



LAND REGISTRY,  
P.O.Box 1191,  
Dar es Salaam  
Date: <sup>26<sup>th</sup></sup> July, 2007

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

Ref. No. LR/T 102342  
ABDULKADIR HUSSEIN AHMED  
P. O. BOX 36443  
DAR ES SALAAM

Sir/Gentlemen/Madam,

RE: TITLE NO: 102342 LAND OFFICE NO: 282415  
PLOT NO.72 & 73 BLOCK VIJIBWENI INDUSTRIAL AREA

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

*ASSG.*  REGISTRAR OF TITLES

Copy to: Commissioner for Lands  
Your LD File No: 260828 refers


Date of Issue:

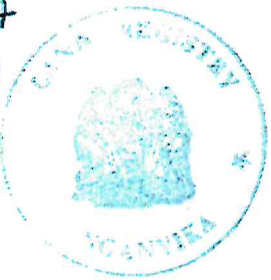
Title Number: 102342


Land Office Number: 282415


Land: PLOT NO. 72 & 73 VIJIBWENI INDUSTRIAL AREA IN DAR ES SALAAM CITY

Term: NINETY NINE YEARS

TITLE NO. 102342  
 REGISTERED 9-7-07  
 AT 1.00 Pm  
  
 Registrar of Titles



Land Form No. 22  
 Stamp Duty No. 100/-  
 Land Revenue District No. 28509106  
 25-4-07  


Stamp Duty No. 38,786/-  
 Land Revenue District No. 28509106  
 25-4-07  


THE UNITED REPUBLIC OF TANZANIA

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

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 102342  
 L.O.No. 282415.  
 L.D. No. TM/VIJ/14534.

The 29<sup>th</sup> day of June, Two thousand and seven.

THIS IS TO CERTIFY that **ABDULKADIR HUSSEIN AHMED** of P.O. Box 36443, **DAR ES SALAAM** (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 **April, Two thousand and seven** 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:-

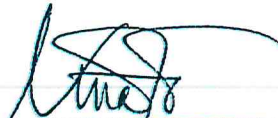
1. The Occupier having paid rent up to the thirtieth day of June, 2007, shall thereafter pay rent of shillings **seven hundred seventy five thousand nine hundred thirty five (Shs .775,935/=)** a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The 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.

- (iv) Submit building plans to the **Temeke Municipal Council** within six months from the date of the commencement of the Right.
  - (v) Building construction to begin within six months after approval of plans.
  - (vi) Building to be Complete within thirty six 36 months from the date of the commencement of the Right.
4. 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 purpose;
  - (iii) 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.
  - (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.
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5. 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 adjoins, 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.
3. **USER:** The land shall be used for **Industrial** purposes only. Use Group '**O**' use class **(a)** as defined in the Town and Country Planning (Use Classes) Regulations in 1960 as amended in 1993.
4. The Occupier 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.

**SCHEDULE**

**ALL** that land known as **Plot No. 72 and 73** situated at **Vijibweni Industrial Area in Dar es Salaam City** containing **one point seven two four (1.724) hactres** shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **45529** 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.

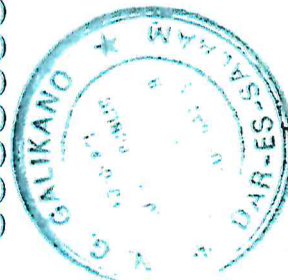


**COMMISSIONER FOR LANDS**

I, the within named **ABDULKADIR HUSSEIN AHMED** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

**SIGNED and DELIVERED** by the said )  
**ABDULKADIR HUSSEIN AHMED** )  
who is known to me personally/identified )  
to me by )  
the latter being known to me personally )  
in my presence this 21<sup>st</sup> day of JUNE )  
2007. )

(Witness's) )  
Signature: Molly )  
Postal address: P.O BOX 42521 )  
A' SAUTAM )  
Qualification: ADVOCATE )

