

TANZANIA

THE LAND ACT 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 102373

Land Office Number: 282416

Land: PLOT NO. 75 & 76 VIJIBWENI INDUSTRIAL AREA IN DAR ES SALAAM CITY

Term: NINETY NINE YEARS

TITLE NO.

102373

REGISTERED

18-7-07

AT

1.00 Pm



[Signature]

TANZANIA Land Form No. 22
 Stamp Duty Shs. 100/= ~~1000~~
 Receipt No. 28509125
 of 27-4-07
[Signature]
 Stamp Duty Officer

TANZANIA STAMP DUTY ACT
 Stamp Duty Shs. 70,325/= ~~1000~~
 Receipt No. 28509125
 of 27-4-07
[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. 102373

L.O. NO. 282416

LD/TM/VIJ/14536

The

14th

day of

July

2007.

THIS IS TO CERTIFY that MC SOMS INVESTMENT LIMITED a limited liability company incorporated in Tanzania under the Companies Act (Cap. 2002) and having its registered office in Dar es Salaam of P.O. BOX 4504, DAR ES SALAAM (hereinafter called "the Occupiers") 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 **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:-

5. The Occupier having paid rent up to the thirtieth day of June 2007, shall thereafter pay rent of **shillings one million four hundred and six thousand seven hundred (Tshs. 1,406,700/=)** 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.
6. 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 Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.

- (ii) Building to be in permanent materials.
- (iii) Building plans to be submitted to the **TEMEKE MUNICIPAL COUNCIL** within six months from the commencement of the Right.
- (iv) Building construction to begin within six months after the approval of the plans.
- (v) Building to be completed within thirty six months from the commencement of the Right.
- (vi) 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
- (vii) Make and keep all the buildings on the land rat-proof and carry out such measures as the Health Officer for the Authority may require for the purpose.
- (viii) Provide and maintain on the land ablution facilities and take and maintain such hygienic measures as may be required by the said Health Officer

3. **USER:** The land and the building to be erected thereon shall be used for **Industrial** purposes only. **Use Group 'O' 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.

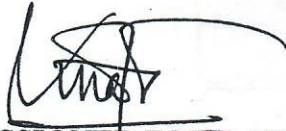
5. The Occupiers shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.

6. The President may revoke the Right for good cause or in Public interest.

SCHEDULE

ALL that land known as Plot No. 75 and 76 situated at Vijibweni Industrial Area in Dar es Salaam City containing three point one two six (1.126) 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

We, the within named MC SOMS INVESTMENT LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SEALED with the common SEAL of the said)
MC SOMS INVESTMENT LIMITED)
and DELIVERED in the presence of)
us this 10th day of JUNE 2007)
Signature..... *Alloy*)
Postal Address: P.O. Box 4504)
DAR ESSALAAAM)
Qualification: DIRECTOR)
Signature..... *[Signature]*)
Postal Address: P.O. Box 4504)
DAR ESSALAAAM)
Qualification: DIRECTOR)

119467
22.08.08 12:15 P

CASSAWORY BEACH APARTMENTS LIMITED
P.O. BOX. 20819. DAR-ES-SALAAM
(CONSIDERATION OF Tshs 15,000,000/-)
[Signature]

