


TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)


Certified as True Copy of the Original
Florian Frances
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 29/02/2025

Certified True Copy of the Original
Sign:  Date: 10/12/20
RAYSON ELIJAH LUKA
Advocate, Notary Public & Commissioner
for Oaths

Date of Issue: _____
Title Number: **84770**

Land Office Number: 352048

Land: PLOT NO. 50/2 AT MABIBO AREA IN KINONDWI MUNICIPALITY

Term: **NINETY NINE YEARS**

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



LAND REGISTRY,
P.O.Box 1191,
Dar es Salaam
Date: 10/12/20 October, 2009

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:

Ref. No. LR/T 84770
MOUNT MERU PETROLEUM LTD
P. O. BOX 7094
ARUSHA

Sir/Gentlemen/Madam,

RE: TITLE NO: 84770 LAND OFFICE NO: 352048
PLOT NO.58/2 BLOCK MABIBO AREA DSM

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

Michael
ASST-REGISTRAR OF TITLES

Copy to: Commissioner for Lands
Your LD File No: 290835 refers


Certified as True Copy of the Original
Florian Frances
Advocate, Notary Public & Commissioner
for Oaths
Sign: *Florian*
Date: 24/02/25

Certified True Copy of the Original
Sign: *RE* Date: 10/12/20
RAYSON ELIJAH LUKA
Advocate, Notary Public & Commissioner
for Oaths

Certified as True Copy of the Original
Florian Frances
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: *[Signature]*
 Date: 24/02/2025

Land Form No. 22

84770
 RECEIVED 25.10.2009
 AF 1.00pm
[Signature]
 Registrar General of Titles

TANGANYIK STAMP DUTY ACT.
 Stamp 100/= Paid
 on 11.08.2009 No. 1187726891
 of 11.08.2009
[Signature]
 Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

TANGANYIK STAMP DUTY ACT.
 Stamp 28,115/= RECEIVED
 Receipt 11.08.2009 No. 1187726891
 of 11.08.2009
[Signature]
 Stamp Duty Officer

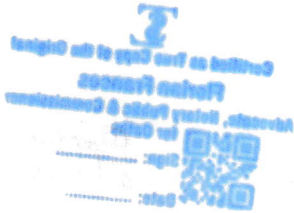
Title No: 84770.
 L.O. No. 352048
 KMC/LD/53619

The 02nd day of Oct. Two thousand and nine.

THIS IS TO CERTIFY that **MOUNT MERU PETROLEUM LIMITED OF P.O. Box 7094 ARUSHA** (hereinafter called "the Occupier") is 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** years from the **first day of July Two thousand and nine** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made hereunder and to any enactment in substitution thereof or amendment thereof and to the following special conditions:-

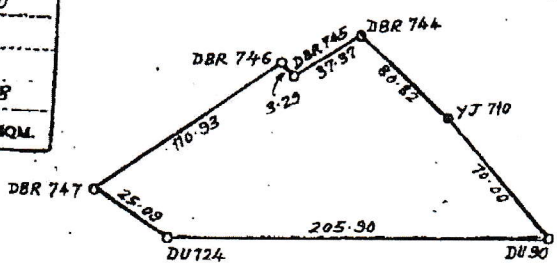
1. The Occupier having paid rent up to the thirtieth day of June, **2010** shall thereafter pay rent of shillings **five hundred sixty two thousand five hundred (Tshs. 562,500/=)** only a year in advance on the first day of July in every year of the term without reduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupier 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 Occupier's 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.

