

**TANZANIA**

**THE LAND ACT 1999**

**(NO.4 OF 1999)**

**CERTIFICATE OF OCCUPANCY**

***(Under Section 29)***

**Date of Issue:**

**Title Number:** 23067 LAND REGISTRY MOSHI

**Land Office Number:** 256356.

**Land:** PLOT NO.1 TLOMA KARATU DISTRICT.

**Term:** SIXTY SIX YEARS.

LAND REGISTRY, MOSHI

MORTGAGE

Filed Document No. 24093

Date of registration 7-10-2008 time 11:15 AM

To NATIONAL BANK OF COMMERCE LIMITED (To secure unspecified amount)

Asst. Registrar of Titles

LAND REGISTRY ARUSHA

SURRENDER

Filed Document No:

Date of Registration Time M

To:

Senior Asst. Registrar of Titles

TRANSFER UNDER

Filed Document No: 5235 Power of Sale

Date of Registration 15/6/2008 Time 1:00 PM

To: OPULENT PARKS LIMITED  
C/O PO BOX 98944 DAR ES  
SALAAM

Senior Asst. Registrar of Titles

LAND REGISTRY ARUSHA

SURRENDER

Filed Document No: 5322

Date of Registration 22/6/2008 Time 10:00 AM

To: HIS EXCELLENCY THE  
PRESIDENT OF THE UNITED  
REPUBLIC OF TANZANIA

Senior Asst. Registrar of Titles

TITLE No. 23067  
REGISTERED ON  
14-02-2008  
at 1:00 P.M.  
Asst. Registrar of Titles

Stamp Duty Shs. 100/- Paid  
and Revenue Receipt No. 28657658  
of 4-12-2007  
Asst. Registrar of Titles

Stamp Duty Shs. 28,100/- Paid  
on Original Revenue Receipt No.  
28657658 of 4-12-2007  
Asst. Registrar of Titles

LAND FORM NO 22

**THE UNITED REPUBLIC OF TANZANIA**

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

**CERTIFICATE OF OCCUPANCY  
(Under section 29)**

LAND REGISTRY - MOSHI

Title No. 23067  
L.O No 256356  
LD No KAR/LD/2561

The 7th day of February, 2007-2008.

This is to certify that **ML TOURS & SAFARIS LIMITED** is a liability Company incorporated in Tanzania having its registered office at P.o.Box 65391 Dar-es-salaam ("here in after 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 term of **66 years** from the first day of October **Two thousand and Seven** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution thereof or amendment thereof and to the following special conditions:-

1. The Occupier(s) having paid rent up to the thirtieth day of June 2008 shall thereafter pay rent of shillings **Five hundred sixty eight thousand ( 568,000 )** a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.

2. The Occupier(s) shall:-

- (i) Be responsible for protection of beacons on the land throughout the term of the Right. Missing will have to be re-established at any time at the occupier's expenses as assessed by the Director responsible for surveys and mapping.
- (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and achieve such objective.
- (iii) Buildings and out building thereof to be built using permanent materials of constructions.
- (iv) Building plans to be submitted to the **Karatu District council** within six months from the date of commencement of the Right
- (v) Building Construction to begin within six months after approval of the plans.
- (vi) Buildings to be completed within thirty-six months from the commencement of the Right.

3. USER: The land shall be used for Lodges: Use Group "C" use class (e), as defined in Town and Country Planning (use classes) Regulations 1960 and amended in 1993.

