

**THE UNITED REPUBLIC OF TANZANIA  
CERTIFICATE OF APPROVAL OF DISPOSITION  
(Under Section.39)**

**CT: 9096**

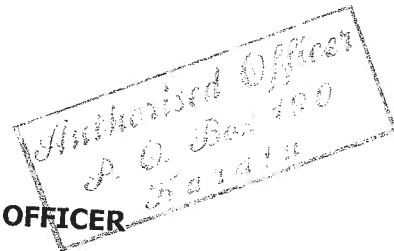
**L.O: 11711  
FARM NO. UNIT 4  
KARATU DISTRICT**

**I, FARAJI MURSHID RUSHAGAMA** AUTHORISED OFFICER, of P.O. BOX 190 KARATU, Having satisfied that the Right of occupancy with above references having registered in the names of the vendors do hereby **APPROVE** the disposition (s) of a RIGHT OF OCCUPANCY registered under the above reference after having satisfied with the following requirements:-

1. Payment of Application for disposition fee : 922328141411229 OF 24/11/2022.
2. Payment of Approval fee : 922328141411229 OF 24/11/2022.
3. Payment of Stamp Duty fee : 922328141411229 OF 24/11/2022.
4. Submission of dully Completed Land Forms No. 29, 30 and 35
5. Sale agreement
6. An original Valuation Report
7. Clearance of the Applicable Land Rents.

The status of the ownership is in the name of the applicant

  
.....  
**COMMISSIONER FOR LANDS / AUTHORISED OFFICER**



**Date: 25/11/2022**

To: Name: Adventures Big V Estates Ltd,  
P.O. BOX 1314,  
Dar es Salaam.

Copy: The Registrar

THE UNITED REPUBLIC OF TANZANIA

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

TRANSFER OF A RIGHT OF OCCUPANCY  
(Under Section 62)

TITLE NO: 9096

L.O. NO: 11711

FARM UNIT NO.4, OLDEAN AREA

KARATU DISTRICT, ARUSHA REGION

IN CONSIDERATION of a sum of the United States Dollars Seven Hundred Fifty Thousand Only (USD.750,000/=) we, NITIN COFFEE ESTATES LIMITED of Post Office Box 64, Arusha (TRANSFERORS) HEREBY TRANSFER to ADVENTURES BIG V ESTATES LIMITED of Post Office Box 1314, Dar Es Salaam (TRANSFEREES) the unexpired portion of the term of the Right of Occupancy registered under the above reference.

SIGNED with the COMMON SEAL of }  
NITIN COFFEE ESTATES LIMITED in our

presence this..... day of Sept., 2022 } .....

Name..... day of Sept., 2022 }  
Name.....

SEAL

Name.....

Qualification: Director

Signature:.....

Name.....

Qualification: Director

Signature:.....

SIGNED with the COMMON SEAL of }  
ADVENTURES BIG V ESTATES LIMITED in our

presence this..... day of Sept. 2022 } .....

presence this..... day of Sept. 2022 }  
Name.....

SEAL

Name.....

Qualification: Director

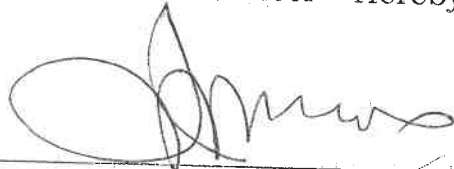
Signature:.....

Name.....

Qualification: Director

Signature:.....

In Exercise Of The Powers Vested In Me Under Section 37 Of The Land Act, 1999 (R.E. 2002) I... FARAJI MURSHID RUSHTAUSAMA Commissioner For Lands/Authorized Officer Hereby Approve This Disposition




~~COMMISSIONER FOR LANDS/AUTHORIZED OFFICER~~

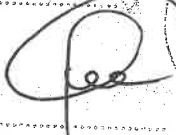
Authorized Officer  
No. 190  
P. Faraji Murshid Rushtausama

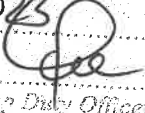
DATE: Nov. 24th 2022

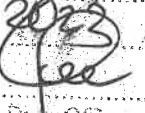
Concent fees Tshs... N/A  
Paid Vide ERV No... N/A  
Date... 24-11-2022

Stamp Duty on Original and Duplicate Tshs... 18,850,200/-  
Paid Vide ERV No...  
Date 24-11-2022

In Exercise of the Powers Vested in me Under Section 37 of the Land Act No, 4 of 1999 I, Faraji M. Rushtausama Authorized Officer here by approve this Disposition  
  
AUTHORISED OFFICER  
Date 25th Nov. 2022

FILED DOCUMENT NO. 4202  
REGISTERED ON: 18/01/2023  
AT: 08:02 A  
  
Service Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs. 500/- Paid  
923021154580109  
On Original Receipt Shs.  
of: 23/01/2023  
  
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs. 500/- Paid  
923021154580109  
Receipt No.  
of: 23/01/2023  
  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

NOTIFICATION OF A DISPOSITION  
(Under Section 36)

(To be Submitted in Triplicate)

TITLE NO: 9096  
L.O. NO: 11711  
FARM UNIT NO.4, OLDEAN AREA  
KARATU DISTRICT, ARUSHA REGION

TO: COMMISSIONER FOR LANDS/AUTHORISED OFFICER

We, NITIN COFFEE ESTATES LTD of Post Office Box 64, Arusha, HEREBY NOTIFY you of the disposition which is intended to be made in favour of ADVENTURES BIG V ESTATES LIMITED of Post Office Box 1314, DAR ES SALAAM in respect of a right of occupancy registered under the above reference.