Certified True Copy of the Original
 Sign: *[Signature]* Date: 10/12/20
RAYSON ELIJAH LUKA
 Advocate, Notary Public & Commissioner
 for Oaths



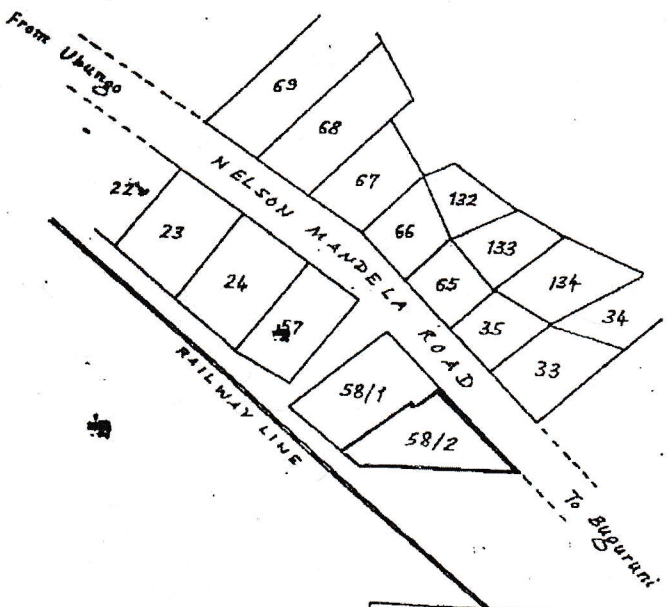
KINONDONI MUNICIPALITY.

LOCATION	MABISO
BLOCK	
PLOT No.	58/2
L.O. No.	352048
AREA	12500 SQM.




Certified as True Copy of the Original
Florian Frances
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: *[Signature]*
 Date: 24/02/2025

Certified True Copy of the Original
 Sign: *[Signature]* Date: 10/12/2024
RAYSON ELIJAH LUKA
 Advocate, Notary Public & Commissioner
 for Oaths



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

The Plan Prepared in accordance with Registered Plan No. 58303
 is approved for Purpose of the Land Registration Ordinance
 Municipal Land Surveyor *[Signature]* Date 27.8.2024
 Kinondoni Municipal Council Dar es Salaam

Certified True Copy of the Original
Sign.  Date: 10/12/20
RAYSON ELIJAH LUKA
Advocate, Notary Public & Commissioner
for Oaths

- (iii) Maintain on the land buildings (hereinafter called "the building's) in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the Kinondoni Municipal Council (hereinafter called "the Authority").
 - (iv) At all times during the term of the Right 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"
 - (v) Not erect or commence to erect on the land buildings except in accordance with building plans and specifications which shall have been first approved by the Authority;
 - (vi) Approval of 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 conditions of the Right and shall not imply waiver or modification of any condition in the Right.
3. **User:** The land and the existing buildings erected thereon shall be used for **Petrol Service purposes** only. Use Group 'F' use class (a) as defined in the Town and Country Planning (use classes) Regulations, 1960 as amended in 1993.
4. The Occupier(s) shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.
5. The Occupier 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 and in public interest.

Certified as True Copy of the Original
Florian Frances
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 24/10/2025

SCHEDULE

ALL that Land known as **Plot No. 58/2** situated at **Mabibo Area** in **Kinondoni Municipality** containing **twelve thousand five hundred (12500) square metres** shown for identification only **edged red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **58303** 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

Certified True Copy of the Original
 Sign. *[Signature]* Date. *10/12/2012*
RAYSON ELIJAH LUKA
 Advocate, Notary Public & Commissioner
 for Oaths

[Signature]
ASST. COMMISSIONER FOR LANDS

The within named **MOUNT MERU PETROLEUM LIMITED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the **COMMON SEAL** of the said)
MOUNT MERU PETROLEUM LIMITED and)
 DELIVERED in the presence of us)
 this day of 2009)

Certified as True Copy of the Original
Florian Frances
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: *[Signature]*
 Date: *24/12/2012*

Signature: *[Signature]*)
 Postal Address: *Box 7094, Arusha, TZ*)

Qualification: *Director*)

Signature: *[Signature]*)
 Postal Address: *P.O. Box 7094, Arusha, TZ*)

Qualification: *DIRECTOR*)

[Faint blue stamp]

Seal