.-(i) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner.

to a single sub-letting of the whole of the land where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right;

- (ii) Occupation or use of the whole or any part of the land or building on it by any person other than the Occupier or her employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except a here in before provided the Commissioner shall have as absolute discretion to give or withhold consent under condition 3(i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2 (iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

5. The Occupier shall further:-

- (i) 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;
- (ii) 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 purposes;
- (iii) provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may required by the said Medical Officer of Health.

- (iv) fence the land with a good quality fencing, car parking spaces shall be provided as required by the authority;
 - (v) loading and unloading facilities shall be provided within the boundaries of the land.
6. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:
- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
 - (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
 - (iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoin, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.
7. **USER:** Only one main building together with the usual and necessary outbuildings shall be built on the land and the same shall be used for **Industrial** purposes only; Use Group 'N' use class (c) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
8. The President may revoke the Right for good cause and in public interest.

SCHEDULE

ALL that Land known as Plot No. 37 Vijibweni Industrial Area in Dar es Salaam City containing twelve thousand four hundred fifty (12450) ^{sqm} shown for identification only edged red on the plan attached to the Certificate and defined on the registered survey plan numbered 35518 deposited at the office of the Director for Surveys and Mapping at Dar es Salaam. **BLART.**

GIVEN under my hand and seal and by Order of the Minister the day and year first above written.


COMMISSIONER FOR LANDS

The within-named that **B.F. TECHNICAL SERVICES AND GENERAL SUPPLIES LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said)
B.F. TECHNICAL SERVICES AND GENERAL)
SUPPLIES LIMITED and DELIVERED in the)
presence of us this..... day of.....2007)

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

Postal Address: 22768)
D. SALAAM)

Qualification: DIRECTOR)

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

Postal Address: 75175 D, SALAAM)

Qualification: DIRECTOR)