WE HEREBY present the following particulars: -

1. Nature of disposition BY TRANSFER OF RIGHT OF OCCUPANCY.
2. The following documents are enclosed:
  - (i) C.T. NO. 9096
  - (ii) TRANSFER DEED
  - (iii) LAND RENT RECEIPT
3. Other particulars: N/A

Date: 30/9/22 APPLICANTS *[Signature]*

*[Signature]*  
COMMISSIONER FOR LAND/AUTHORISED OFFICER

Date Nov. 22<sup>nd</sup> 2022 Place Keratu

Copy: The Registrar

THE UNITED REPUBLIC OF TANZANIA

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

APPLICATION FOR APPROVAL  
OF DISPOSITION(S)

TITLE NO: 9096  
L.O. NO: 11711  
FARM UNIT NO.4, OLDEAN AREA  
KARATU DISTRICT, ARUSHA REGION

We, NITIN COFFEE ESTATES LIMITED of Post Office Box 64, Arusha, hereinafter referred to as "the Applicants" HEREBY APPLY for APPROVAL of disposition(s) of a right of occupancy registered under the above reference on 6<sup>th</sup> day of July, 1953.

1. Nature of disposition (state nature of the disposition)  
**TRANSFER OF RIGHT OF OCCUPANCY**
2. Particulars of purchaser assignee/mortgagee (if not a prescribed lender) **AS PER TRANSFER DEED.**
3. We the applicant(s) supply the following information and or documentation:
  - (i) C.T. NO. 9096
  - (ii) TRANSFER DEED
  - (iii) LAND RENT RECEIPT
  - (iv) VALUATION REPORT
  - (iv) CAPITAL GAIN CLEARANCE CERTIFICATE

(Extra papers may be used).

Date:.....2019/22.....

*Grandit.*  
*by home*  
\_\_\_\_\_  
APPLICANT(S)

*James*  
*At*

For Official Use Only

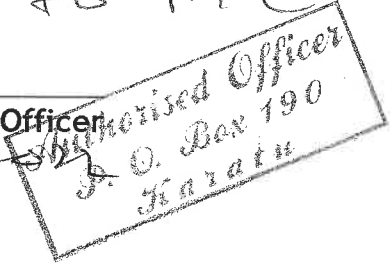
a) Approved/Refused

b) Remarks. Subject to surrender of the title for compliance with S. 20 of the Land Act Cap. 113 & Seepage of the piece of land developed for the government school of Meala prior to re-allocation of the same to T.I.C

*[Handwritten Signature]*

Commissioner for Lands/Authorized Officer

Date: 24<sup>th</sup> Nov. 2022



Served upon me/us

*[Handwritten Signature]*  
*[Handwritten Signature]*

Signature of Applicant(s)

Date: 30/9/22

Fee: .....

*[Handwritten Signature]*

**THE UNITED REPUBLIC OF TANZANIA**

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

**DEED OF SURRENDER OF A RIGHT OF OCCUPANCY  
(Under Section 43)**

**CT. 9096**

**LO. NO. 11711**

**FARM NO. UNIT 4 LOCATED AT  
OLDEANI AREA IN MBULU DISTRICT  
COUNCIL**

1. We, **ADVENTURES BIG V ESTATES LIMITED** of P.O. Box 1314, DAR ES SALAAM, Hereby **SURRENDER** all that part of 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 as under section 20(i) and (ii) of the Land Act No. 4 of 1999
  - (ii) the land should be allocated to Tanzania Investment Centre who will create Derivative Right of Occupancy in favour of *Adventures Big V Estates Limited*
  - (iii) the land is not subject to any subsisting mortgage; charge or encumbrances; the lender consents to the surrender
  - (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 Our **Original Certificate of Right of Occupancy** is enclosed.

AND I, **IDRISA JUMA KAYERA**, Assistant Commissioner for Lands Arusha Region of P.O. Box 3194 **Arusha** by Command and on behalf of the President hereby accept this Surrender and Agree that the liability of the said **ADVENTURES BIG V ESTATES LIMITED** of P.O. Box 1314, **DAR ES SALAAM** 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  
ADVENTURES BIG V ESTATES LIMITED  
and DELIVERED in the presence  
this.....12<sup>TH</sup>.....Day of.....DECEMBER.....2022.