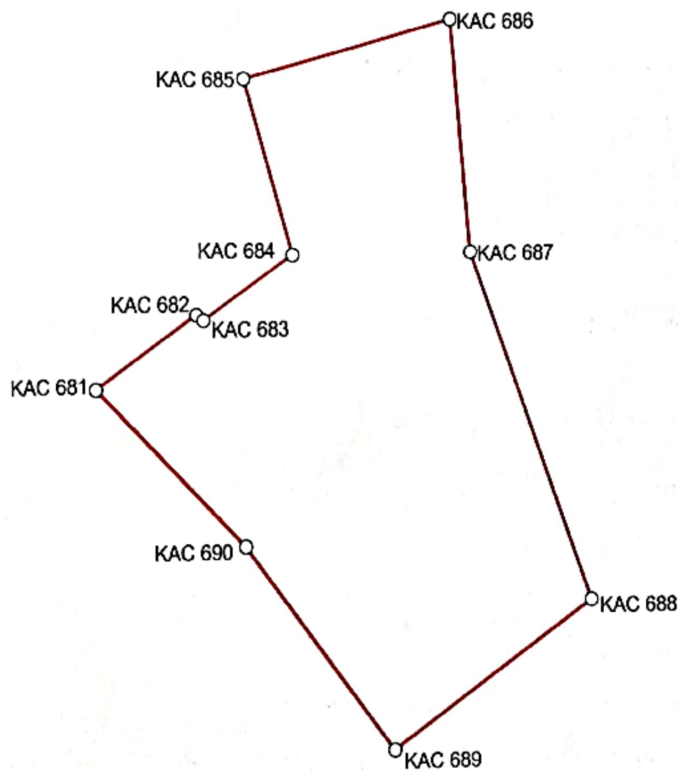
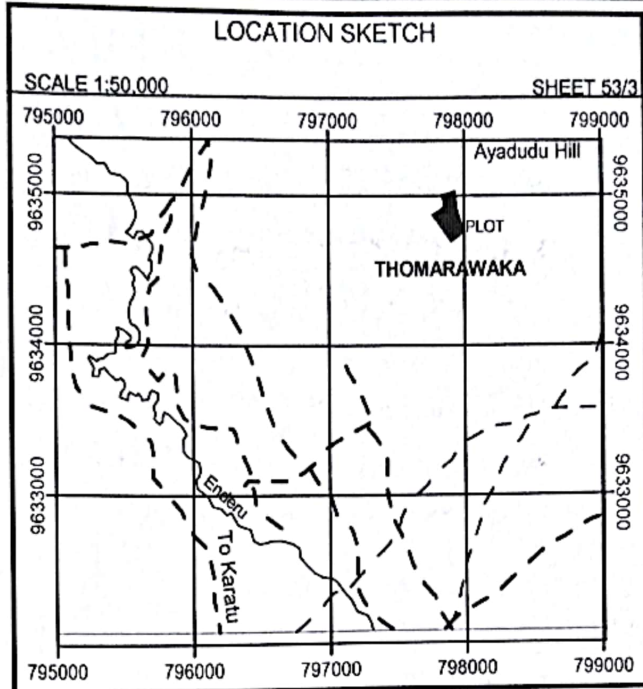
4. The Occupier shall not assign the right within three years of the date hereof without prior approval of the Commissioner.

5. The occupier(s) shall deliver to the Commissioner notification of disposition in prescribed form before or at the time disposition is carried out together with the payment of all premium taxes and dues prescribed in connection with that disposition.

6. The President may revoke the Right of Occupancy for good cause or in public interest.

# KARATU DISTRICT

LOCATION..... TLOMA  
 BLOCK .....  
 PLOT No. .... 1  
 L.O. No. .... 256356  
 AREA ..... 42575 ..... Sq.M



This plan is prepared in accordance with Registered plan No. .... 48479 .....  
 approved for the purpose of the Land Registration Ordinance  
 Director of Surveys and Mapping ..... Date 09/01/08  
 Ministry of Lands, Housing and Human Settlements Developments Dar Es Salaam.

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

TANZANIA

THE LAND ACT 1999

( NO.4 OF 1999 )

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date of Issue:

Title Number: 27192 LAND REGISTRY MOSHI

Land Office Number: 256476

Land: PLOT NO. 7 TLOMA - KARATU DISTRICT

Term: SIXTY SIX (66) YEARS

**SURRENDER**

**ENDORSEMENT CANCELLED**

Filed Document No: .....  
Date of Registration: ..... Time: ..... M  
To: .....

