

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telephone No. 255734190399

OFFICE OF REGISTRAR OF TITLES,
SONGWE REGION,
P.O. BOX 327,
SONGWE.

Ref. No. LR/SNG/49832-MBYR

15th July 2024.

REGISTERED POST:

RE: THE LAND REGISTRATION ACT (CAP.334)

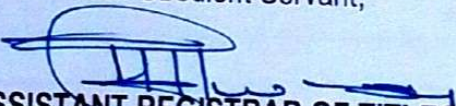
TRANSFER OF A P/O.

I have the honour to refer to your letter No. HR 61 dated 11-07-2024 with enclosures herein.

I forward herewith Title No. 49832-MBYR DEED to above mentioned having been registered on 11-9-2024 under FD No. 291-SNGR

Please acknowledge receipt of the enclosures hereto of the enclosures hereto.

I have the honour to be Sir,
Your Obedient Servant,


ASSISTANT REGISTRAR OF TITLES.

Enclosures: 1. Cf No 49832-MBYR
2. COPIES OF TRANSFER DEED.

To: KARAN PETROLEUM LIMITED
Box 113263 Dm

C.C:

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 49832-MBYLR

Land Office Number: 538113

Land: PLOT NO. 13 BLOCK "A" CHIMBUYA

Term: THIRTY THREE YEARS

TITLE NO: 49832-MBYLR
 REGISTERED 18-07-2019
 AT 11:00 AM
 Ass. Registrar of TDSs
 LAND REGISTRY
 TANGANYIKA

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 100/= Paid
 Land Form 99010921732
 and Revenue Receipt No. 14-05-2019
 Issued by: [Signature]
 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
 Stamp Duty Shs: 19900/= Paid
 on original Receipt No. 99010921732
 14-05-2019
 Issued by: [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. 49832-MBYLR
 L.O.NO. 538113
 L.D.NO MBZ/15595

The 12th day of July Two thousand and Nineteen

THIS IS TO CERTIFY that **SOKOINE GEORGE MWALINGO** of P.O. Box 3, **MBOZI**, Phone No: **0758380896** (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 **Thirty three** years from the first day of **April**, Two thousand and **Nineteen** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to thirtieth day of June 2019, shall thereafter pay rent of shillings **Two Million One Hundred Fifty Thousand Only (2,150,000/=)** 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.

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 expences 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 plan to be submitted to the **Mbozi District 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 completed within thirty six (36) months from the date of the commencement of the Right.
 - (vii) At all times during the term of the right have on the land buildings, bulky oil storage tanks and installations of any type, and maintain them in good order and repair to the satisfaction of the commissioner.
 - (viii) Not erect or commence to erect on the land buildings, bulk storage tanks and installations of any kind whatsoever except in accordance with building plans and specifications which shall have been first approved by the authority.
 - (ix) The occupier shall observe and comply with the regulations for the time being in force relating to the storage and sale of petrol and petroleum products and shall not do or offer to be done anything of noisy, anxious or offensive nature or anything which may be a nuisance or annoyance or cause damage, or disturbance to the owners or occupiers, adjoining, adjacent or neighboring.
3. **USER:** The land and building to be erected thereon shall be used for **PETROL SERVICE STATION** purposes only, **Use Group "F"** Use class (a) as defined in the Urban Planning (Use Groups and Use Classes) Regulations, 2018
 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 or in public interest.