Name: DAKSHINAMURTHY RASA  
Signature: D. RASA  
Postal Address: 640 VOSAGE ROAD  
PITTSBURGH, PA 15243, USA  
Qualification: DIRECTOR

Name: NEETA RAJA  
Signature: [Signature]  
Postal Address: 640 VOSAGE ROAD  
PITTSBURGH, PA 15243, USA  
Qualification: DIRECTOR

SIGNED and DELIVERED by the said  
IDRISA JUMA KAYERA who is known  
personally in my presence this...17...day of

01.....2023  
Name: N. ULOMI  
Signature: [Signature]  
Postal Address: 3194  
MUSHTA  
Qualification: LAND OFFICER

[Signature]

The following payments have been paid:

Surrender fee	Tshs: 80,000/=	ERV No.....	Dated.....
Stamp duty	Tshs: 4,000/=	ERV No.....	Dated.....
Registration fee	Tshs: 50,000/=	ERV No.....	Dated.....

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Paid  
000/-  
003021154580109  
of 23/01/2023  
[Signature]  
Stamp Duty Officer

FIELD DOCUMENT NO. 4203  
REGISTERED ON 18/01/2023  
08:00 A  
[Signature]  
Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Paid  
000/-  
003021154580109  
of 23/01/2023  
[Signature]  
Stamp Duty Officer

70126  
4.6.53

70126 4.6.53

70126 4.6.53

CERTIFICATE OF OCCUPANCY

The *Nineteenth* day of *June*  
Nineteen hundred and fifty-three  
Title No. *70126*

THIS IS TO CERTIFY that JOHN MICHAEL HUNTER of OIA (hereinafter called "the Occupier") is entitled to a Right of Occupancy in and over the land described in the Schedule hereto (hereinafter called "the said land") and more particularly delineated on the plan annexed hereto for a term of Ninety-eight years from the First day of January nineteen hundred and fifty according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulations made thereunder and any enactment in substitution therefor or amendment thereof and to the covenants implied in Rights of Occupancy under the provisions of the Land Regulations 1943 and to the following special terms and conditions, viz.:-

1. The Occupier shall pay during the said term the rent of Shillings Six hundred and thirteen (Shs. 615/-) to be paid yearly in advance without any deduction on the First day of January in each year during the said term PROVIDED ALWAYS that the said rent shall be subject to revision by the Governor after the expiration of Twenty years from the date of commencement of the said Right of Occupancy and shall also be subject to revision or further revision after the expiration of every subsequent period of Twenty years throughout the term of the said Right of Occupancy provided that such revision may take

1. Within five years after the date of the grant revision dates.

2. The said land shall be used solely for agricultural and pastoral purposes.

3. No transfer or sub-lease of the said land or any part thereof during the first five years of the term granted by the said Right of Occupancy shall be approved by the Governor except in exceptional circumstances of which the Governor shall be the sole judge.

4. Without prejudice to the generality of the Covenants contained or implied under the said Land Regulations 1948 the Occupier will at all times maintain such contour ridges and broad base terraces as may now be in existence on the said land and in the event of the contour ridges or broad base terraces thereon being inadequate he will construct them thereon. In the event of his preparing for cultivation land at present lying idle he shall construct contour ridges and broad base terraces at such places and in such a manner as may be required of him by the Governor.

5. The Occupier shall at all times during the said term clear and keep cleared the said land from all tsetse vegetation.

6. Failure to comply with any of the terms or conditions herein contained or implied will be deemed to constitute good cause for revocation of the said Right of Occupancy.

THE SCHEDULE HEREBEFORE REFERRED TO:

ALL THAT piece or parcel of land known as Unit No.4 comprising One thousand and sixty-five (1,065) acres situate at Oldeani in Mbulu District as delineated on Survey Plan No.E<sup>23</sup>  $\frac{128}{6555}$  annexed hereto and thereon edged in red EXCEPTING therefrom the Road Reserve comprising Nine (9) acres shown on the said plan thereby reducing the area the subject of the Certificate of Occupancy to One thousand and fifty-six (1,056) acres.

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

*[Handwritten Signature]*

LAND OFFICER.

I, the within named JOHN MICHAEL HUNTER hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED )  
by the said JOHN )  
MICHAEL HUNTER who is )  
able to read and write )  
the language in which )  
the within written )  
document is written )  
this *Twenty Eighth* )  
day of *MAY* )  
1955, in my presence: )

*[Handwritten Signature]*

*[Handwritten Signature]*

*Commissioner for Oaths*

CROWDY AND ROSE,  
SOLICITORS,  
FARINGDON, BERKS.

DISCHARGED FD. No. 21533  
22.5.56 - 230pm.

*[Signature]*  
Asst. Registrar of Titles

### CHARGE

No. 15966 Registered 10.2.56 at 3.10pm

TO THE LAND BANK OF TANGANYIKA

to secure shs 80,000/-

DISCHARGED - FD. No. 21534  
22.5.56 - 280pm.