.....  
Senior Asst. Registrar of Titles

**TRANSFER**

**UNDER POWER OF SALE**

Filed Document No: S.284 .....  
Date of Registration: 15/6/2023 Time: 1:00PM  
To: OPULET PARKS LIMITED  
CA PO BOX 78744 DARTES  
SALAAH

.....  
Senior Asst. Registrar of Titles


**LAND REGISTRY ARUSHA**

**SURRENDER**

Filed Document No: S961 .....  
Date of Registration: 28/6/2023 Time: 10:00AM  
To: HTU EMBLEMENY THE  
PRESIDENT OF THE UNITED  
REPUBLIC OF TANZANIA

.....  
Senior Asst. Registrar of Titles

Stamp No. 27192  
REGISTERED 07  
12-10-2009  
at 1:00 pm  
Registrar of Titles



Stamp Duty Shs. 100/= Paid  
and Revenue 34421875  
of 09-07-2009  
Land Form No. 22  
Asst. Registrar of Titles

Stamp Duty Shs. 900/= Paid  
on Original Revenue Receipt No.  
34421875 of 09-7-2009  
Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(No. 4 OF 1999)  
CERTIFICATE OF OCCUPANCY  
(Under Section 29)

Title No. 27192 LAND REGISTRY MOSHI  
L.O.NO. 256476  
Ref: KAR/LD/2324

The 12<sup>th</sup> day of October, Two thousand and nine

THIS IS TO CERTIFY that **ML TOURS AND SAFARIS LIMITED** is a limited liability company incorporated in Tanzania having its registered office at P.O. Box 65391 DAR ES SALAAM (Hereinafter called "the Occupier") is entitled to the 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 **Sixty six years** from the first day of **July two thousand and nine** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefore or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June, 2010, shall thereafter pay rent of shillings **Two Hundred and nineteen thousand only (Tshs 219,000/=)** a year in advance on the first Day of July in every year of the terms without deduction **PROVIDED** that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall:-
  - (i) 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 Director responsible for Survey and Mapping.
  - (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things, which may be required by the authorities responsible for environment and to achieve such objective.
  - (iii) Building to be in permanent material.
  - (iv) Submit building plans to **Karatu District Council** within six months from the commencement of the Right.
  - (v) Building construction to begin within six months after approval of plans.
  - (vi) Complete the building within thirty six 36 months from the date of the commencement of the Right.

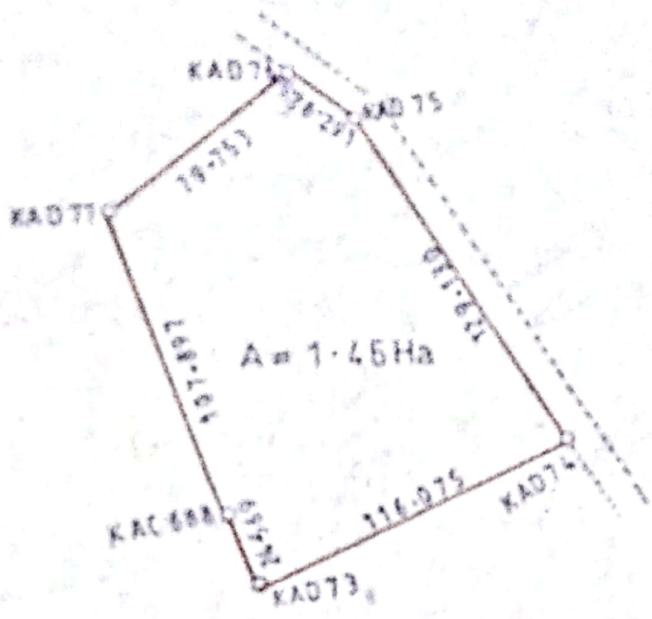
3. **USER:** Only such building as shall be approved by the Authority shall be built on the land and the same shall be used for **LODGE** , Use Group 'C' classes (e) as defined in the Town and country planning (use classes) Regulations 1960 as amended in 1993
4. The Occupier shall not assign the right within three years of the date hereof without the prior approval of Commissioner
5. The Occupier shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premium, taxes and dues prescribed in connection with that disposition.
6. The president may revoke the right for good cause or in public interest.