MBOZI DISTRICT

INSET SHOWING DETAIL OF THE PLOT

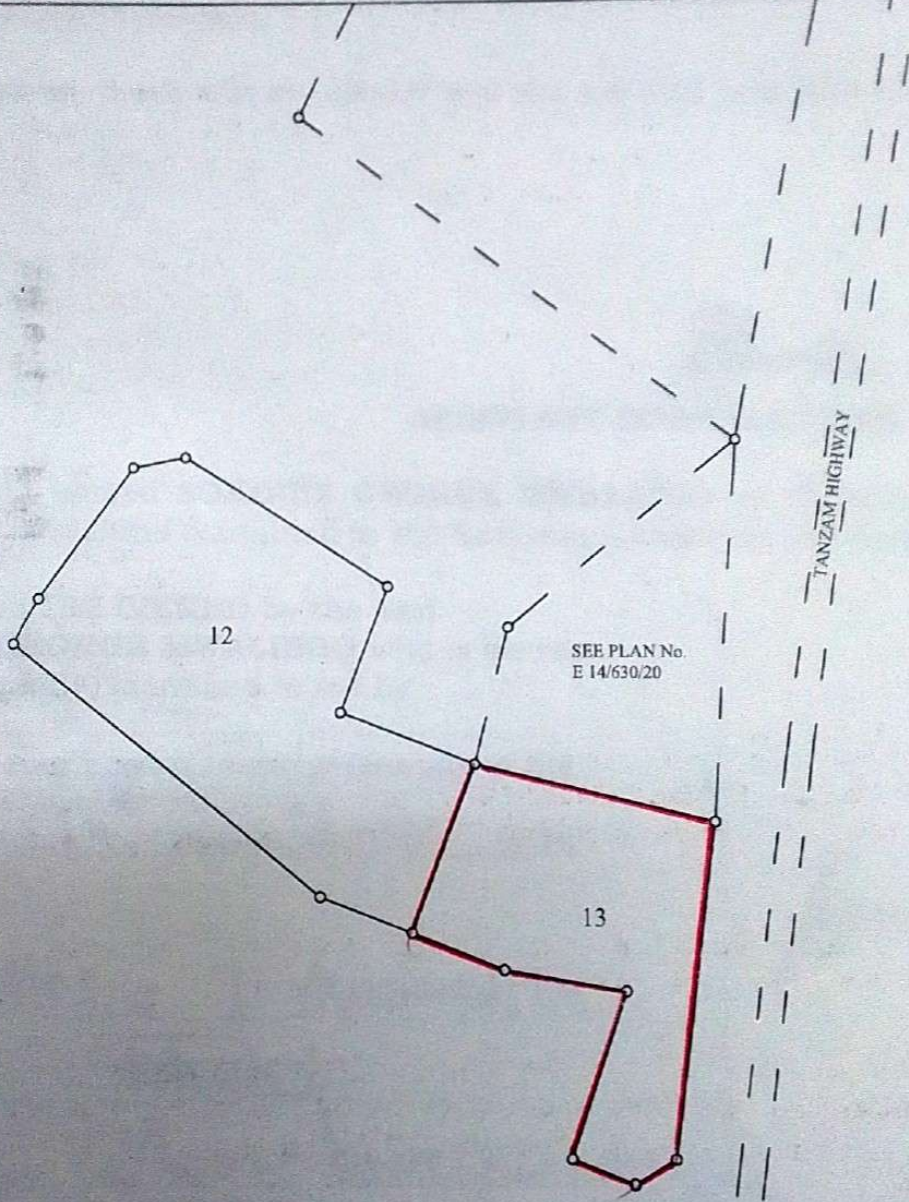
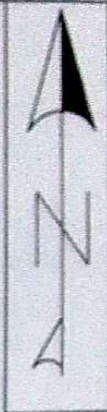
LOCATION..... CHIMBUYA

BLOCK NO:..... A

PLOT NO:..... 13

LO.NO:..... 538113

AREA..... 10236.....SQ.M



This plan prepared in accordance with Registered Plan No..... 105650
 is approved for purpose of the Land Registration Ordinance.
 For Director of Surveys and Mapping..... *[Signature]*.....Date *09/07/19*
 Ministry of Lands and Human Settlements Development, Dar es Salaam.

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

SCHEDULE

All that Land known as **Plot No. 13 Block "A"** situated at **CHIMBUYA-VWAWA URBAN AREA** containing **One thousand and two hundred thirty six (10,236) Square meters** shown for identification only edged **red** on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **105650** 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 **SOKOINE GEORGE MWALINGO** do HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and **DELIVERED** by the said **SOKOINE GEORGE MWALINGO** who is known to me personally/Identified to me by

The latter being known to me personally in my Presence this 10th day of JULY 2019

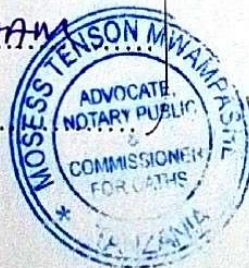
Witness

Name..... MOSESS T. MWAMPASHE


Signature.....

Postal Address:..... 5402 DAR ES SALAAM


Qualification:..... ADVOCATE



**LAND REGISTRY SONGOMU
MORTGAGE**

Filed Document No: 45 - SUG 12
Date of Registration: 12-17-2014 Time: 11:00A
To: ~~CDR~~ ~~Bank~~ ~~PLC~~
(To SECURE UNSPECIFIED AMOUNT)
AST. REG. IIII

Assistant Registrar of Titles

**LAND REGISTRY SONGOMU
TRANSFER**

Filed Document No: 291 - SUG 12
Date of Registration: 11-7-2014 Time: 11:00A
To: KAFAN PETROLEUM LIMITED
Box 118268 DSM
(CANE TSITE 4,050,000,000)

Assistant Registrar of Titles

**LAND REGISTRY SONGWE
MORTGAGE**

Filed Document No: 45 - SNGLR
Date of Registration: 18-09-2020 Time: 11:00AM
To: RBB BANK PLC
(To SECURE UNSPECIFIED AMOUNT)
AST. REG. [Signature]
Senior Asst. Registrar of Titles