*[Signature]*  
Asst. Registrar of Titles

### DEED OF VARIATION

No. 20088 Registered 14.10.55 at 3/4 pm

TO TERMS OF RIGHT OF

OCCUPANCY VARIED

*[Signature]*  
Asst. Registrar of Titles

### TRANSFER

No. 38303 Registered 23.8.60 at 2.50p

TO NITIN COFFEE ESTATES

LIMITED

CONS. SHS. 486,000/-

*[Signature]*  
Asst. Registrar of Titles

### NOTICE OF DEPOSIT

No. 38304 Registered 23.8.60 at 2.50p

BY BARCLAYS BANK

D. C. O

Withdrawn F. J. 46226

on 5.5.66 at 1.00pm.

*[Signature]*  
Assistant Registrar of Titles

*[Signature]*  
Asst. Registrar

37200 of 17-9-55

THE LAND REGISTRATION ORDINANCE, 1953.

VARIATION OF TERMS OF A RIGHT OF OCCUPANCY.

TITLE NUMBER  
9096

WE, THE GOVERNOR OF TANGANYIKA and JOHN MICHAEL HUNTER of Oldeani HEREBY AGREE to the following variations of the terms and conditions contained in the Right of Occupancy registered under the above reference:-

- (1) That the word "Agricultural" be substituted for the words "agricultural and ~~pastoral~~ pastoral" in lines 1 and 2 of Condition 2 on page 2 of the Certificate of Occupancy.
- (2) That Condition 5 on page 2 of the said Certificate be cancelled.

SIGNED and DELIVERED by )  
 SIR EDWARD FRANCIS TWining )  
 G. C. M. G., M. B. E., Governor )  
 of Tanganyika, )  
 who is known to me per- )  
 sonally in my presence )  
 this <sup>Fifth</sup> day of )  
 October 1955 )  
 Signature. *Edwardsford* )  
 Postal Address. *Govt House* )  
*D.H.* )  
 Qualification. *Magistrate* )

SIGNED and DELIVERED by )  
 JOHN MICHAEL HUNTER who )  
 is known to me personally )  
 /identified to me by )  
 ..... )  
 the latter being known to )  
 me personally in my pre- )  
 sence this 9<sup>th</sup> day of )  
 September 1955 )  
 Signature. *J. M. Hunter* )  
 Postal Address. *Dist. Office,* )  
*Mt. Meru* )  
 Qualification. *Administration* )  
*Officer* )

FIELD DOCUMENT NO. 20088  
 REGISTERED 14-10-55  
 at 3.4 p.m.

REGISTERED AT  
**FIRST REGISTRATION**  
 Registered at \_\_\_\_\_ m  
**THE LAND BANK OF TANGANYIKA**  
 REGISTERED IN REGISTRY OF DOCUMENTS  
 ON 25.6.50 IN VOL. G.6/957  
 SERIAL No. 10751  
 DISCHARGED Fd. No. 2433  
 22.5.56 - 2306m.  
 2017. Registrar of Titles  
 Asst. Registrar of Titles

**MORTGAGE**  
 4622 Registered S.S. 66 at 100m.  
 DISCHARGED  
**THE STANDARD BANK LIMITED.**  
 DT 5701 on 23-4-2003  
 (to secure unspecified amount)  
 at 11:30 am  
 Registrar of Titles

**CHARGE**  
 No. 15066 Registered 10.2.50 at 5106m  
**THE LAND BANK OF TANGANYIKA**  
 To secure shs 50,000/-  
 DISCHARGED - Fd. No. 21534  
 22.5.56 - 2306m.  
 Registrar of Titles  
 Asst. Registrar of Titles

**LAND REGISTRY, MOSHI**  
**CHANGE OF NAME**  
 Filed Document No. 15699  
 Date of registration 23-4-2003 11-30 am  
 DISCHARGED  
**THE NATIONAL BANK OF COMMERCE LIMITED.**  
 DT 15701 on 23-4-2003  
 at 11-30 am  
 Registrar of Titles

**DEED OF VARIATION**  
 No. 20088 Registered 14-10-55 at 3 1/2 m  
 To **TERMS OF RIGHT OF OCCUPANCY VARIED**  
 and 1/2

**LAND REGISTRY ALIQUA**  
**TRANSFER**  
 Filed Document No. 4202  
 Date of registration 18/01/2023 05:15 PM  
 To **ADVENTURES BIG V ESTATES LIMITED**  
 P.O. BOX 1314 DAR ES SALAAM  
 (CONS. USD. 750,000/-)  
 Registrar of Titles

**TRANSFER**  
 No. 38303 Registered 22-8-49 at 2252m  
 To **NITIN COFFEE ESTATES LIMITED**  
 CONS. SHS. 486,000/-  
 Registrar of Titles  
 Asst. Registrar of Titles

