

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT



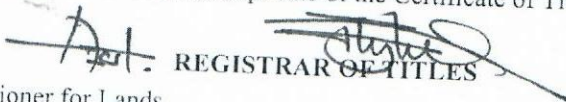
Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref. No. LR/T 161567

LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 23 May, 2017

ASAMOIL COMPANY LIMITED
P.O Box 15730
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 161567 LAND OFFICE NO: 741750
PLOT NO. 1508 BLOCK BB AT CHEKENI MWASONGA

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: 347261 refers

TITLE No. 161567
 REGISTERED 18-5-2017
 AT 01:00 PM



[Signature]
 Asst. Registrar of Titles

TANZANIA STAMP DUTY ACT
 Land Form No. 22
 Stamp Duty Shs: 100/= Paid
 Receipt No: 13881502
 of: 04-01-2017

[Signature]
 Stamp Duty Officer

TANZANIA STAMP DUTY ACT
 Stamp Duty Shs: 21,844/= Paid
 On Original Receipt Shs: 13881502
 of: 04-01-2017

[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY
 (Under Section 29)

Title No. 161567
 L.O. NO. 741750
 LD/TMC/CHMW/29309

The

10th

day of

May

Two thousand and ~~Sixteen~~ Sixteen.

THIS IS TO CERTIFY that ASAMOIL COMPANY LIMITED is a limited liability company incorporated under the Companies Act, 2002 and having its registered office in Dar es Salaam of P.O. BOX 15730, 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 **Sixty six years (66)** from the **first day of October, Two thousand and Sixteen** 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 Occupiers having paid rent up to the thirtieth day of June, 2017 shall thereafter pay rent of **four hundred thirty seven thousand and ninety one (TShs. 437,091/=)** 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.

- (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 plans 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 the approval of the plans.
 - (vi) Building to be completed within thirty six months from the commencement of the Right.
3. **USER:** The land and the buildings to be erected thereon shall be used for **Petrol Service Station** purposes only. **Use Group 'F' Use Class (a) and Use Group 'D' Use Class (a)** as defined in 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

LOCATION CHEKENI MWASONGA

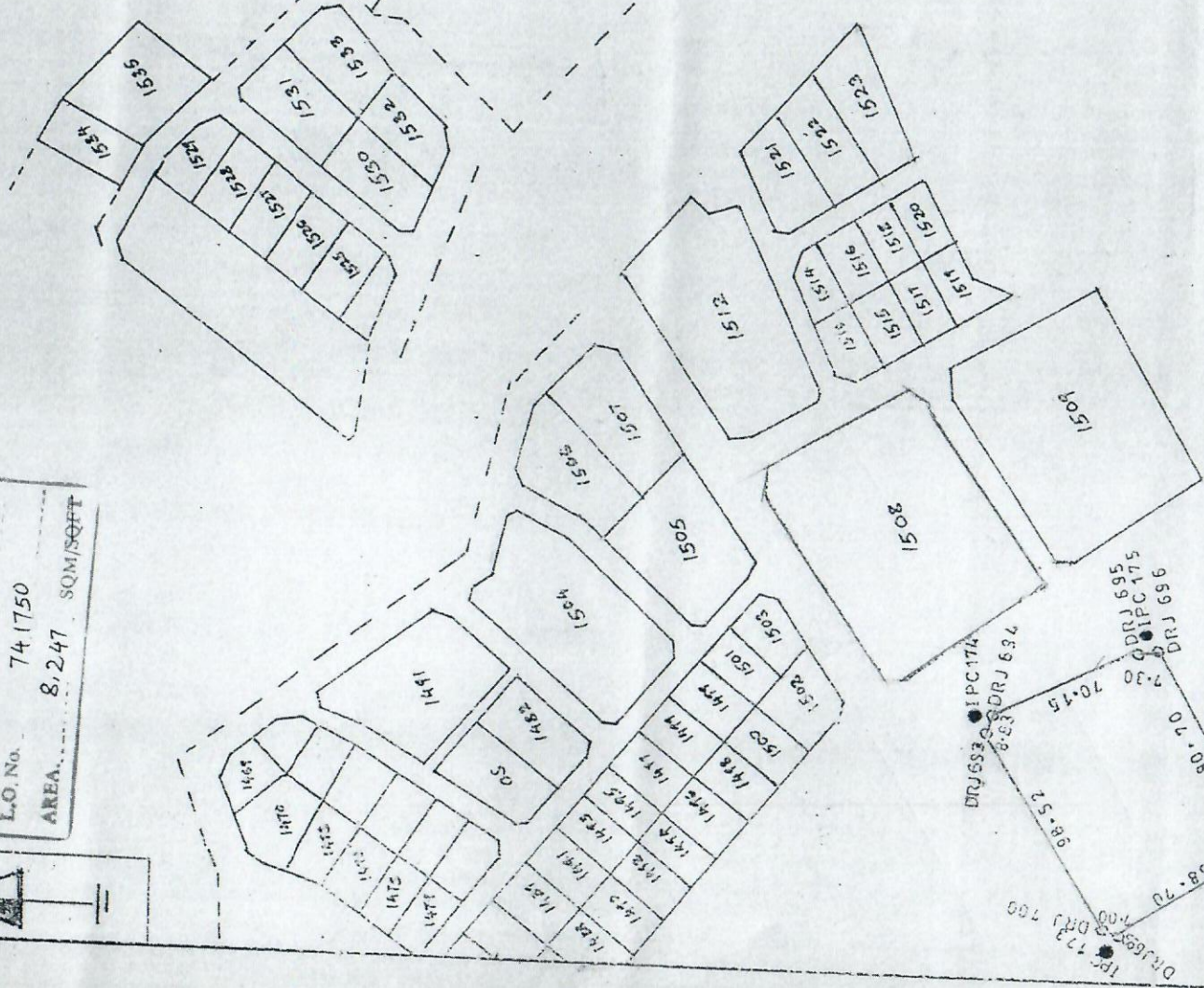
BLOCK 88

PLOT No. 1508

L.O.No. 74/1750

AREA 8,247 SQM/SQFT

N



The plan prepared in accordance with Registered Plan No. 81255 is approved for purpose of the Land Use Ordinance for Director of Surveys and Mapping, Ministry of Lands Human Settlements Development, Dar es Salaam

Signature
 Date: 14/12/17

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

SCHEDULE

ALL that land known as Plot No. 1508 Block 'BB' situated at Chekeni Mwasonga Area in Temeke Municipality containing eight thousand two hundred forty seven (8,247) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 81255 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

The, within named ASAMOIL COMPANY LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SEALED with the COMMON SEAL of the said)
ASAMOIL COMPANY LIMITED)
and DELIVERED)
in the presence of us this)
day of 2016.)

Signature:.....)

Postal address:.....)

TANZANIA)

Qualification:.....)

MANAGING DIRECTOR)

Signature:.....)

Postal address:.....)

TANZANIA)

Qualification:.....)

DIRECTOR)