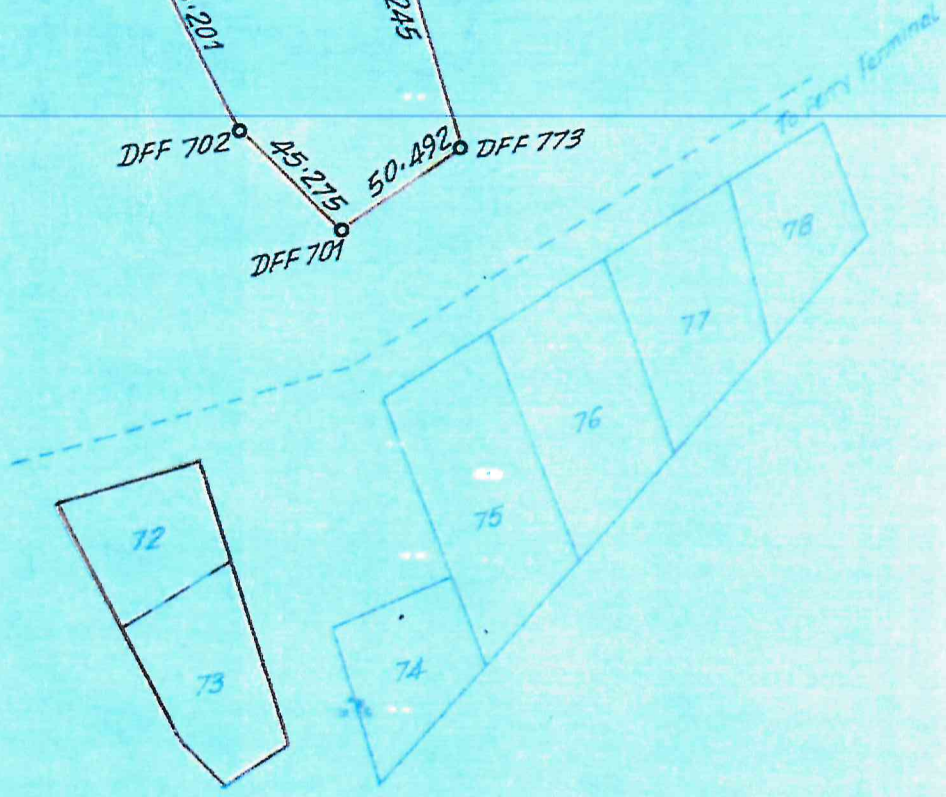
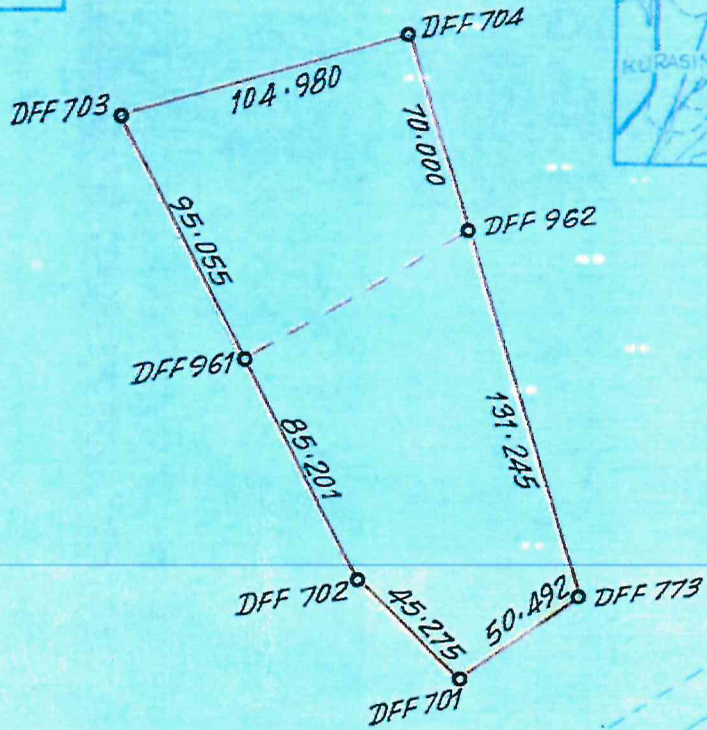
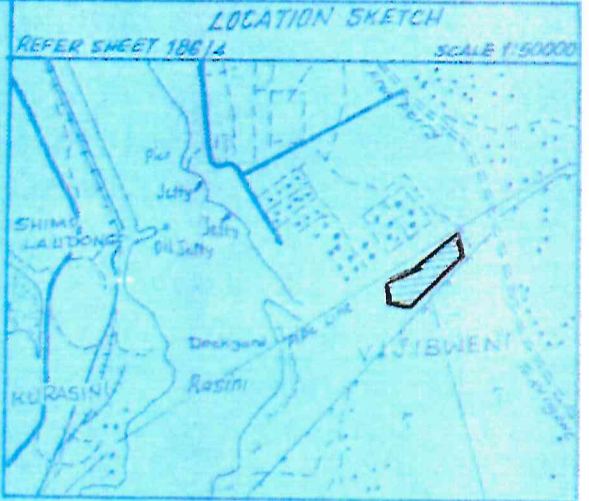


# DAR ES SALAAM CITY

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LOCATION VIJIBWENI INDUSTRIAL AREA  
 BLOCK —  
 PLOT No. 72, 73  
 L.O. No. 282415  
 AREA 1.724 HA



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

This plan, prepared in accordance with District Plan No. 45529, is approved for purposes of the Registration with the Director of Survey and Mapping, Dar es Salaam, on 4/6/2012.  
 Director of Lands, Housing and Urban Development, Dar es Salaam

*Handwritten signature: D. Kifanga*

TRANSFER

119329

Date of Registration 27-9-08 9:00 am

to LAKE OIL LIMITED of  
P.O BOX 5055 DARES SALAM  
(CONSIDERATION ISHS 20,000,000/-)

*[Signature]*

— Registrar of Titles