

TANGANYIKA

The Land Registration Ordinance (Cap. 334 of the Laws)



CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY
(ISSUED UNDER SECTION 83)

Certified true copy of

This is to certify that the annexed Certificate of Occupancy dated

the **Second** day of **May**, 1941

is registered in the Land Registry under Title No. **37583/1**

Copies of the subsisting entries in the register are within

Dated the **Twenty-first** day of **June** 20.18

[Signature]
Asst. Registrar of Title

Title No. **37583/1**

Description of registered land.

All those two pieces or parcel of land known as Farm No. 122b & 123/1 situated between the Kigeri and Usa River (E.P. Lot No. 408 Farms No. 122b and 123 in the District of Arusha containing together approximately Forty (40) Acres as delineated and edged red on the Survey Division Plan No. E6 9/1200 annexed to the enclosed Crown Grant.

SUBJECT: to the Conditions contained in the Certified true copy

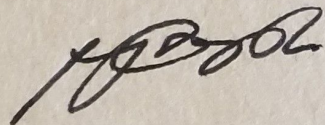
of Certificate of Occupancy attached hereto.

SUBJECT: to Section 89 as to Survey.

EX - C.T. No. 37583.

ENTRIES IN THE R TITLE NO

No. Registered **21.6.2018** at **1.00pm** No.
To **USA RIVER INVESTMENT COMPANY LTD** To.....
of P.o. Box 3001 Arusha - as
registered owner.



.....
Asst. Registrar of Titles

No. Registered at m No.
To..... To.....
.....
.....

.....
Asst. Registrar of Titles

No. Registered at m No.
To..... To.....
.....
.....

TANGANYIKA TERRITORY

The Land Registry Ordinance (Cap 70 of the Laws)



~~RIGHT OF OCCUPANCY~~

CERTIFICATE OF TITLE TO ~~LAND~~ LAND

~~RIGHT OF OCCUPANCY~~

This is to certify that the ~~land~~ land hereinafter described is registered in the land Registry under title No. 5300.

Copies of the subsisting entries in the register are within.

Dated the Second ----- day of May ----- 1941.

CERTIFIED TRUE COPY
[Signature]
Asst. Registrar of Titles
Date 21.6.1948

[Signature]
Asst. Registrar of Titles

CERTIFIED TRUE COPY
[Signature]
Asst. Registrar of Titles
Date 27-9-2012

Title No. 5300

Description of registered land:

ALL THOSE two pieces or parcels of land situated between the Kigeri and Usa Rivers (E.P. Lot No. 408 Farms Nos. 122 b and 123) in the district of Arusha containing together approximately three hundred and sixty-nine (369) acres as delineated and edged red on the Survey Division Plan No. 36 $\frac{9}{1200}$ annexed to the enclosed Crown Grant.



THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

(NO.4 OF 1999)

CERTIFICATE OF APPROVAL OF A DISIPOSITION

(UNDER SECTIN 39)

**C.T NO. 37583 (Part of being 40 Acres)
E.P Lot No. 408 Farm No. 122b and 123
USARIVER**

MERU DISTRICT COUNCIL

I, **JUDAS THADEUS MAHUMA** Authorized officer of Meru District Council of P.o Box 462 Usa River hereby **APPROVE** the disposition of right of Occupancy under the above reference subject to the following:-

Stamp duty on Original	GEPG RECEIPT; 99002689882 Date 11/06/2018	Tshs 6,000,000/=
Stamp duty on duplicate	GEPG RECEIPT; 99002689882 Date 11/06/2018	T shs 200/=
Consent fees	GEPG RECEIPT; 99002689882 Date 11/06/2018	Tshs 5,000/=
Approval fees	GEPG RECEIPT; 99002689882 Date 11/06/2018	Tshs 80,000/=
Notification fees	GEPG RECEIPT; 99002689882 Date 11/06/2018	Tshs 40,000/=

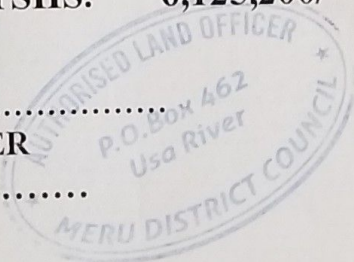
TOTAL TSHS. 6,125,200/=

AUTHORIZED OFFICER

Date.....11/06/2018.....