**LAND REGISTRY SONGWE
TRANSFER**

Filed Document No: 291 - SNGLR
Date of Registration: 11-7-2021 Time: 11:00AM
To: KARAN PETROLEUM LIMITED
Box 113263 DSM
(CONC. TMS. 1,050,000,000/-)
[Signature]
Senior Asst. Registrar of Titles



THE LAND ACT, 1999
(No. 4 OF 1999)
DISCHARGE OF MORTGAGE
(Under Section 121)

C.T. NO. 49832-MBYLR
L.O. NO. 538113
L.D. NO. MBZ/15595

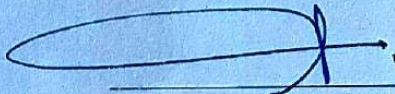
The CRDB Bank Plc of P.O. Box 268, Dar es Salaam being the owner of the Mortgage registered under FD. No. 45-SNGLR hereby DISCHARGES the said Mortgage. The said mortgage is hereby wholly discharged.

SEALED with the COMMON SEAL of the said
CRDB BANK PLC in the presence of us
this 10 day of 06 2024

Signature:

Postal Address:

Qualification:



P.O. BOX 268, DAR ES SALAAM

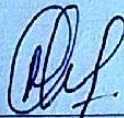
MANAGING DIRECTOR

Frederick Mshakandbo
Chief Financial Officer
CRDB BANK PLC.

Signature:

Postal Address:

Qualification:



P.O. BOX 268, DAR ES SALAAM

HEAD OF LEGAL SERVICES

Drawn by:


CRDB Bank PLC

P.O. Box 268

Dar es Salaam.

Classification: CRDB Public

FILED DOCUMENT No: 290-SN&LR
REGISTERED ON: 11-07-2024
AT: 11:00 A.M.



[Signature]
Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 3000/= Paid
Receipt No: 9911710129575
of: 11-07-2024

[Signature]
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 1500/= Paid
On Original Receipt Shs: 9911710129575
of: 11-07-2024

[Signature]
Stamp Duty Officer



THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(No. 4 of 1999)
TRANSFER OF A RIGHT OF OCCUPANCY
(Under Section 62)

C.T. No. 49832
PLOT No. 13
BLOCK "A"
Chimbuya Area
SONGWE.

IN CONSIDERATION of the sum of Tanzanian Shillings **One Billion and Fifty Million** (Tshs. 1,050,000,000/=) only, I, **SOKOINE GEORGE MWALINGO** of P. O. Box 3 Songwe **HEREBY TRANSFER** to **KARAN PETROLEUM LIMITED** of P. O. Box 113263 Dar Es Salaam the Right of Occupancy registered under the above C.T. Number.

SIGNED and **DELIVERED** at Dar Es Salaam)
by the said **SOKOINE GEORGE MWALINGO**)
who is known to me personally/identified to me)
by RAVILAL DEVI VEKALA)
----- the latter)
being known to me personally in my presence)
this **18th** day of **March, 2024**)



TRANSFEROR



Signature: 

Postal Address: P. O. Box 79385 **DAR ES SALAAM**

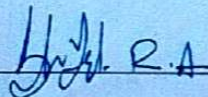
Qualification: **ADVOCATE**



SEALED with the common **SEAL**)
of the said **KARAN PETROLEUM LIMITED**)
and **DELIVERED** at Dar Es Salaam)
in our presence this **18th** day of **March, 2024**)




Name: **RAMIZ ALLAUDDIN SAIYAD**


Signature: 

Postal Address: P. O. Box 113263 **DAR ES SALAAM**

Qualification: **DIRECTOR**

LAURENT ELIAS MVALUBULU
AUTHORIZED LAND OFFICER
09-5-2024

Authorized Land Officer
Mbozi District Council

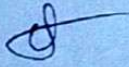
Name: **HARDIK MANISHKUMAR SHETH**

Signature: _____ 

Postal Address: P. O. Box 113263 DAR ES SALAAM

Qualification: **DIRECTOR/COMPANY SECRETARY**

DRAWN BY:

Coletha Jeremiah Chuma, 
Advocate,
K. J. C & CO. ADVOCATES
PLOT NO. 58 BLOCK "L"
CONGO/AMANI STREET
P. O. BOX 79385,
DAR ES SALAAM.

FILED DOCUMENT No: 291-SNCHP
REGISTERED ON: 11-07-2020
AT: 11:00 A M



[Signature]
Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 1000/- Paid
Receipt No: 9911770129892
of: 11-07-2020

[Signature]
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty Shs: 10,004,000/- Paid
On Original Receipt Shs: 9911770129892
of: 11-07-2020

[Signature]
Stamp Duty Officer