


TITLE No. 18258 pwn
 REGISTERED ON: 22/08/23
 AT: 11:45 A.M.
 Senior Asst. Registrar of Titles



Land Form No. 22

THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 130738.8 Paid
 923179190441663
 On Original Receipt Shs:
 of: 18/07/23
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs: 100/- aid
 923179190441663
 Receipt No:
 of: 18/07/23
 Stamp Duty Officer

(Under Section 29)

Title No. 18258 pwn
 L. O. No. 1098551
 Ref. No. CHAL/LD/3233

The 22nd day of August Two thousand and twenty three.

THIS IS TO CERTIFY that STARLINK-GULF TRADING LIMITED a limited liability company incorporated under the Companies Act, No. 12 of 2002 and having its registered offices in Tanzania of P. O. Box 3056, DAR ES SALAAM (hereinafter called "the occupiers") are 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 (99) years from the first day of July, two thousand and twenty three according to the true intent and meaning of the Land Act and subject to the provisions thereof and to the 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, 2024 shall thereafter pay rent of shillings for two million six hundred fourteen thousand nine hundred seventy six only (T shs. 2,614,976/=), 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 to achieve such objective.

(iii) Building to be in permanent materials

(iv) Submit building plans to the **Chalinze District Council** within six months from the date of the commencement of the Right

(v) Begin construction within six months after approval of plans

(vi) Complete the buildings within thirty six months from the date of the commencement of the right

3. **USER:** The land and buildings to be erected thereon shall be used for **HEAVY INDUSTRY PURPOSES ONLY**, Use Group 'N' Use Classes (a) & (b) as defined in the Urban Planning Act No. 8 of 2007, (Use Groups and Classes) Regulations, 2018.

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

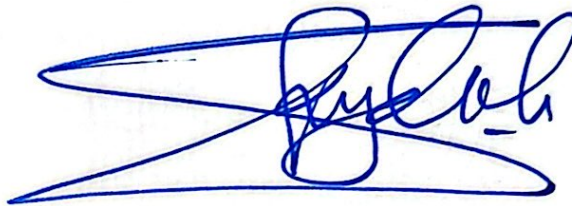
5. The occupiers shall deliver to the Commissioner for Lands notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and all dues prescribed in connection with the disposition.

6. The President may revoke the Right of Occupancy for good cause or in public interest

'SCHEDULE'

ALL that land known as Plot No. 3-5 Block 'B' situated at Diozile in Chalinze District Council containing eight one thousand seven hundred eighteen (81,718 m²) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the Registered Survey Plan Number 181420 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.



ASSISTANT COMMISSIONER FOR LANDS

I, the within named **STARLINK-GULF TRADING LIMITED** Hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

**SEALED with the COMMON SEAL of the said
STARLINK-GULF TRADING LIMITED and
DELIVERED in the presence of us**

This 31st day of July 2023.

Name: WILLIAM DONALD KIMARO

Signature: W. Kimaro

Postal Address: P.O. BOX 61135 DSM

Qualification: DIRECTOR

Name: ROBERT DONALD KIMARO

Signature: R. Kimaro

Postal Address: P. O BOX 61135 DSM

Qualification: DIRECTOR

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 18258

LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 24 Aug, 2023

STARLINK-GULF TRADING LIMITED
P.O Box 3056
DAR ES SALAAM
Sir/Gentlemen/Madam,

RE: TITLE NO: 18258 LAND OFFICE NO: 1098551
PLOT NO. 3-5 BLOCK B AT DIOZILE

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

Asst. Registrar of Titles
REGISTRAR OF TITLES

Copy to: Commisioner for Lands
Your LD File No: ld/pw/15837 refers