Date, 11/06/2018

**To USARIVER INVESTMENT COMPANY LIMITED
Address P.O . Box 13,
USARIVER.
Copy to ,**



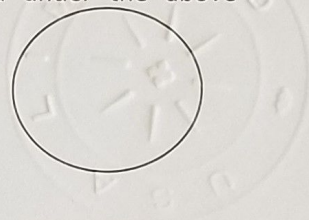
THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT
(Act No.4 of 1999)

C.T. No. 37583 (Part of being 40 acres),
E.P Lot No. 408 Farm No 122b and 123,
USA RIVER,
ARUMERU DISTRICT.

TRANSFER OF A RIGHT OF OCCUPANCY.
(Under Section 62)

IN CONSIDERATION of **United States Dollars One Hundred and Seventy Thousand (USD 170,000.00) only**, We **USA LIMITED**, a limited liability company of P. O. Box 13, Usa River, Arusha, Tanzania (hereinafter referred to as the "Transferor") HEREBY TRANSFER TO **USA RIVER INVESTMENT COMPANY LIMITED** a Limited liability company with P. O. Box 3001 Arusha, Tanzania (hereinafter called the "Transferee"), The Right of Occupancy registered under the above reference.

SEALED with the COMMON SEAL of
USA LIMITED and DELIVERED in our
presence this ...10...day of ...Feb... 2018

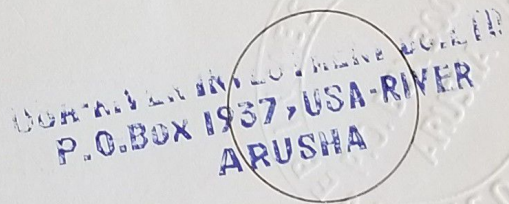


TRANSFEROR

Name LIA ANGEWIKI DREOS
Signature [Signature]
Qualification Hotelier/Accountant
Postal Address P.O. Box 16595-00620, NAIROBI, KENYA

Name _____
Signature _____
Qualification _____
Postal Address _____

SEALED with the COMMON SEAL of
USA RIVER INVESTMENT COMPANY
LIMITED and DELIVERED in our presence
this ...10...day of ...Feb... 2018



TRANSFEEEE

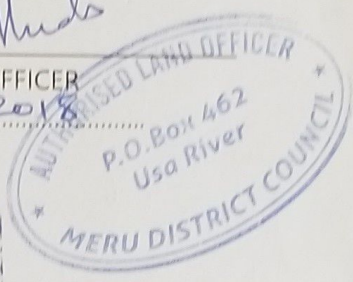
Name JAKON KUPLEN
Signature [Signature]
Qualification Director
Postal Address 3001, Arusha

Name Hisaka Mnzava
Signature [Signature]
Qualification Company Secretary
Postal Address 3001, Arusha

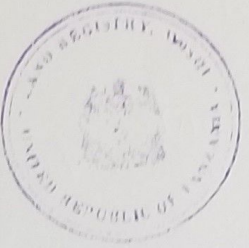
IN EXERCISE OF THE POWERS VESTED IN ME I UNDER SECTION 37 OF THE LAND ACT 1999 **JUD**
THADEUS MAHUMA OF P.O. BOX 462 USA RIVER AUTHORIZED OFFICER OF MERU DISTRICT COUNCIL
HEREBY APPROVE THIS DISPOSITION

Thadeus Mahuma

AUTHORIZED OFFICER
DATE: 11.06.2018

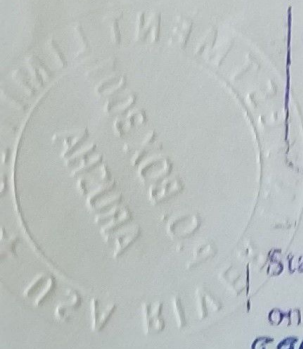


FILED DOCUMENT No. 49165
REGISTERED ON 21/6/2018
at L.O. m
[Signature]
Asst. Registrar of Titles



Stamp Duty Shs. 50072 Paid
and Revenue Receipt No. 99002689882
at 11/6/2018 issued.
[Signature]
Asst. Registrar of Titles

Stamp Duty Shs. 6,000,000 paid
on Original Revenue Receipt No. 99002689882 of 11/6/2018
[Signature]
Asst. Registrar of Titles



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

NOTIFICATION OF A DISPOSITION
{Under section 36}

C.T. No. 37583 (Part of being 40 acres),
E.P Lot No. 408 Farm No 122b and 123,
USA RIVER,
ARUMERU DISTRICT.

