

13950-MBYLR
27-8-2009
THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)

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THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY
(Under Section 29)

TITLE NO. 13950-MBYLR
L.O. NO. 361546
L.D. NO. NTC/10785

The 8th day of September, Two thousand and nine

THIS IS TO CERTIFY that NJOMBE FILLING STATION COMPANY a limited liability Company incorporated under the companies ordinance (Cap 212) of P.O. BOX 411, NJOMBE (hereinafter called the occupiers) are entitled to a Right of Occupancy (hereinafter called the right) in and over the land described in the schedule hereto (herein after called "the land") for a term of Thirty Three 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 conditions made thereunder and to any conditions or substitution thereof or amendment thereof and to the following special conditions:-

1. The occupiers having paid rent up to the thirtieth day of June 2010 shall thereafter pay rent of Shillings Forty Eight Thousand (Tshs 48,000/=) 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.
2. The occupiers shall:-
 - i. Be responsible for the protection of all beacons on the land throughout 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 as True Copy of the Original
Marther M. Mohamud
Advocate, Notary Public
& Commissioner for Oaths
Date: 3/4/25 Sign: [Signature]

Certified as True Copy of the Original
Tumalo Julius Mmazi
Advocate, Notary Public & Commissioner
for Oaths
Date: 6/8/2009

- iii. Building to be in permanent materials.
 - iv. Building plans to be submitted to the Njombe Town Council within six months from the commencement of the right.
 - v. Building construction to begin within six months after approval of the plans.
 - vi. Building to be completed within thirty six (36) months from the commencement of the right.
 - vii. Not erect or commence to erect on the Land any building except in accordance with building plan and specification which shall have been approved by the Authority.
 - (viii) At all times during the term of the Right have on the land buildings, bulky oil storage tanks and installations of the type and specifications hereinafter referred to and to and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner").
 - (ix) 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.
 - (x) 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 any thing 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 or adjoining, adjacent or neighboring.
- 3 **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for **Petrol Service Station** purposes only. Use Group 'F' use classes (a) as defined in the Town and Country Planning (Use Classes) Regulations, 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.



Certified as True Copy of the Original

Tumaini Julius Mmani

Advocate, Notary Public & Commissioner

for Duty



Signature

Date: 06/02/2024

Handwritten notes and a diamond-shaped diagram on a lined page. The diagram is a diamond shape with a vertical line through its center. There are some illegible handwritten notes and a signature at the top right of the page.

1st 2111
Sign: *[Signature]*
Date: 6/1/2024

SCHEDULE

Land known as Plot No. 315, 317 and 319 Block Z' in Njombe Urban Area containing **Three Thousand One Hundred Ninety Three Square Metres (3193 SQM)** shown in identification only edged red on the plan attached to this certificate and defined on the numbered survey plan numbered **54152** deposited at the office of the Director for Survey and Mapping at Dar es Salaam,

is hereby made by my hand and official seal the day year first above written.

R. J. A.

AGRI. COMMISSIONER FOR LANDS.

NJOMBE FILLING STATION COMPANY the within named hereby accept the terms and conditions contained in the foregoing certificate of occupancy;

Witnessed at _____ with the common seal of the said
NJOMBE FILLING STATION COMPANY and
_____ in the presence of us
_____ day of _____ 2009

Timotius MUYUKHA

Prof. 4.11 NJOMBE
MANAGING DIRECTOR
Prof. 4.11 NJOMBE
DIRECTOR

Certified as True Copy of the Original
Marther M. Mohamed
Deputy Director
& Commissioner for O/S
Date: *3/12/09* Sign: *[Signature]*

Exhibited as True Copy of the Original
Timotius MUYUKHA
Advocate, Notary Public & Commissioner
for O/S
Date: *6/6/09*