



THE UNITED REPUBLIC OF TANZANIA
PRESIDENT'S OFFICE

REGIONAL ADMINISTRATION AND LOCAL
GOVERNMENTS



KARATU DISTRICT COUNCIL

Tell: +255 27 297 0650
Fax: +255 27 297 0649
Email: ded@karatudc.go.tz
Website: www.karatudc.go.tz
In Reply please quat:

**P.O.Box. 190,
Karatu,
Arusha.**

Ref.No. KAR/LD/1498/29

Date: 26/10/2022

KEMI Advocates for OPULENTS PARKS LTD,
6th Floor, NSSF Mafao House,
Old Mosh Road, Arusha,
P.O.Box 534,
ARUSHA.

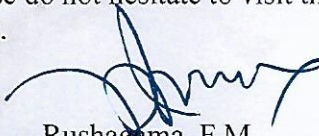
**RE: DISPOSITION AND SURRENDER OF OWNERSHIP DOCUMENTS OF FARM
WITH LAND OFFICE NUMBER 183808 LOCATED AT KILIMAMOJA VILLAGE
OF KARATU DISTRICT FOR RE ALLOCATION TO T.I.C**

The heading above refers.

2. If I may take you back to your Client's surrender of ownership of the farm registered under the above reference, affected soon after accomplishment of disposition of the same. And as you may notice as it was addressed to you and your clients prior to affecting the purchase of the forgoing farm. The letter of offer surrendered was issued on the demarcation survey that could not allow pre occupiers process a granted certificate of right of occupancy in the proper meaning of the provisions of the Land Act No. 4/1999 AND Regulations made there under.

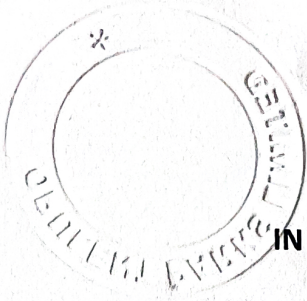
3. You are asked to accomplish survey at your own costs whereas other procedural requirements to allocate land properly shall be communicated to the Commissioner for Lands who shall effect other procedures in accordance with laws. Without prejudice to applicable procedural requirements to effect planning and survey of the said farm, Private or public Practitioners may be involved for accomplishment of planning and survey of the same. For further and better particulars, please do not hesitate to visit the office of the Commissioner for Lands at Arusha or Karatu District.

4. In serving you,


Rushagama, F.M.
AUTHORISED (LAND) OFFICER
KARATU

Copy:

1. District Executive Director (DED) – *For Perusal*
2. Assistant Commissioner for Lands,
P.O.Box 3194,
Arusha



Land Form No. 36

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

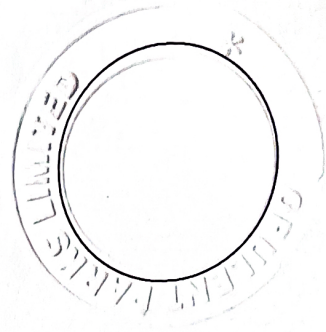
SURRENDER OF A RIGHT OF OCCUPANCY
(Under Section 43)

L.O. No. 1838080
I.D. No. 1229910
KILIMAMOJA,
KARATU DISTRICT

1. We, **OPULENT PARKS LIMITED** of P.O Box 78744, Dar Es Salaam, hereby **SURRENDER** all the Land 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 to be designated for investment purposes under section 20 (1) and (2) of the Land Act, No. 4 of 1999.
 - (ii) The land shall be allocated to TIC (Tanzania Investment Center) who will create Derivative Rights in favor of **OPULENT PARKS LIMITED**.
 - (iii) The land is not subject to any subsisting mortgage, charge, or encumbrance;
 - (iv) The land is not subject to any action in court by a lender to possess and sell the land;
 - (v) The land is not subject to any action by a trustee in bankruptcy;
 - (vi) The land is not subject to an order of attachment by any court;
2. Letter of offer is enclosed.

AND I, **FARAJI MURSHID RUSHAGAMA**, Authorized Officer of P.O Box 190, Karatu, by Command and on behalf of the President 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 30th day of June, 2023.

SEALED with the COMMON SEAL of the said
OPULENT PARKS LIMITED and DELIVERED in our
presence on this 14 day of Oct 2022



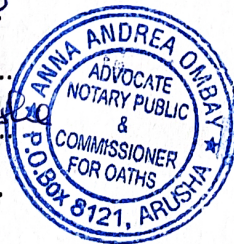
Name: KARIM KANJI
Signature: [Signature]
Postal Address: P.O. BOX 78744, DSM
Qualification: DIRECTOR

Name: Al: Jivraj
Signature: [Signature]
Postal Address: P.O. BOX 78744, DSM
Qualification: DIRECTOR

SIGNED and DELIVERED by the said FARAJI MURSHID
RUSHAGAMA who is known to me personally/identified
to me by [Signature] the latter known to me personally
in my presence on this 25th day of October 2022

Witness's

Name: ANNA ANDREA O
Signature: [Signature]
Postal Address: P. O BOX 8121-ARUSHA
Qualification: ADVOCATE



The following payments have been paid:

Surrender fees: Tshs: 131,000 ERV No. 9228613199972 dated: 28/10/2022