**SURRENDER**  
 Filed Document No. 4703  
 Date of registration 18/01/2023 08:00 AM  
 To **HIS EXCELLENCE THE PRESIDENT OF THE UNITED REPUBLIC OF TANZANIA**  
 Registrar of Titles

**NOTICE OF DEPOSIT**  
 38304 Registered 22-8-49 at 2252m  
 To **BY BARCLAYS BANK**  
 D.C.O  
 Withdrawn Fd. 46226  
 on 5.5.66 at 1007m.  
 Registrar of Titles  
 Assistant Registrar of Titles

**THE UNITED REPUBLIC OF TANZANIA  
CERTIFICATE OF APPROVAL OF DISPOSITION  
(Under Section.39)**

**CT: 9144**

**L.O: 12023  
FARM NO. UNIT 5  
KARATU DISTRICT**

**I, FARAJI MURSHID RUSHAGAMA** AUTHORISED OFFICER, of P.O. BOX 190 KARATU, Having satisfied that the Right of occupancy with above references having registered in the names of the vendors do hereby **APPROVE** the disposition (s) of a RIGHT OF OCCUPANCY registered under the above reference after having satisfied with the following requirements:-

1. Payment of Application for disposition fee : 922328141408820 OF 24/11/2022.
2. Payment of Approval fee : 922328141408820 OF 24/11/2022.
3. Payment of Stamp Duty fee : 922328141408820 OF 24/11/2022.
4. Submission of dully Completed Land Forms No. 29, 30 and 35
5. Sale agreement
6. An original Valuation Report
7. Clearance of the Applicable Land Rents.

The status of the ownership is in the name of the applicant

  
.....  
**COMMISSIONER FOR LANDS / AUTHORISED OFFICER**

**Date: 25/11/2022**

To: Name: Adventures Big V Estates Ltd,  
P.O. BOX 1314,  
Dar es Salaam.

Copy: The Registrar

THE UNITED REPUBLIC OF TANZANIA

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

TRANSFER OF A RIGHT OF OCCUPANCY  
(Under Section 62)

TITLE NO: 9144  
L.O. NO: 12023  
FARM UNIT NO.5, OLDEAN AREA  
KARATU DISTRICT, ARUSHA REGION

IN CONSIDERATION of a sum of the United States Dollars ONE MILLION ONE HUNDRED FIFTY THOUSAND Only (USD.1,150,000/=) we, NITIN COFFEE ESTATES LIMITED of Post Office Box 64, Arusha (TRANSFERORS) HEREBY TRANSFER to ADVENTURES BIG V ESTATES LIMITED of Post Office Box 1314, Dar Es Salaam (TRANSFEREES) the unexpired portion of the term of the Right of Occupancy registered under the above reference.

SIGNED with the COMMON SEAL of }  
NITIN COFFEE ESTATES LIMITED in our .....  
presence this.....30<sup>th</sup>..... day of Sept., 2022 } SEAL

Name.....DINESHRAI NANJI ONDHA.  
Qualification: Director  
Signature:.....*Dnandera*.....

Name.....VINESHWAR NANJI ONDHA  
Qualification: Director  
Signature:.....*V. Onndha*.....

SIGNED with the COMMON SEAL of }  
ADVENTURES BIG V ESTATES LIMITED in our .....  
presence this.....30<sup>th</sup>..... day of Sept. 2022 } SEAL

Name..DAKSHINAMURTHY RAZA  
Qualification: Director  
Signature:.....*D. Raza*.....

Name.....NEETA RAZA  
Qualification: Director  
Signature:.....*N. Raza*.....

In Exercise Of The Powers Vested In Me Under Section 37 Of The Land Act, 1999 (R.E. 2002) I, Fergal M. Pushergant Commissioner For Lands/Authorized Officer Hereby Approve This Disposition

*[Handwritten Signature]*

**Authorized Officer**  
Box 190  
J. O. M. M. M.

**COMMISSIONER FOR LANDS/AUTHORIZED OFFICER**

DATE: 25th Nov. 22

In Exercise of the Powers Vested in me Under Section 37 of the Land Act No. 4 of 1999 I, Fergal M. Pushergant Authorised Officer here by approve this Disposition  
**AUTHORISED OFFICER**  
Date 25th Nov. 22

cent. f. as Tshs 7  
Paid Vide ERV No. N/A  
Date 24-11-22

Stamp Duty on Original and Duplicate Tshs 33610200  
Paid Vide ERV No. 9223251-1-9129  
Date 24-11-2022

FILED DOCUMENT No: 4704  
REGISTERED ON: 18/01/2023  
AT: 08:00 A  
*[Signature]*  
Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 500/- Paid  
923021154582537  
of: 23/01/2023  
*[Signature]*  
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs: 500/- Paid  
923021154582537  
of: 23/01/2023  
*[Signature]*  
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

NOTIFICATION OF A DISPOSITION  
(Under Section 36)

(To be Submitted in Triplicate)

TITLE NO: 9144  
L.O. NO: 12023  
FARM UNIT NO.5, OLDEAN AREA  
KARATU DISTRICT, ARUSHA REGION

TO: COMMISSIONER FOR LANDS/AUTHORISED OFFICER

We, NITIN COFFEE ESTATES LTD of Post Office Box 64, Arusha, HEREBY NOTIFY you of the disposition which is intended to be made in favour of ADVENTURES BIG V ESTATES LIMITED of Post Office Box 1314, DAR ES SALAAM in respect of a right of occupancy registered under the above reference.