TO COMMISSIONER FOR LANDS/AUTHORISED OFFICER

We, **USA LIMITED**, a limited liability company of P. O. Box 13, Usa River, Arusha, Tanzania HEREBY NOTIFY you of the disposition which is intended to be made in favor of **USA RIVER INVESTMENT COMPANY LIMITED**, a limited liability Company with P. O. Box 3001 Arusha, Tanzania in respect of a Right of Occupancy registered under the above reference.

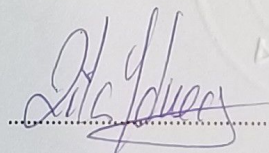
WE HEREBY present the following particulars:-

1. Nature of disposition:
Transfer of a Right of Occupancy.

2. Particulars of Transfer to
USA RIVER INVESTMENT COMPANY LIMITED a limited liability company with P. O. Box 3001 Arusha, Tanzania

3. The following documents are enclosed:
 - (i) **Original Certificate of Title No. 37583**
 - (ii) **Transfer Deed (4 copies)**
 - (iii) **Sale Agreement (1 copy)**
 - (iv) **Copy of a valuation report.**

Date:



.....

APPLICANT

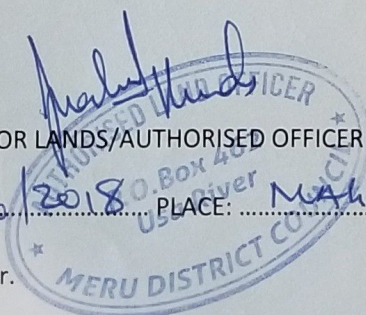
Fee:

Seal/official stamp:

COMMISSIONER FOR LANDS/AUTHORISED OFFICER

DATE: 11/06/2018 PLACE: MALY

Copy: The Registrar.



THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
(NO 4 OF 1999)

APPLICATION FOR APPROVAL OF DISPOSITION
(Under Section 39)

C.T. No. 37583 (Part of being 40 acres),
E.P Lot No. 408 Farm No 122b and 123,
USA RIVER,
ARUMERU DISTRICT.

We, **USA LIMITED**, a limited liability company of P. O. Box 13, Usa River, Arusha, Tanzania (hereinafter referred to as "the Applicant") HEREBY APPLY for APPROVAL of disposition of the Right of Occupancy registered under the above reference.

1 Nature of disposition (state nature of the disposition)

Transfer of the Right of Occupancy

2. Particulars of purchaser;

USA RIVER INVESTMENT COMPANY LIMITED, a limited liability company with P. O. Box 3001 Arusha - Tanzania

3. We, the Applicant supply the following information and or documentation:

- 1. **Certificate Of Title No. 37538**
- 2. **Transfer Deed (4 copies)**
- 3. **Sale Agreement (1 copy)**
- 4. **Copy of a valuation report.**

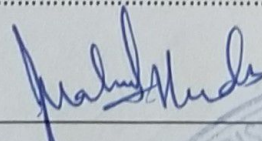
Date: 10/02/2018

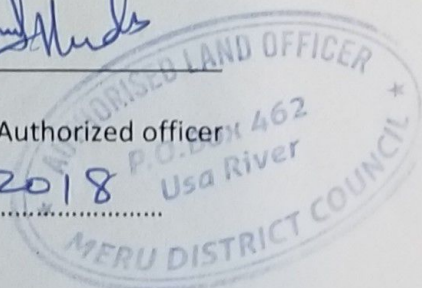

.....
APPLICANT

For Official Use Only

a) Approved/~~Refused~~

b) Remarks.....



Commissioner for Lands/Authorized officer
Date: 11/06/2018

P.O. Box 462
Usa River
MERU DISTRICT COUNCIL