

TITLE No. **7258**
 Land Form 32
 REGISTERED
26.10.98
 at **8.00 a.m.**
Mwalileus
 Asst. Registrar of Titles



L.O.NO.121371

AR/4566

THE UNITED REPUBLIC OF TANZANIA
 (Section 9 of the Land Ordinance)

The ^{5th} day of *October* One thousand nine hundred and Ninety

TITLE NO. **7258** ~~AND REGISTERED~~

THIS IS TO CERTIFY that RENTULLA FIRBHAI LIMITED OF P.O. BOX 18 ARUSHA (hereinafter called "the Occupier") 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 January One thousand nine hundred and ninety according to the true intent and meaning of the Land Ordinance 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:-

1. The Occupier having paid rent up to the thirtieth day of June, 1990 shall thereafter pay rent of shillings Twenty Six thousand six hundred and sixty five (Shs.26,665/=) a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070 and 2080 or within three years thereafter in each case.

2. The Occupier shall:-

- (i) Erect on the land buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the Arusha Municipal Council (hereinafter called "the Authority");
- (ii) By the thirtieth day of June 1990 submit to the Authority such plans for the buildings (including block plans showing the position of the buildings) and such drawings, elevations and specifications of them as will satisfy the Authority and as are in accordance with the building condition in sub-paragraph (i) above which said plans and specifications shall be submitted in triplicate;
- (iii) Within six months from the date of notification by the Authority of approval of the plans and specifications referred to in sub-paragraph (ii) above begin building on the land in accordance with such plans and specifications;
- (iv) Complete the buildings according to the plans and specifications so that they are ready for use and occupation by the thirty first day of December, 1992;

This condition does not oblige the Government to make or improve roads.

6. The Occupier shall further:-

- (i) 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;
- (ii) make and keep all the buildings on the land rat-proof and carry out such measures as the Medical Officer of Health for the Authority may require;
- (iii) provide and maintain on the land such ablution facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.

Only one main building together with the usual and necessary out buildings shall be built on the land and the same shall be used for Industrial Purposes. Use Group I use class (a) and Use Group 0 use class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1960.

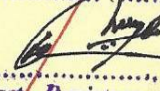
8. The President may revoke the Right for good cause and in public interest.


SCHEDULE


ALL that land known as Plot No. 1 Themi Industrial Area Arusha Municipality containing Nine ^{thousand} Hundred Six Hundred and Ninety Five (9695) square metres shown for identification only edged on the plan numbered 18875 deposited at the Office of the Commissioner for Surveys and Mapping at Dar es Salaam.

GIVEN under my hand and seal and by Order of the Minister the day and year first above written.


COMMISSIONER
LAND DEVELOPMENT SERVICES
COMMISSIONER FOR LANDS.

~~DISCHARGED~~
LAND REGISTRY, MOSHI 38074
MORTGAGE ~~DN 29-4-2014~~
AT. 11:45 AM
Filed Document No. 19007
Date of registration 28-12-2015 time 1:00 P.m.
EXIM BANK TANZANIA
LIMITED (To secure an
unspecified amount).

Asst. Registrar of Titles

~~DISCHARGED~~
LAND REGISTRY, MOSHI
MORTGAGE ~~DN 29-4-2014~~
AT. 11:45 AM
Filed Document No. 32103
Date of registration 23-02-2012 time 01:00 P.m.
To EXIM BANK TANZANIA LIMITED
(To secure an unspecified amount)

Asst. Registrar of Titles

LAND REGISTRY, MOSHI
TRANSFER
Filed Document No. 38076
Date of registration 29-4-2014 time 11:45 AM
To M/S LEOPARD TOURS LIMITED
P.O. Box 1638, ARUSHA
(Cons. USD 300,000)

Asst Registrar of Titles

- (v) At all times during the term after the thirty first day of December 1992, have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner");
- (vi) Not erect or commence to erect on the land any building except in accordance with building plans and specifications which shall have been first approved by the Authority as hereinbefore provided;
- (vii) 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 Commissioner for Surveys and Mapping.

Approval of plans of any building by the Authority shall not imply that the construction of such a building will satisfy the Occupier's obligation under the conditions of the Right and shall not imply waiver or modification of any condition in the Right.