WE HEREBY present the following particulars:

1. Nature of disposition BY TRANSFER OF RIGHT OF OCCUPANCY.
2. The following documents are enclosed:
  - (i) C.T. NO. 9144
  - (ii) TRANSFER DEED
  - (iii) LAND RENT RECEIPT
3. Other particulars: N/A

Date: 25/9/22 APPLICANTS *[Signature]*

*[Signature]*  
COMMISSIONER FOR LAND/AUTHORISED OFFICER

Date 24th NOV. 2022 Place Karatu DC

Copy: The Registrar

THE UNITED REPUBLIC OF TANZANIA

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

APPLICATION FOR APPROVAL  
OF DISPOSITION(S)

TITLE NO: 9144  
L.O. NO: 12023  
FARM UNIT NO.5, OLDEAN AREA  
KARATU DISTRICT, ARUSHA REGION

We, NITIN COFFEE ESTATES LIMITED of Post Office Box 64, Arusha,, hereinafter referred to as "the Applicants" HEREBY APPLY for APPROVAL of disposition(s) of a right of occupancy registered under the above reference on 6<sup>th</sup> day of July, 1953.

1. Nature of disposition (state nature of the disposition)  
**TRANSFER OF RIGHT OF OCCUPANCY**
2. Particulars of purchaser assignee/mortgagee (if not a prescribed lender) **AS PER TRANSFER DEED.**
3. We the applicant(s) supply the following information and or documentation:

- (i) C.T. NO. 9144
- (ii) TRANSFER DEED
- (iii) LAND RENT RECEIPT
- (iv) VALUATION REPORT
- (iv) CAPITAL GAIN CLEARANCE CERTIFICATE

(Extra papers may be used).

Date:.....30/9/22.....

*[Handwritten Signature]*

\_\_\_\_\_  
APPLICANT(S)

*[Handwritten Signature]*

For Official Use Only

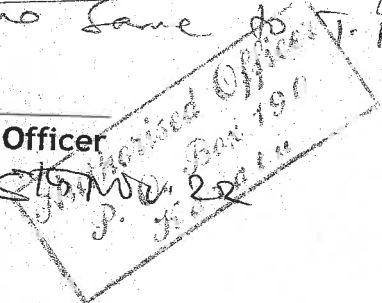
a) Approved/Refused

b) Remarks... Subject to surrender of the title for compliance with S. 20 of Land Act, Cap 132. Site plan of the piece of land developed in the government school of Meadi prior to re-allocation of the same to T-15C

*[Handwritten Signature]*

Commissioner for Lands/Authorized Officer

Date: 30/9/22



Served upon me/us

*[Handwritten Signature]*

*[Handwritten Signature]*

Signature of Applicant(s)

Date: 30/9/22

Fee: *[Handwritten Signature]*



**THE UNITED REPUBLIC OF TANZANIA**

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

**DEED OF SURRENDER OF A RIGHT OF OCCUPANCY  
(Under Section 43)**

**CT. 9144**

**LO. NO. 12023**

**FARM NO. UNIT 5 LOCATED AT  
OLDEANI AREA IN MBULU DISTRICT  
COUNCIL**

1. We, **ADVENTURES BIG V ESTATES LIMITED** of P.O. Box 1314, DAR ES SALAAM, Hereby **SURRENDER** all that part of 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 as under section 20(i) and (ii) of the Land Act No. 4 of 1999
  - (ii) the land should be allocated to Tanzania Investment Centre who will create Derivative Right of Occupancy in favour of *Adventures Big V Estates Limited*
  - (iii) the land is not subject to any subsisting mortgage; charge or encumbrances; the lender consents to the surrender
  - (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 Our **Original Certificate of Right of Occupancy** is enclosed.

AND I, **IDRISA JUMA KAYERA**, Assistant Commissioner for Lands Arusha Region of P.O. Box 3194 Arusha by Command and on behalf of the President hereby accept this Surrender and Agree that the liability of the said **ADVENTURES BIG V ESTATES LIMITED** of P.O. Box 1314, DAR ES SALAAM 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  
ADVENTURES BIG V ESTATES LIMITED  
and DELIVERED in the presence  
this.....12<sup>TH</sup>.....Day of.....DEC'..... 2022.

