

TITLE DEED NUMBER 1

(TITLE NO 16313)

1

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



RIGHT OF OCCUPANCY

CERTIFICATE OF TITLE TO LEASEHOLD LAND

Certified true copy of

This is to certify that the annexed Certificate of Occupancy dated the Fifteenth day of December, 2000 is registered in the Land Registry under Title No. 16313

Copies of the subsisting entries in the register are within

Dated the Twenty sixth day of June, 2002

Asst. Registrar of Titles

Handwritten blue ink notes and stamps on the right side of the page.

Title No. 16313	Description of registered land.
<p>ALL THAT piece or parcel of land situate at Leganga in the District of Arumeru containing Eight (8) Acres or thereabouts being Farm No. 86/4/3/1 part of Farm No. 86/4/3, EP, Lot No. 7/2 as delineated and edged in red on the plan annexed hereto.</p> <p>Subject to the conditions as restrictions as set out in the certified true copy annexed hereto.</p> <p>Subject to the provisions of Section 88 as to Survey.</p>	

ENTRIES IN THE REGISTER

TITLE No. 16313

14771 Registered 26.6.2002 at 1.00pm
M/S H & A UNIQUE SAFARIS 2000 LIMITED
of P.O. box 2109, Arusha. - registered

No. Registered at m
To

is owner.



Asst. Registrar of Titles

Asst. Registrar of Titles

Registered at m

No. Registered at m
To

Asst. Registrar of Titles

Asst. Registrar of Titles

Registered at m

No. Registered at m
To

Asst. Registrar of Titles

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Registered at m

No. Registered at m
To

Asst. Registrar of Titles

Asst. Registrar of Titles

UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegram "WARAKA"
Tel: 022 2121241-9
(Head Office Dar es Salaam)

Tel: 027 2753210 (Moshi)



Office of the Registrar of Titles
Northern Zone
P.O. Box 190
Moshi

In reply please quote:

Ref: No LR/MS/T/16313/9

3rd July, 2009

Gentlemen:

RE: THE APPLICATION FOR AN OFFICIAL
SEARCH OVER C.T. No. 16313

I have the honour to refer to your application form LR 65 dated 3rd July, 2009 and to enclose herewith a certificate of Search No. 697/2009 over the above mentioned property as requested by you.

I am, Gentlemen
Your Obedient Servant

(T. J. Nkya)
ASST. REGISTRAR OF TITLES
MOSHI

Asst. Registrar of Titles
Ministry of Lands and Human
Settlements Development
P. O. Box 190
MOSHI

To: PETERSON ESTATE AGENCY
PROPERTY CONSULTANCY,
P. O. Box 1035,
ARUSHA.

DMZ MAKUFE

TITLE DEED NUMBER 2

TANGANYIKA

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



RIGHT OF OCCUPANCY

CERTIFICATE OF TITLE TO ~~LEASEHOLD LAND~~

Certified true copy of

This is to certify that the annexed Certificate of Occupancy dated

the Twenty second day of June, 1965

is registered in the Land Registry under Title No. 19424

Copies of the subsisting entries in the register are within

Dated the Thirteenth

day of

September 2005

FRIDA BENEDICT SHIRIMA
ADVOCATE, NOTARY PUBLIC AND
COMMISSIONER FOR OATHS
Certified true copy of the original
Signature: *F. Benedict*
Date: 09/03/2010

Asst. Registrar

Signature

Title No. 19424

Description of registered land.

ALL THAT piece or parcel of land situate at Lenganga in the District of Arusha containing approximately Six decimal point two (6.2) Acres or thereabouts being part of Farm No. 86/4/3 part of Farm No. 86/4, E.P. Lot No. 712 as delineated and edged in red on the plan annexed hereto.

SUBJECT to the conditions and restrictions as set out in the Schedules annexed hereto.

SUBJECT to the provisions of section 88 as to Survey.

EX-CT. No. 15631.

A/ARU.R.3555.

ENTRIES IN THE REGISTER
TITLE No. 15631

No. 13215 Registered 11.12.2000 at 11.00A
To LEEMA MUNGU FARM LIMITED of P.O. Box
1331, Arusha. registered as owner.

