



Opulent Parks Limited
P O Box 78744
Dar es Salaam
Tanzania

The Executive Director

Tanzania Investment Centre (TIC)
No. 9A & B Shaaban Roberts Street
P. O. Box 938
Dar es Salaam
Tanzania

Date: 3rd August 2022

Our reference: OPL/TIC/OO2

Dear Sir,

Re: Changes Required to TIC Certificate of Incentives 02245389 Opulent Parks Limited.

It is with great pleasure that we write to inform you that Opulent Parks Limited has decided to increase its investment in the Tourism Sector of Tanzania from one safari park lodge to five lodges in the Northern Circuit. The increase in investment is from US\$ 890,000 to US\$ 5,005,000.

Initial application.

Our initial application to TIC was for the establishment of one site overlooking Lake Manyara in Kilimamoja, Karatu District over two plots for which we have TIC approval together with the Certificate of Incentives, mainly:

1. Plot numbers 1374 Kilimamoja Village, Karatu District, Tanzania measuring 4.476 Hectares under Site Plan Number 36164, LO Number 178708, CT Number 17163 dated 20th June 2003.
2. Parcel of land at 58 Karam, Manyara View Point, Kilimamoja, Tanzania Measuring 15795 square meters bearing L.O. number 1838080 and 1.0 Number 1229910

The initial project cost for the current site was US\$ 0.89 m which now stands at US\$ 1.285 m

Additional 4 sites.

Opulent has successfully acquired the following four additional sites:

1. Serengeti - Opulent has secured the site known as Kopjes 2 Site within Serengeti Safari Park, a 500 acre site, from Tanzania National Parks Authority (TANAPA) located in the heart of Serengeti to develop a 20 room (40 beds) luxury permanent safari lodge at a cost of US\$ 1.19 m (A for letter of offer from TANAPA is attached).
2. Karatu - Opulent has secured a 14.13 acre over two plots, Plot No 1 Tloma, Title No. 23067 and Plot No 7 Tloma, Title No. 27192. The site located in Karatu 500m from the Ngorongoro Safari Park for the development a 35 room safari lodge at a cost of US\$ 1.35m (Contract for the purchase of the property is attached).
3. Tarangire – Opulent has secured a 49.427 acre site within the WMA at an area known as Oridoy

within the BURUNGE WMA on the shores of Lake Burunge from The Board of Trustees Of Jumuiya Ya Hifadhi Wanyamapori Burunge to develop a 10 room luxury permanent safari lodge at a cost of US\$ 0.59m (Agreement for site allocation is attached).

4. Tarangire – Opulent has secured a 40.31 acre site within the WMA at an area known as Kigongoni-Kakoi within the BURUNGE WMA from The Board of Trustees Of Jumuiya Ya Hifadhi Wanyamapori Burunge to develop a 10 room luxury permanent safari lodge at a cost of US\$ 0.59 m (Agreement for site allocation is attached).

Please find enclosed with this covering letter the following documentation and information required for the amendment to the TIC Certificate of Incentives:

- 1) Business plan with financial details
- 2) Original Certificate of Incentives
- 3) **Current Site** - Updated progress report on project on Plot numbers 1374 Kilimamoja Village, Karatu District, Tanzania
- 4) **Karatu Site** - Contract for the purchase of the property
- 5) **Serengeti Site** - A for letter of offer from TANAPA is attached
- 6) **Tarangire Oridoy Site** – Agreement for site allocation is attached
- 7) **Tarangire Kigongoni-Kakoi Site** – Agreement for site allocation is attached

We request the following amendment to the TIC Certificate of Incentives for your consideration:

In addition to the existing sites, we request you to add the following sites:

- 1) **Karatu Site** - Plot No. 7, Tloma Karatu District Council AND
Plot No. 1, Tloma Karatu District Council
- 2) **Serengeti Site** - Kopjes 2 Site within Serengeti Safari Park
- 3) **Tarangire Oridoy Site**- Oridoy within the BURUNGE WMA
- 4) **Tarangire Kigongoni-Kakoi Site** - Kigongoni-Kakoi within the BURUNGE WMA

Under the financials, we request you to make the following changes:

- 1) Investment Cost: **Foreign (M\$)** 2.4 **Local (M\$)** 2.605 **Total (M\$)** 5.005
- 2) Project Financing: **Equity (M\$)** 3.855 **Loans (M\$)** 1.15 **Total (M\$)** 5.005
- 3) Assets to be Invested: **Foreign (M\$)** 2.4 **Local (M\$)** 2.605 **Total (M\$)** 5.005
- 4) Operative Date: **31 December 2025**

If you require any further details kindly contact:

Mr. Ayazali Jivraj +255772 786 786 email: alijivraj@aol.com

Mr. Karim Kanji +255 773 550020 email: karim@opulenthotelgroup.com

We thank you for all your advice and assistance. Your earliest consideration will be greatly appreciated so that we are able to implement the projects in in a timely matter.

Yours faithfully,



OPULENT PARKS LIMITED
P. O. BOX 78744
DAR ES SALAAM

Ayaz ali Jivraj MBA,BSc(Hons),MCABEng.
Chairman (Opulent Parks Limited)