LAND REGISTER DUBAI-SALAMAH
TRANSFER

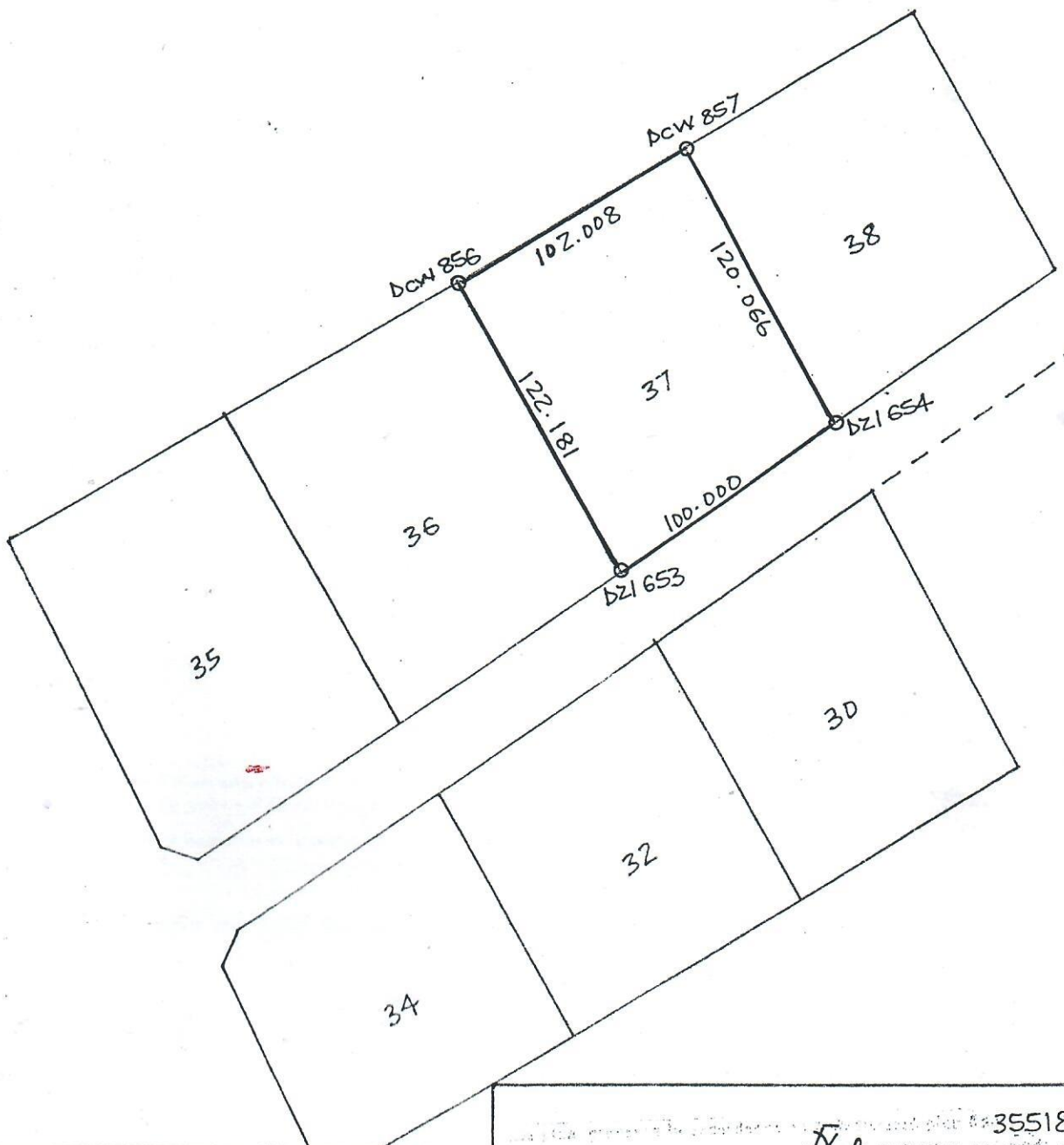
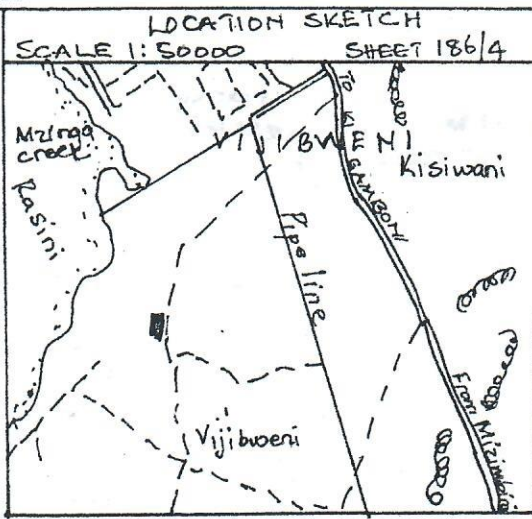
Filed Document no 114856
Date of Registration 26.07.07 time 1:00 P M
to WORLD OIL LIMITED of
Box 75175 D'SALAMAH.
Cm Lms of Tsh 50,000,000(2)

[Signature]
Sector Asst Registrar of Titles

DAR ES SALAAM CITY



VIJIBWENI
INDUSTRIAL AREA
—
37
271578
12450 SQM.



...

... 35518
... 7/5/2007
...
...

UUNGANO WA TANZANIA
 PUBLIC OF TANZANIA
 KAHADHI YA SERIKALI
 RECEIPT

27457897

TFN. 614 (Rev. 8.94)

1

2001-0803M

Shs.				Cts.	
8	5	4	5	5	0

MAKILI (Kwa maneno)
 Shilling (Words)

B.P. ~~TECHNOLOGY LTD~~
 Kiasi Amount
 854,550/-
 KWA SENTI And Cents
 2005/07
 Kituo—Station
 P/A 2005/07
 Plot no 37 (in hand) VIVIBWENI

MAKILI TASLIMU/HUNDI NAMBA
 Cheque No.

MPOKEAJI—Receiving Officer's

UUNGANO WA TANZANIA
 UNITED REPUBLIC OF TANZANIA
 KAHADHI YA SERIKALI
 RECEIPT

28507189

TFN. 614 (Rev. 8.94)

1

2001-090221

Shs.				Cts.	
6	0	3	0	0	0

MAKILI YA SHILINGI (Kwa maneno)
 Shilling (Words)

WORLD OIL
 Kiasi Amount
 60300/-
 KWA SENTI And Cents
 Sixty thousand three hundred only
 Kituo—Station
 PLOT 37
 VIVIBWENI AREA
 DSM CITY.