No. _____ Registered _____ at _____ m

To _____

Asst. Registrar of Titles

Asst. Registrar of Titles

TRANSFER (PART OF)
8 ACRES

No. 14771 Registered 26-6-2002 at 10P.m
To M/S H & A UNIQUE SAFARIS
2000 LIMITED of P.O. Box 2189,
ARUSHA (Cons. TSHTS 5,000,000/=)

No. _____ Registered _____ at _____ m

To _____

Asst. Registrar of Titles

Asst. Registrar of Titles

TRANSFER PART:
10 ACRES

No. 15652 Registered 28-3-2008 at 10P.m
To M/S ARUMERI RIVER LODGE
LIMITED of P.O. Box 1638, ARUSHA.
(Cons. TSHTS. 12,000,000/=)

No. _____ Registered _____ at _____ m

To _____

Asst. Registrar of Titles

Asst. Registrar of Titles

TRANSFER (PART OF)
6.2 ACRES

No. 18574 Registered 13-9-2005 at 1:00P.m
To H & A UNIQUE SAFARIS (2000)
LIMITED of P.O. Box 2159, ARUSHA
(CONS TSHTS. 12,400,000/=)

No. _____ Registered _____ at _____ m

To _____

Asst. Registrar of Titles

Asst. Registrar of Titles

CERTIFIED TRUE COPY

Asst. Registrar of Titles

No. _____ Registered _____ at _____ m

To Date 13-9-2005

FRIDA BENEDICT SHIRIMA
ADVOCATE, NOTARY PUBLIC AND
COMMISSIONER FOR OATHS
Certified true copy of the original

Signature:

Date: 09/03/2010

SCHEDULE I

TITLE NO. 16043

The following is a translation of the conditions and restrictions contained in a Contract of Purchase dated 25th November, 1914 and made between Landesfiskus and Deutsche Kolonialgesellschaft, Berlin.

CLAUSE 4

The Vendor is entitled on refunding of a proportionate part of the purchase price (Shs. 2720/- for 680 ha) as well as compensation for outlays, so far as the value of the land is enhanced by such outlays:

- (a) to demand the re-transfer of those parts of the plot of land which he requires for the construction of railways, roads, ways, ditches, canals, telegraphs, together with the necessary protecting strips, and other public works, in particular such measures as may be necessary to promote the flow of water from higher to lower levels.
- (b) to raise and store on the plot of land any material such as earth, stones and so forth required for the public works indicated, even when such works are only constructed alongside or abut on the boundary, and to dump on the plot land earth raised elsewhere, and to construct roads necessary for access thereto over the plot of land.

CLAUSE 5

The Purchaser shall keep open for traffic existing roads and, on demand of the Authorities, also roads constructed by him, and to bear the cost of upkeep of such roads, and of any public roads which may be constructed hereafter, and which may traverse his land. He shall bear only half of the cost, when such roads only border on his land, if the other half is borne by the owner of the land on the opposite side. This obligation of upkeep of roads shall not extend to built-up roads.

CERTIFIED TRUE COPY
[Signature]
Asst. Registrar of Titles
Date 15-12-2009

CERTIFIED TRUE COPY
[Signature]
Asst. Registrar of Titles
Date 13-9-2005

FRIDA BENEDICT SHIRIMA
ADVOCATE, NOTARY PUBLIC AND
COMMISSIONER FOR OATHS
Certified true copy of original

Signature

Date

[Signature]
09/03/2010

SCHEDULE II

TITLE NO. 16043

The Purchaser for the time being undertakes to keep the forest on the land as it is. If some trees are felled the purchaser undertakes to replace them. In all those respects the Forest Department must be kept informed and its directions obeyed. Failure to do so, entitles the Forest Department to re-afforest at the purchaser's expenses.

CERTIFIED TRUE COPY
[Signature]
Asst. Registrar of Titles
Date 15-12-2000

CERTIFIED TRUE COPY
[Signature]
Asst. Registrar of Titles
Date 13-9-2005

FRIDA BENEDICT SHIRIMA
ADVOCATE, NOTARY PUBLIC AND
COMMISSIONER FOR OATHS
Certified
Signature: *[Signature]*
Date: 09/03/2010