Name: DAKSHINAMURTHY RAJA  
Signature: [Signature]  
Postal Address: 640 OSAGE ROAD  
PITTSBURG, PA 15243, USA  
Qualification: DIRECTOR

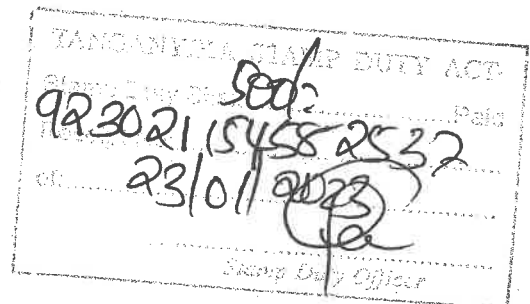
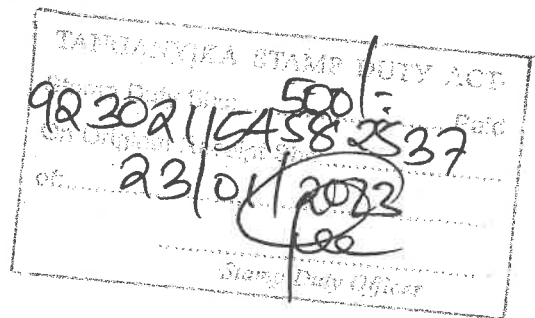
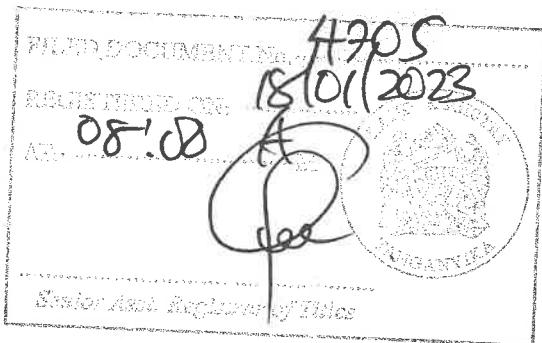
Name: NEETA RAJA  
Signature: [Signature]  
Postal Address: 640 OSAGE ROAD  
PITTSBURG, PA 15243, USA  
Qualification: DIRECTOR

SIGNED and DELIVERED by the said  
IDRISA JUMA KAYERA who is known  
personally in my presence this...17...day of  
.....01.....2022/3

Name: N. YHAMU  
Signature: [Signature]  
Postal Address: 3 RIV  
ANUSKA  
Qualification: LAND OFFICER

**The following payments have been paid:**

Surrender fee	Tshs: 80,000/= ERV No.....	Dated .....
Stamp duty	Tshs: 4,000/= ERV No.....	Dated .....
Registration fee	Tshs: 50,000/= ERV No.....	Dated .....



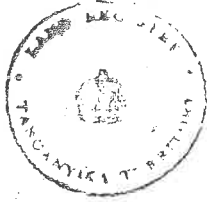
NITIN (2)

L.O.No. 12025  
M.P.No. 28517

9144

RECORDED 7.7.53

at 330 p.m.



And Registrar of Titles

TANGANYIKA

Stamp Duty Section 19

Stamp Duty of Rs. 1/- paid and

Revenue Receipt No. 43756 of 4.11.50

Issued

Asst. Registrar-General

TANGANYIKA

Stamp Ordinance

Section 19

RECEIVED

1896/- paid in

principal instrument

Revenue Authority

CERTIFICATE OF OCCUPANCY

The *Sixth* day of *July*

Nineteen hundred and fifty-three

Title No. 9144.

THIS IS TO CERTIFY that ROBERT MORTON NEWBURGH TISDALL of Oldcani (hereinafter called "the Occupier") is entitled to a Right of Occupancy in and over the land described in the Schedule hereto (hereinafter called "the said land") and more particularly delineated on the plan annexed hereto for a term of Ninety-nine years from the First day of January Nineteen hundred and fifty-one according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulations made thereunder and any enactment in substitution therefor or amendment thereof and to the covenants implied in Rights of Occupancy under the provisions of the Land Regulations 1948 and to the following special terms and conditions, viz.:-

1. The Occupier shall pay during the said term the rent of Shillings Eight hundred (Shs. 800/-) to be paid yearly in advance without any deduction on the First day of January in each year during the said term PROVIDED ALWAYS that the said rent shall be subject to revision by the Governor after the expiration of Twenty years from the date of commencement of the said Right of Occupancy and shall also be subject to revision or further revision after the expiration of every subsequent period of Twenty years throughout the term of the said Right of Occupancy provided that such revision may take place only within Five years after the above mentioned revision dates.

2. The said land shall be used solely for agricultural and pastoral purposes.

3. No transfer or sub-lease of the said land or any part thereof during the first Five years of the term granted by the said Right of Occupancy shall be approved by the Governor except in exceptional circumstances of which the Governor shall be the sole judge.

4. Without prejudice to the generalities of the Covenants contained or implied under the Land Regulations 1948 the Occupier will at all times maintain all such contour ridges and broad base terraces as may now be in existence on the said land. In the event of the contour ridges or broad base terraces on the said land being inadequate he will construct them thereon and in the event of his preparing for cultivation land at present lying idle he agrees to construct the same at such places and in such manner as may be deemed necessary by the Director of Agriculture.