### SCHEDULE

**ALL that land known as Plot No. 7 at "TLOMA" situated at Karatu District Council Area in containing Fourteen thousands and six hundred (14600) square metres Shown for Identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 57690 deposited at the Office of the Director for Survey and Mapping at Dar es Salaam**

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





ST SHOWING DETAIL OF PLOT

ity TLOMA

ie 7

s 255475

1.45 Ha

THIS PLAN PREPARED IN ACCORDANCE WITH REGISTERED PLAN NO 57690 IS APPROVED FOR THE PURPOSE OF THE LAND REGISTRATIC ORDINANCE

DIRECTOR OF SURVEY & MAPPING  
 DATE 18-11-19 MINISTRY OF LANDS HOUSING & HUMAN SETTLEMENT DEVELOPMENT  
 DAR ES SALAAM

ISSUE OF THIS PLAN IMPLIES NO GUARANTEE OF TITLE BY THE GOVERNMENT



UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO. 4 OF 1999)  
DEED OF SURRENDER OF A RIGHT OF OCCUPANCY  
(Under Section 43)

C.T. No. 23067,  
L.O. No. 256356,  
Plot number 1 Tloma, Karatu  
District

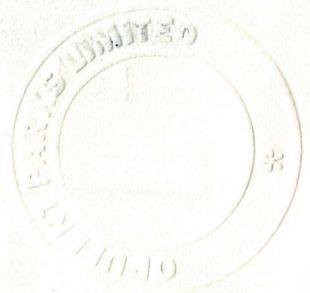
1. I/We, **OPULENT PARKS LIMITED** of P.O. Box 78744, **DAR ES SALAAM**,  
Hereby **SURRENDER** all that LAND MEASSURING 42575 Square meter comprised in  
the Right of Occupancy registered under the above reference **UNTO** The President of the  
United Republic of Tanzania and hereby **declare that:-**

- (i) the land is not subject to any subsisting mortgage, charge or encumbrance; the lender consents to the surrender;
- (ii) the land is not subject to any action in court by a lender to possess and sell the land.
- (iii) the land is not subject to any action by a trustee in bankruptcy;
- (iv) the land is not subject to an order of attachment by any court;
- (v) the surrender does not intend to infringe the rights of anyone

2. My **Original CERTIFICATE OF RIGHT OF OCCUPANCY** is hereby enclosed.

AND I, **IDRISSA JUMA KAYERA**, Assistant Commissioner for Lands of P.O. Box 3194 Arusha by Command and on behalf of the President of the United Republic of Tanzania hereby accept this Surrender and Agree that the liability of the said **OPULENT PARKS LIMITED** to pay rent under the said Right of Occupancy shall be deemed to have ended on the thirtieth day of June, Two thousand and **twenty three**.

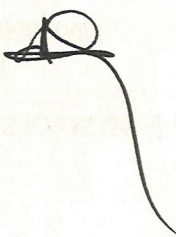
Sealed with the Common Seal of the said  
**OPULENT PARKS LIMITED** and delivered in our presence  
This day of 2023)



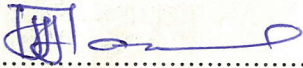
**AYAZALI JINGAT**  
Name:.....)  
Signature:.....)  
Postal Address: **P.O. BOX 78744, DSM**)  
.....)  
Qualification: **DIRECTOR**.....)

**KARIM KANDI**  
Name:.....)  
Signature:.....)  
Postal Address: **P.O. BOX 78744, DSM**)  
.....)  
Qualification: **DIRECTOR**.....)