3. (i) The Occupier shall not subdivide the land or assign, sublet or otherwise dispose of or deal with the whole or any part of it or of any building on it without the previous written consent of the Commissioner PROVIDED that after condition 2(iv) has been complied with by the Occupier the consent of the Commissioner shall not be necessary to a sub-letting of the whole of the land or of the whole or any part of any building on it where the sub-lease contains conditions sufficient to ensure compliance with the conditions of the Right.

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupier or their employees agents contractors or members of the household shall be deemed a dealing with the land or buildings.

4. Except as hereinbefore provided the Commissioner shall have an absolute discretion to give or withhold consent under condition 3(i). Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 2(iv) will not receive consent except in special circumstances of which the Commissioner shall be the sole judge.

5. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:-

- (i) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
- (ii) an amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
- (iii) such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts,

TANGANYIKA: STAMP DUTY ACT, 1972
IMPOUNDED

Under section 49, I required payment of
Shs. 1000/= duty
Shs. 100/= penalty.

26.10.1990

Mwalilewa
Stamp Duty Officer

TANGANYIKA: STAMP DUTY ACT, 1972

Under Section 51, I certify that the proper duty
of Shs. 1000/= and penalty Shs. 50/=
have been Paid by

G.R.R. No. 9850150 of 007410 of
15.3.90 of 26.10.90
26.10.1990

Mwalilewa
Stamp Duty Officer

- 4 -

WE the within-named REMTULLA PIRBHAI LIMITED hereby
accept the terms and conditions contained in the foregoing
Certificate of Occupancy.

SEALED with the COMMON SEAL of the
said REMTULLA PIRBHAI LIMITED and
DELIVERED in the presence of us this
30th day of JUNE
1990.

Signature: *M.R. Remtulla* M. R. REMTULLA

Postal Address: P.O. Box 18

ARUSHA

Qualification: DIRECTOR

Signature: *M.M.T. Remtulla* M.M.T. REMTULLA

Postal Address: P.O. Box 7170

ARUSHA

Qualification: DIRECTOR

Stamp Duty Shs. 440/= + 50/= Penalty Paid

and Revenue Receipt No. 9850150 of
007410 of 15.3.90 of 26.10.90 issued.

Mwalilewa
Asst. Registrar of Titles

Stamp Duty Shs. 1000/= + 100/= Penalty Paid

on Original Revenue Receipt No. 9850150 of
007410 of 15.3.90 of 26.10.90

Mwalilewa
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
TRANSFER

Filed Document No. 12055

Date of registration. 9-9-99 time 8.00 A.M.

To THE REGISTERED TRUSTEES OF KHOJA
SHIA ITHNASHERI JAMAAT ARUSHA of
P.O. Box 475, ARUSHA.

Mwalilewa

LAND REGISTRY, MOSHI
TRANSFER

Filed Document No. 12533

Date of registration. 28-3-2000 time 8.00 A.M.