MAKILI YA TASLIMU/HUNDI NAMBA
 Cheque No.

MPOKEAJI—Receiving Officer's

CHEO—Title

TAREHE—Date

MINISTRY OF LANDS, HOUSING AND
 URBAN SETTLEMENT DEVELOPMENT
 23 APR 2007
 APPROVAL

MEHRI YA M...
E UNITED REPUBLIC OF TANZANIA
TAKABADHI YA M...
KCHEQUER...

9432 1

TFN. 614 (Rev. 8.94)

2001, 0 2074

MEKILA K...
ceived from

ILA YA SH...
Sum of Sh...

IA MALPO
Respect

IA FEDHA...
C/N/C

SHI YA...
...

...



S/M		C/c	
1	5	2	00

Two Hundred

T 100,650

Handwritten signature and date

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TFN. 614 (Rev. 8.94)



S/M		C/c	
1	5	0	50

Five

Handwritten signature and date

JAMHURI YA MUUNGANO WA TANZANIA
 THE UNITED REPUBLIC OF TANZANIA
 STAKABADHI YA SERIKALI
 EXCHEQUER RECEIPT

TFN. 614 (Rev. 8.94)

29427421

1

2001-090221

NIMEPOKEA KWA
 Received from

WORLD LTD

KIASI
 Amount

Shs.					Cts.
				5	000

JUMLA YA SHILINGI (Kwa maneno)
 The Sum of Shillings (Words)

Five thousand only

NA SENTI
 And Cents

KWA MALIPO YA
 In Respect of

Approval of plot 37

KWA FEDHA TASLIM/HUNDI NAMBA
 By Cash/Cheque No.

Cash

KITUO - Station

VITIBWENI IND. AREA
 DJM CITY

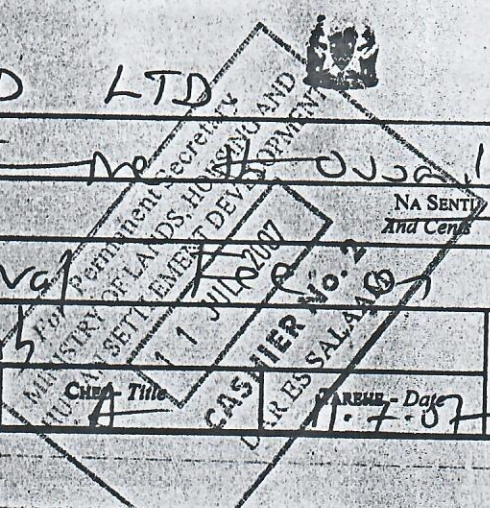
SAHIBI YA MPOKEAJI - Receiving Officer's
 Signature

[Signature]

CHEQUE - Title

TARİHE - Date

Govt. Press, Dar.



JAMHURI YA MUUNGANO WA TANZANIA
 THE UNITED REPUBLIC OF TANZANIA
 STAKABADHI YA SERIKALI
 EXCHEQUER RECEIPT

TFN. 614 (Rev. 8.94)

28509629

1

693-307

NIMEPOKEA KWA
 Received from

BF Techno Services Ltd

KIASI
 Amount

Shs.					Cts.
				6	000

JUMLA YA SHILINGI (Kwa maneno)
 The Sum of Shillings (Words)

Six thousand only

NA SENTI
 And Cents

KWA MALIPO YA
 In Respect of

DP 200 Vitibweni - Ngamboni

KWA FEDHA TASLIM/HUNDI NAMBA
 By Cash/Cheque No.

CASHIER No. 3
 ANDAK ES SALAM

KITUO - Station

DSM

SAHIBI YA MPOKEAJI - Receiving Officer's
 Signature

[Signature]

CHEQUE - Title

TARİHE - Date

Govt. Press, Dar.



JIAMUUNGANO WA TANZANIA
UNITED REPUBLIC OF TANZANIA
KABADHI YA SERIKALI
CHEQUER RECEIPT

TRF 014 (Rev 1994)

POKEA KWA
Issued from

YA SHILINGI KATA (MILINGO)
Sum of Shilling (Words)

MALITO YA
Issued of

MBEHA YANAYO (MILINGO)
Cash/ Cheque

HI YA MPOKEA (MILINGO)
Sum



[Handwritten signatures and scribbles]