SIGNED and DELIVERED by the said )  
Idrissa Juma Kayera who is known to me )  
personally in my presence )  
This 22<sup>nd</sup> day of JUNE 2023 )

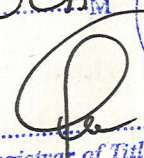



**Witness:**

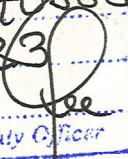
Signature:  )  
Postal Address: 3194 )  
ARUSHA )  
Qualification: ASST. LAND OFFICER )

**The following payments have been paid:**

Surrender fee Tshs: 80,000/= ERV No.923046160405832 of 16<sup>th</sup> February, 2023  
Stamp duty Tshs: 1000/= ERV No. 923046160405832 of 16<sup>th</sup> February, 2023  
Registration fee Tshs: 50,000/= ERV No.923046160405832 of 16<sup>th</sup> February, 2023

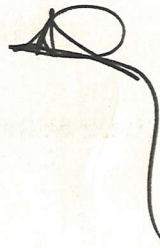
FILED DOCUMENT No. 5322  
REGISTERED ON 22/6/2023  
AT 10:00 AM  
  
Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 500/- Paid  
923046160405832  
of 16/2/2023  
  
Stamp Duty Officer

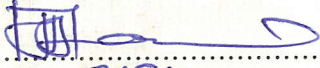
TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 500/- Paid  
923046160405832  
of 16/2/2023  
  
Stamp Duty Officer



SIGNED and DELIVERED by the said )  
Idrissa Juma Kayera who is known to me )  
personally in my presence )  
This... 20<sup>th</sup> day of JUNE 2023 )

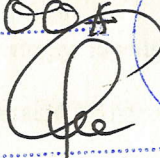



**Witness:**

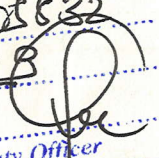
Signature:  )  
Postal Address: 3194 )  
ARUSHA )  
Qualification: ~~ASSISTANT REGISTRAR~~ )

**The following payments have been paid:**

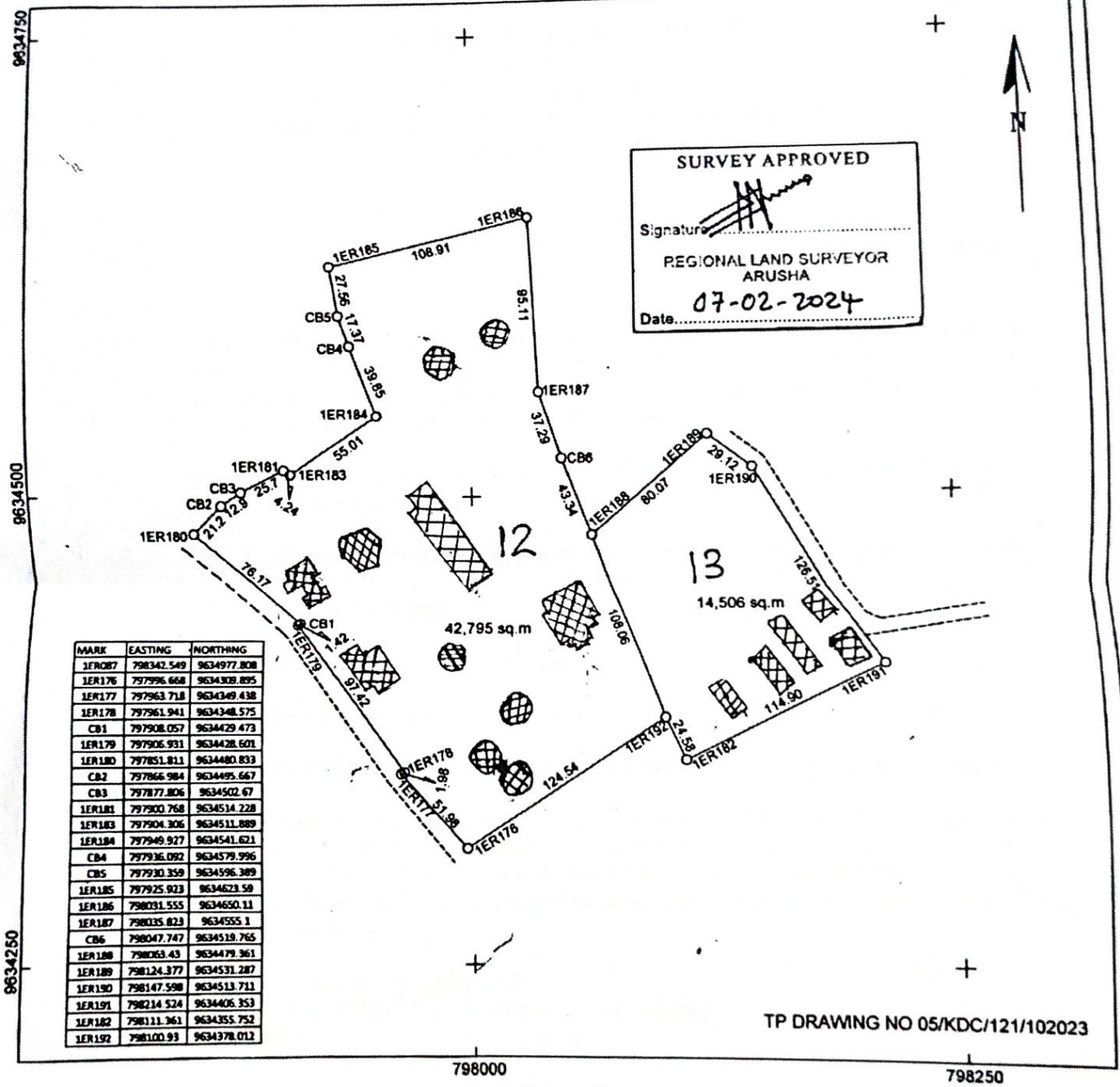
*Surrender fee* Tshs: 80,000/= ERV No. 923046160405832 of 16<sup>th</sup> February, 2023  
*Stamp duty* Tshs: 1000/= ERV No. 923046160405832 of 16<sup>th</sup> February, 2023  
*Registration fee* Tshs: 50,000/= ERV No. 923046160405832 of 16<sup>th</sup> February, 2023