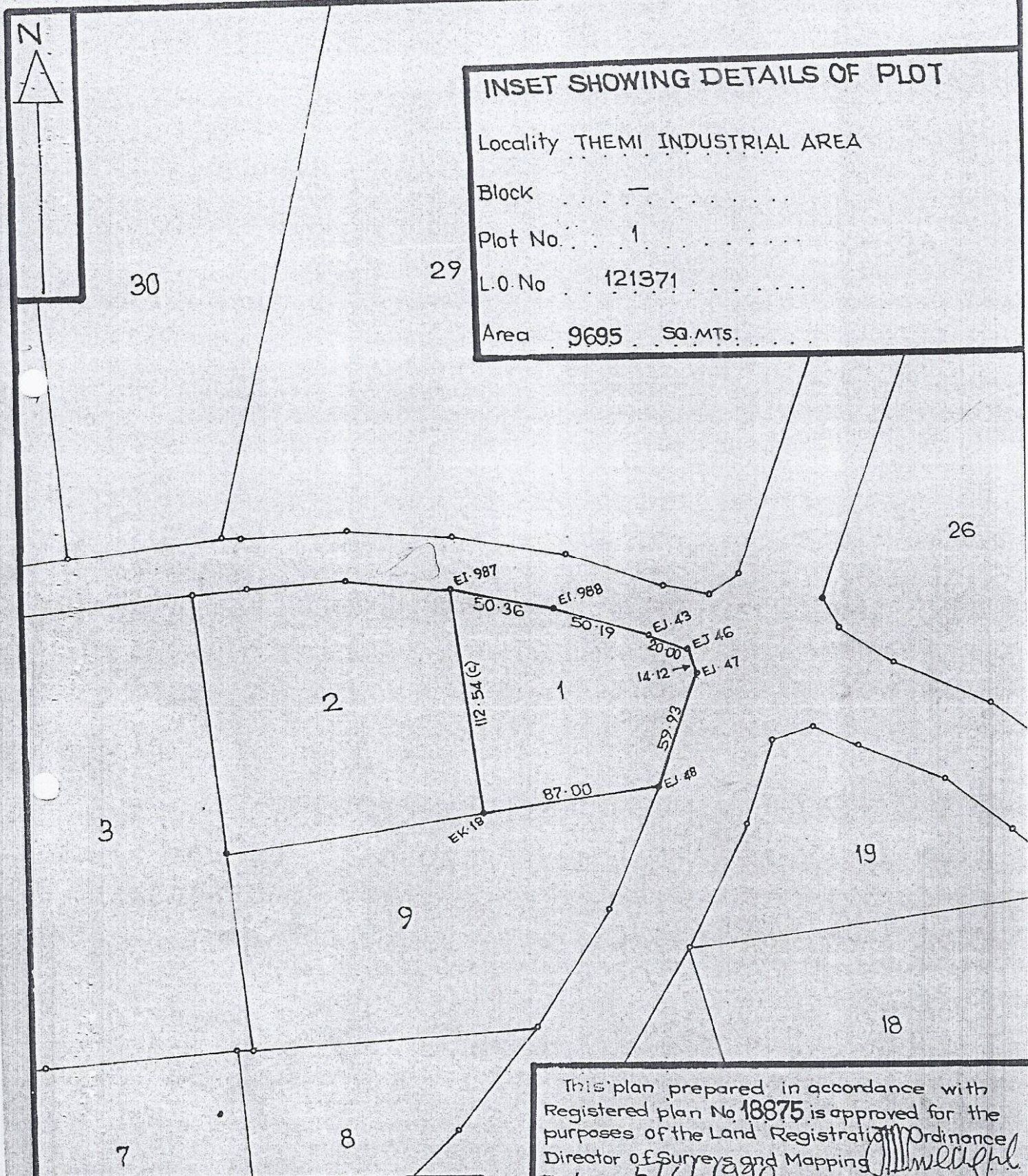
To DHARAMAL SINGH MANDRA
P.O. Box 114, ARUSHA.



ARUSHA MUNICIPALITY.




INSET SHOWING DETAILS OF PLOT
Locality THEMI INDUSTRIAL AREA
Block
Plot No. 1
L.O. No 121371
Area 9695 SQ.MTS.





The issue of this plan implies no guarantee or admission of title by the government.

This plan prepared in accordance with Registered plan No 18875 is approved for the purposes of the Land Registration Ordinance
Director of Surveys and Mapping *[Signature]*
Date 5/6/1990 Ministry of Lands,
Natural Resources and Tourism
Dar-Es-Salaam.

FILED DOCUMENT No. 38076
REGISTERED ON
29-4-2014
at 11.45 AM

Asst. Registrar of Titles



Stamp Duty Shs. 5000 Paid
and Revenue Receipt No. 0365380
of 28-4-2014 issued.

Asst. Registrar of Titles

Stamp Duty Shs. 4,500,000 Paid
on Original Revenue Receipt No.
0365380 of 28-4-2014

Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

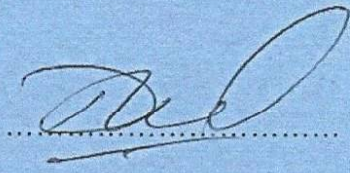
THE LAND ACT, 1999
(No. 4 OF 1999)

TRANSFER OF A RIGHT OF OCCUPANCY
(Under Section 62)

TITLE NO: 7258
L.O NO. 121371
PLOT NO. 1
THEMI INDUSTRIAL AREA
ARUSHA CITY

IN CONSIDERATION of the sum of United States Dollars Three Hundred Thousand only (US\$300,000), I, **DHARAMAL SINGH MAND** of Post Office Box 114, Arusha ("TRANSFEROR") **HEREBY TRANSFER** to **M/S LEOPARD TOURS LIMITED** of Post Office Box 1638, Arusha ("TRANSFeree") the unexpired portion of the term of the Right of Occupancy registered under the above reference.

