



JAMHURI YA MUUNGANO WA TANZANIA
OFISI YA RAIS
TAWALA ZA MIKOA NA SERIKALI ZA MITAA

HALMASHAURI YA WILAYA KARATU



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S. L. P. 190,
Karatu,
Arusha.
10/2/2021

KUMB. KAR/LD/1843/7

Opulent Parks Ltd,
P.O.Box 78744,
Dar Es Salam.
Tanzania.

RE: FARM NUMBER 1374 KILIMAMOJA VILLAGE OF KARATU DISTRICT


The heading above refers.

1. We acknowledge reception of your letter to the District Executive Director, Karatu District Council, Dated 10th February 2021 bearing the above title.
2. As per the itemized matters of both you and TIC's interests; I hereby assure you that the farm with title Number 17163, LOT ID NUMBER 611133 is free from any ownership obstacles save for other information that may be registered by the Registrar of Title and not reported to our Office, and therefore need to go further step for searching over such other information that may be needed by your esteemed office. Basing on our records, and knowledge as nearer supervisors of land in our district,
 - i. The title over the fore said farm is at our District level recognized to be free save for the Land Rents unpaid which is as well under payments Schedule agreement between the occupier and the Government, and Occupier is maintaining our terms on in lamp sum payments expected to end early in April 2021; and the legal dispute available is between the Occupiers and the COMMISSIONER FOR LANDS/AUTHORISED OFFICER over Land Rents Payments that has been not settled by the Occupiers, whereby parties have so far based on payments agreements entered between them, scheduled how to end the dispute.
 - ii. Further, no any expropriation, encroachment and any kind of disposition whatever, his reported and interested to have been in move by the owner, the property's boundaries are kept by the

occupier and has not ever reported any problems over it, nor have neighbors reported and or complained over the property anyhow.

3. Basing on such facts, we believe to have responded to your four matters of your interests you intended to know. You are advised further to make an official search and site visit for further and better particulars.

Should you need further and quick service to facilitate your matters, please do not hesitate to contact us.



Rushagama, F. M.
(Authorized Officer)

For: District Executive Director
KARATU.

Copy:-

1. District Executive Director - For Perusal
2. Njake Hotel and Lodges Ltd,
P.O.BOX 13745,
ARUSHA.

LAND REGISTRY
APPLICATION FOR OFFICIAL SEARCH

TO: The Assistant Registrar of Titles
Box 3194

TITLE NO. **17163**

ARUSHA.

I/ WE NJAKE HOTEL AND LODGES LTD

Hereby request you to search the register in respect of the above Title and to advise me/us on the subsisting entries.

TShs. **40,000/=** Search fee is enclosed from: : **NJAKE HOTEL AND LODGES LTD**
P. O. Box 13745
Arusha .

Date: **08/02/2021**

For Official Use

E.R.V. No **921039032115539** of **08/02/2021** issued shs. **40,000/=** Search No. **96/2021**

OFFICIAL SEARCH

The following is a summary of the subsisting entries on project property:-

District: **Karatu District** Title No: **17163**

Place, **Kilimamoja Village, Karatu District**

Description: **L.O. No 178708 Farm no. 1374** Situated at **Kilimamoja Village, Karatu District**

Area: **4.476 Hectares.**

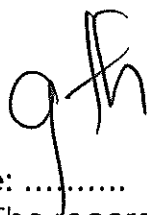
Term: **99 years: from: 1st April , 2003**

Rent. **75,000/=** per annum (Subject to Act to Revision)

Reservation: **Condition as contained in the Certificate of Occupancy**

OWNER: NJAKE HOTELS AND LODGES LIMITED OF P.O.BOX 13745 Arusha .

Encumbrances: **Mortgage to : KCB BANK TANZANIA LIMITED** Registered on **16/05/2018** under field document No. **48948** to secure Tsh. **3,033,855,000/=**.




JULIANA NGONYANI
SENIOR. REGISTRAR OF TITLES
ARUSHA.

Date: **February, 2021**

NB: The records shown on the official Search does not guarantee as to the genuineness of the Certificate of Title, if you intend to do any transaction you are advice to submit the Certificate of Title before the office of the Assistant Registrar of Titles for authenticity