FILED DOCUMENT No. 5061  
REGISTERED ON: 22/6/2023  
AT: 10:00  
  
Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 500/- Paid  
923046160405832  
of: 26/2/2023  
  
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 500/- Paid  
923046160405832  
of: 26/2/2023  
  
Stamp Duty Officer

SURVEY OF PLOTS No. 12 - 13 ..... BLOCK 'A' ATILOMA AREA  
KARATU DISTRICT



SURVEY APPROVED  
Signature: [Signature]  
REGIONAL LAND SURVEYOR  
ARUSHA  
Date: 07-02-2024

MARK	EASTING	NORTHING
1FR087	798342.549	9634977.808
1ER176	797996.668	9634308.895
1ER177	797963.718	9634349.438
1ER178	797961.941	9634348.575
CB1	797908.057	9634429.473
1ER179	797906.931	9634428.601
1ER180	797851.811	9634480.833
CB2	797866.984	9634495.567
CB3	797877.806	9634502.67
1ER181	797900.768	9634514.228
1ER183	797904.306	9634511.889
1ER184	797949.927	9634541.621
CB4	797936.092	9634579.396
CB5	797930.359	9634596.389
1ER185	797925.923	9634623.59
1ER186	798031.555	9634650.11
1ER187	798035.823	9634555.1
CB6	798047.747	9634519.765
1ER188	798063.43	9634479.361
1ER189	798124.377	9634531.287
1ER190	798147.598	9634513.711
1ER191	798214.524	9634406.353
1ER182	798111.361	9634355.752
1ER192	798100.93	9634378.012

TP DRAWING NO 05/KDC/121/102023

SCALE=1:2,500

<p>COMPS. E<sup>6</sup> 137..... MP No. 53 III 5..... Std. SHEET No. 53 III..... ACTION CC.....</p>	<p>Amendments made by: Pendo (Plot no) 7.2.024..... ..... Photostat copies sent to: ..... .....</p>	<p>Plan drawn by REGINA ANOSISYE. January 2024 I hereby certify that the survey represented by this plan was carried out in accordance with regulations. DATE 30.01.2024..... [Signature] DISTRICT LAND SURVEYOR</p>
<p>PLAN NO 28 E 137 / 376</p>		<p>REGISTERED PLAN NO. 190258</p>