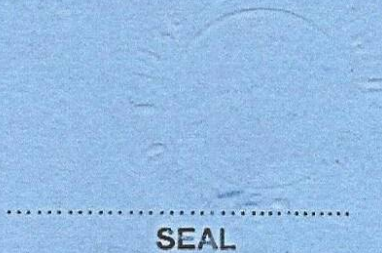
SIGNED and DELIVERED by the said]
DHARAMAL SINGH MAND in our]
presence this 30 day of April, 2014]



Name: Elvaison Maro
Qualification: Advocate/Notary Public
Postal Address: P.O. Box 14765, Arusha

Signature:

SEALED with the COMMON SEAL of]
M/S LEOPARD TOURS LIMITED in]
our presence this 30 day, April, 2014]



SEAL

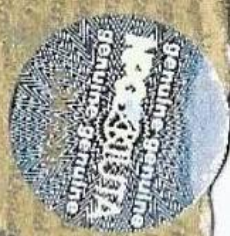
Name: Zuher Fazal
Qualification: Director
Address: P.O. Box 1638, Arusha

Signature:

Name: Gulam Fazal
Qualification: Director
Address: P.O. Box 1638, Arusha

Signature:

JAMHURI YA MUNGANO WA TANZANIA
THE UNITED REPUBLIC OF TANZANIA
STAKABADHI YA SERIKALI



03665380

Notification
Application 40,000
80,000
Transfer Shs 4,800,200

EXCHANGE RECEIPT
NIMPOKHA KWA
Received from

DHAMARA SIGH MARI

Amount

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 4 | 9 | 2 | 0 | 2 | 0 | 0 | = |
|---|---|---|---|---|---|---|---|

TUMLA YA SHILINGI (Kwa mateno)
The sum of Shillings (Words)

Four million, nine hundred twenty thousand

two hundred only

Industrial 28/4/14 - 20/4/14

KWA MALIPO YA
In respect of
KWA FEDHA TASLIMU/HUNDI
NAME: By Cash/Cheque No.
SABHI YA MPOKANI-Receipt
Signature

Officer's

Signature

Stamp - Date
28/4/14

Kituo - Station
Prushi,

Faint background text and watermark, including 'The United Republic of Tanzania' and 'Ministry of Finance'.

RENALTA 59880/=

ANNUAL - 166300/=

21381145

1

201-1904-01

TFN. 614 (Rev. 8.94)

JAMHURI YA MUNGANO WA TANZANIA
THE UNITED REPUBLIC OF TANZANIA
STAKABADHI YA SERIKALI
EXCHEQUER RECEIPT

NIMEPOKA KWA
Received from

BARBARA MRAI

SINDIGA MAREK

| | | | |
|------|---|------|---|
| Shs. | | Cts. | |
| 5 | 8 | 8 | 0 |
| 0 | 0 | 0 | 0 |

JUMLA YA SHILINGI (Kwa maneno)
The Sum of Shillings (Words)

FIVE

NA SENTI
AND CENTS

FIFTY

EIGHT THOUSAND

ONLY

KWA MALIPO YA
In respect of

URENI 900

AREM IPOSINA AREA

117104 - 3016105

KITULO-Station

KWA FEDHA TASILMU/HUNDI NAMBA
By Cash/Cheque No.

28223

61912604

SAHIHI YA MPOKWA
Signature

Receiving Officer's
Signature

61912604

ARUSHA

Halima shauri ya Manispaha
Mandate

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
(NO.4 OF 1999)

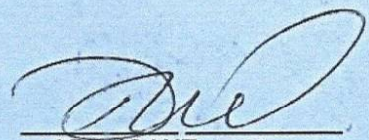
APPLICATION FOR APPROVAL
OF DISPOSITION(S)

TITLE NO: 7258
L.O NO. 121371
PLOT NO. 1
THEMI INDUSTRIAL AREA
ARUSHA CITY

I, **DHARAMAL SINGH MAND** of P.O. Box 114, Arusha (hereinafter referred to as "the **APPLICANT**") **HEREBY APPLY** for **APPROVAL** of disposition(s) of a right of occupancy registered under the above reference on the 26th day of October, 1990

1. Nature of disposition (state nature of the disposition)
BY WAY OF SALE.
2. Particulars of transferee, assignee/mortgagee: **M/S Leopard Tours Limited, a limited liability company incorporated in Tanzania under the Companies Act Chapter 212 of the laws of Tanzania of Postal Office Box number 1638, Arusha.**
3. I, the applicant supply the following information and or documentation:
**TRANSFER DEED
ORIGINAL CERTIFICATE OF TITLE NO. 7258
LAND RENT RECEIPTS
CAPITAL GAIN CERTIFICATE**

(Extra papers may be used).
Date: 3rd April 2014



APPLICANT

For Official Use Only

- a) Approved/Refused
- b) Remarks.....