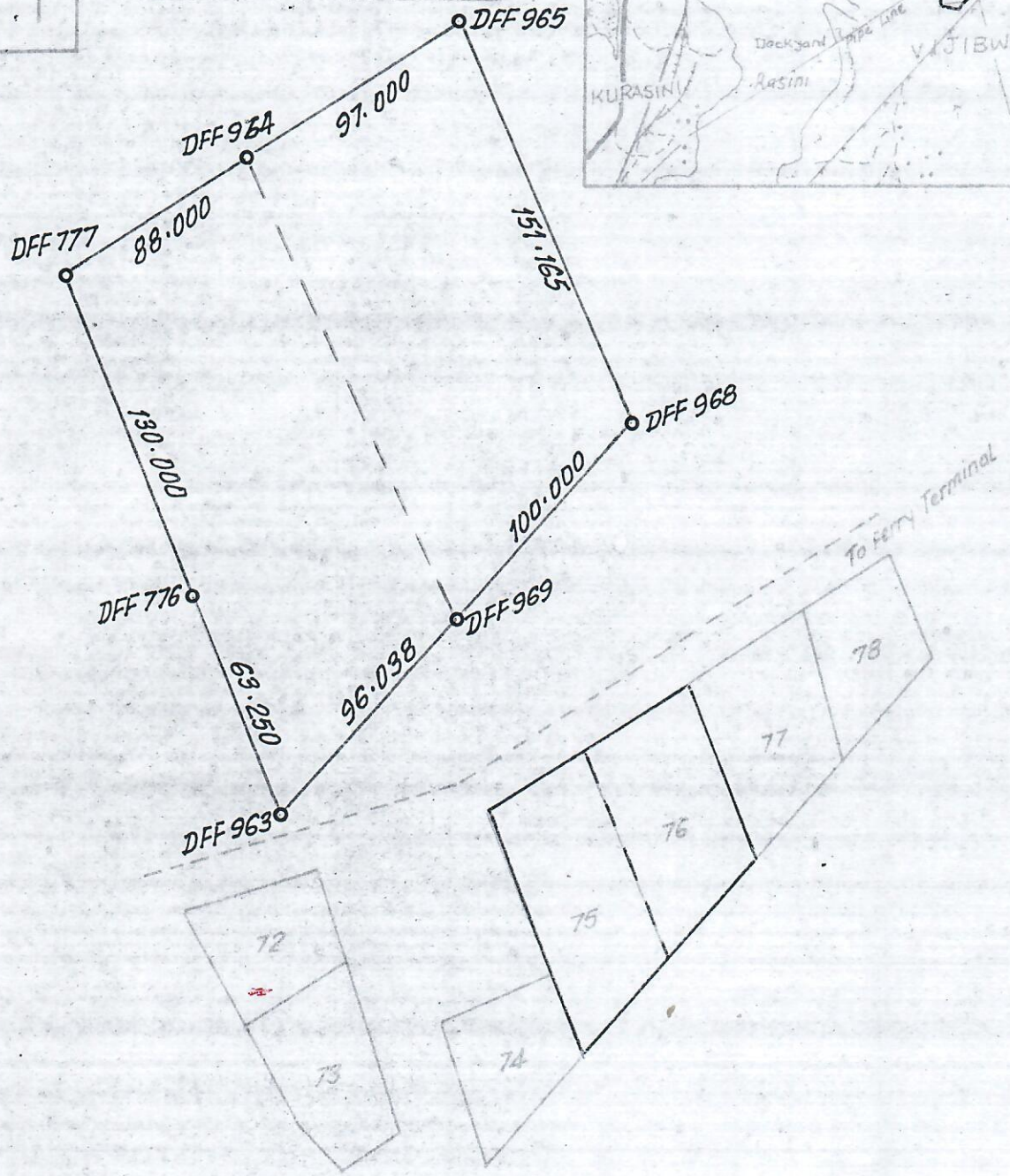
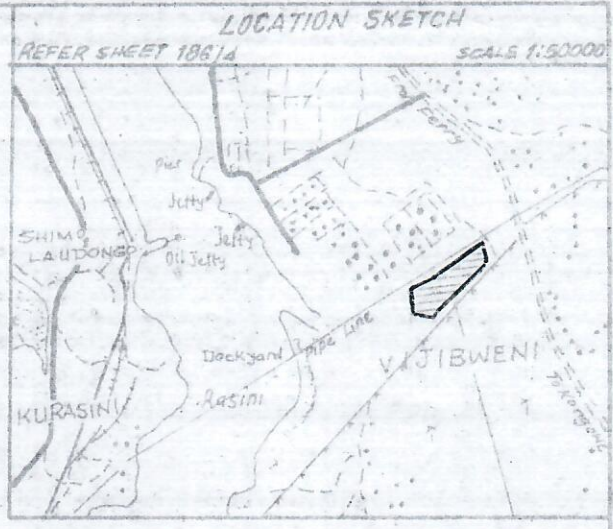
LAND REGISTRY DAR - ES - SALAAM
TRANSFER
Filed Document No. 199486
Date of Registration 12/06/2018 time 09:05 AM
TO JOSEPH ANTHONY GONCALVES
OF P.O BOX 4504, D'SALAAM
IN CONSI: OF TSHS 490,000,000/-
[Signature]
Senior Asst. Registrar of Titles

LAND REGISTRY DAR - ES - SALAAM
TRANSFER
Filed Document No. 204038
Date of Registration 4.11.19 time 9.49 P.
TO WORLD OIL TANZANIA LTD
OF P.O. BOX 75175 DAR ES SALAAM
Cons. Tsh. USD. 1500,000/-
[Signature]
Senior Asst. Registrar of Titles

DAR ES SALAAM CITY



LOCATION **VIJIBWENI INDUSTRIAL AREA**
 BLOCK _____
 PLOT No. **75, 76**
 L.O. No. **282416**
 AREA **3.126 HA** SQ. MET. SQ.



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

15529
Rifanga
 4/6/2007