


Kilimanjaro Mountain Resort – Title reference

TITLE No. 17015
REGISTERED ON
24-4-2003
ST. 100 P.
Asst. Registrar of Titles

Stamp Duty Shs. 100/- Paid
and Revenue Receipt No. 18239181
of 27-3-2003
Asst. Registrar of Titles

Land Form 23

Stamp Duty Shs. 4450/- Paid
on Original Revenue Receipt No. 18239181
of 27-3-2003
Asst. Registrar of Titles



THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
NO.4 OF 1999

CERTIFICATE OF OCCUPANCY
(Under Section 29)

LAND REGISTRY - MOSHI

Title No. 17015
L.O. No. 192026
L.D. No. 85/12/113913

The 17th day of April, 2003

THIS IS TO CERTIFY that **MARK WILLIAM NJIU OF P.O. BOX 218
MARANGU.**

(hereinafter called "the Occupier" / ~~the Occupiers~~) is / ~~are~~ entitled to a Right of Occupancy (Hereinafter called "the Right") in and over and over the land described in the Schedule hereto (Hereinafter called "the Land") as joint occupants / occupants in common in equare shares for a term of **thirty three** years from the first day of **April** Two thousand ~~and three~~ according to the true intent and meaning of the land Act and subject to the provisions thereof and to regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following conditions:-

1. The Occupier(s) having paid rent up to the thirtieth day of June 20. **03**.. shall there-after pay rent of shillings **eighty eight thousand eight hundred seventy five (Shs. 88,875/-)** ~~five (Shs. 88,875/-)~~ a year in advance on the first day of July in every year of the term without any deduction ~~PROVIDED~~ PROVIDED that the rent may be revised by the commissioner for Lands.

2. The land shall be used only for ~~farming and for livestock keeping~~ Tourist Hotel purposes.
Use Group 'G' Use Class (c) Use Group 'J' Use Class (a) Use Group 'B' Use
3. The Occupier(s) shall - ~~class (a) as defined in the Town and Country Planning~~
(use class) regulations, 1960 or otherwise in 1959.
- (a) Demarcate the boundaries of the land to the satisfaction of the Mombasa District Council.

(Hereinafter called "the Authority") and thereafter to maintain such demarcation that the boundaries are always easily identifiable:

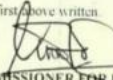
- (b) Do everything necessary to preserve the environment and protect the soil and preserve soil fertility and prevent soil erosion on the land and use the land so as not to cause soil erosion outside its boundaries and do all things which may be required by the authorities responsible for agriculture and environment to achieve such objective.
- (c) Be responsible for the protection of all beacons on the 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 authority responsible for surveys and Mapping.
4. The following are the rights of the occupier-
- (a) The permanent, exclusive rights to the land, the subject of the right of occupancy against all persons other than the commissioner.
- (b)
5. The Occupier(s) shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner for Lands.
6. The Occupier(s) shall deliver to the Commissioner for Lands 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 the disposition.
7. The President may revoke the Right of Occupancy for good cause and or in the public interest.

SCHEDULE

ALL that land known as **Farm No. 1182 situated at Kyala Village Moshi District**
containing five thousand nine hundred twenty five (5925) square metres

shown for identification only edged ^{red} on the plan attached to this Certificate and defined on registered
survey plan numbered **36140** deposited at the Office of the Director for Surveys and Mapping

GIVEN under my hand and official seal the day and year first above written


COMMISSIONER FOR LANDS

I, the within named **NAIK WILLIAM NJIU** hereby accept the terms and conditions
contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said
NAIK WILLIAM NJIU who is known to
me personally/identified to me
by Mr. F. S. S. S. S. S.
the latter being known to me
personally in my presence this
with
day of April 2010
Witness's
Signature: [Signature]
Postal Address: [Address]
Qualification: [Qualification]