Commissioner for Lands Authorized Officer
Date: 25 April 2014

Served upon me/us

Signature of Applicant

Date:.....
Fee:.....

RI YA MUUNGANO WA TANZANIA
UNITED REPUBLIC OF TANZANIA

ABADHI YA SERIKALI

RECEIPT

EA KWA

from

YA SHILINGI (Kwa maneno
ya Shillings (Words))

457 699 25

1

TFN 614 (Rev. 8.94)

Dharama S. MABUS

KIASI

| Shs. | | | | | Cs. |
|------|---|---|---|---|-----|
| 4 | 5 | 7 | 6 | 9 | 9 |

Chidya six humaruro Dfue hundrededly

Ministry of Lands and Cens

TALPO YA

Direct of

DHA TASTIMU/HUMBI

By Cash/Cheque/Ac

YA MPOKALI

CHEO-7/11

2012/2/2012

P. O. Box 190

Kituo - Skion

7258
70507

JAMHURI YA MUNGANO WA TANZANIA
THE UNITED REPUBLIC OF TANZANIA
STAKABADHI YA SERIKALI



EXCHEQUER RECEIPT

NIMEPOKOA KWA
Received from

DHAMRANAH

516H MAND

| KIASHI | |
|----------|--------------|
| Amount | |
| 492 | 0200 = |
| Transfer | Sh 4,800,200 |

TUMILA YA SHILINGI KWA MACHENO
The sum of Shillings (Words)

Four million nine hundred twenty thousand

KWA MALIPO YA
In respect of

Transfer Plot no 7814/14 - 2014/14
KWA FEDHA TASLIMI/HUNDI

NAMBA By Cash/Cheque No.

CHEQUE TITLE

Arrears,

SAHIMI YA MPOKOA - Receiver

Signature

ABD

28/4/2014

KITIRO - Station

0365380

Notification 40,000 (894)
Application 80,000

RI YA MUUNGANO WA TANZANIA
ITED REPUBLIC OF TANZANIA

ABADHI YA SERIKALI

HEQUER RECEIPT

EA KWA
from

DHARANI A SIKI MAAD

KIASI
Amount

45769925 1

| Shs. | | | | | Cts |
|------|---|---|---|---|-----|
| 4 | 5 | 7 | 6 | 9 | 9 |
| 2 | 5 | 0 | 0 | 0 | 0 |

SHILINGI (Kwa maneno)
n of Shillings (Words) *Six Hundred and Fifty Seven*

Assistant Ref. *NA SENTE Human Settlements*
Ministry of Lands *And Cemis*

TALIPO YA
Receipt of

Ref. fees in a book of the Ministry of Education
P. O. Box 190
KITUCHI STATION
Kwosef

DHA TASLIMU/HUNDI

By Cash/Cheque No.

YA MPOKEAJI—
Receiving Officer's

CHEO—Title

20/12/2017

ire

RENALTY 59880/=

21381145

1

ANNUAL - 1663005/=

TFN. 614 (Rev. 8.94)

JAMHURI YA MUNGANO WA TANZANIA
THE UNITED REPUBLIC OF TANZANIA
STAKABADHI YA SERIKALI
EXCHEQUER RECEIPT

Received from

BNARARWA

SINDIGA MANDI

| | | | |
|------|---|------|---|
| Shs. | | Cts. | |
| 2 | 0 | 1 | 0 |
| 1 | 5 | 8 | 7 |
| 8 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |

JUMLA YA SHILINGI (Kwa maneno)
The Sum of Shillings (Words)

FIVE

HUNDRED

FIFTY

EIGHT THOUSAND

NA SENTI
And Cents

SIXTY

KWA MALIPO YA
In respect of

CHENI 200

AREW INDUSTRIA AREA

17104 - 3016105

KWA FEDHA TASLIMU/HUNDI NAMBA
By Cash/Cheque No.

28220

61912004

KITUO-Station

SAHIHI YA MPOKA
Signature

Receiving Officer's
Signature

61912004

ARUSHA

Halufashauri ya Mwanispa
Hali ya Maendeleo ya Arusha