5. The Occupier shall at all times during the said term clear and keep cleared the said land from all tsetse vegetation.

6. Failure to comply with any of the terms or conditions herein contained or implied will be deemed to constitute good cause for revocation of the said Right of Occupancy.

THE SCHEDULE HEREBEFORE REFERRED TO:

ALL THAT piece or parcel of land comprising One thousand three hundred and forty-three (1,843) acres situate at Oldeani in Mbulu District as delineated on Survey Plan No. E<sup>25</sup> <sup>128</sup> ~~8555~~ annexed hereto and thereon edged in red EXCEPTING therefrom the Road Reserve comprising Eight (8) acres shown on the said plan thereby reducing the area the subject of the said Certificate of Occupancy to One thousand three hundred and thirty-five (1,335) acres.

GIVEN under my hand and seal and by order of the  
Governor the day and year first above written.

*Kennedy*  
Acting LAND OFFICER.

I, the within-named ROBERT MORTON NEWBURGH TISDALL hereby  
accept the terms and conditions contained in the foregoing  
Certificate of Occupancy.

SIGNED and DELIVERED by the)  
said ROBERT MORTON NEWBURGH  
TISDALL who is able to read  
and write the language in  
which the within written  
document is written this

Twenty-ninth day of May 1953.  
in my presence:

*J.C. Taylor*  
*Advocate*  
*Arusha*

*Robert Morton Newburgh Tisdall*

REGISTRATION  
Registered

TO BARCLAYS BANK (DOMINION COLONIAL AND OVERSEAS) REGISTERED IN REGISTRY OF DOCUMENTS ON 11-12-52 IN VOL. G. 71090 SERIAL No. 1169752 Discharged F.D. 43114 on 27.10.64 at 1.0 p.m.

*Amwara*  
Asst. Reg. of Titles

LAND REGISTRY, MOSI  
CHANGE OF NAME

Filed Document No. 15699

Date of registration 23-4-2003 11:30 am

To THE NATIONAL BANK OF COMMERCE LIMITED on 23-4-2003 at 11:30 am

*Amwara*  
Asst. Reg. of Titles

**TRANSFER**

43489 11-12-64 11:30a

TO NITIN COFFEE ESTATES LIMITED. Cons. Rs. 570,000/-

4704 18/01/2022 08:00A

ADVENTURES BIG V ESTATES LIMITED OF P.O. BOX 1314 DAR EL SALAM (LDCS: USD 150,000/-)

*Amwara*  
Asst. Registrar of Titles

**SURRENDER**

4705 18/01/2022 08:00A

HIS EXCELLENCE THE PRESIDENT OF THE UNITED REPUBLIC OF TANZANIA

**NOTICE OF DEPOSIT**

No. 43524 18-12-64 10:05 am

BY BARCLAYS BANK D.C.O.

Withdrawn F.D. 46225 on 5.5.66 at 1.00 p.m.

*Amwara*  
Assistant Registrar of Titles

**MORTGAGE**

116287 5.5.66 1.00 p.m.

Discharged THE STANDARD BANK LIMITED. F.D. 15701 on 23-4-2003 (to secure unspecified amount) at 11:30 am

*Amwara*  
Asst. Registrar of Titles

**THE UNITED REPUBLIC OF TANZANIA**  
**CERTIFICATE OF APPROVAL OF DISPOSITION**  
**(Under Section.39)**

**C.T: No. 9128,**  
**L.O:11948,**  
**FARM: UNIT NO.8,OLDEAN**  
**AREA,KARATU.**

**I, FARAJI MURSHID RUSAGAMA** Authorized Officer of P.O. BOX 190 KARATU, , Hereby **APPROVE** the disposition (s) of a RIGHT OF OCCUPANCY registered under the above reference after having being satisfied with the following requirements:-

1. Clearance of Application for Approval of Disposition fee Paid via ERV No. 922314138236812 OF 10/11/2022
2. Clearance of Notification for Disposition paid via ERV No. 922314138236812 OF 10/11/2022
3. Clearance of Stamp Duty, paid via ERV No. 922314138236812 OF 10/11/2022
4. Submission of completed Land Form No. 29, 30 and 35 and Sale agreement thereof.
5. Vendor and Purchaser's documents of existence and eligibility to transact on the foregoing property

Further that, The status of the ownership is in the name of the VENDOR as per the Certificate of Title registered under the above details.

  
.....  
**COMMISSIONER FOR LANDS / AUTHORISED OFFICER**

**Date: 11/11/2022**

To: Name: RAFIKI ESTATES LTD.  
P.O. BOX 64  
ARUSHA

Copy: The Registrar

THE UNITED REPUBLIC OF TANZANIA

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

TRANSFER OF A RIGHT OF OCCUPANCY  
(Under Section 62)

TITLE NO: 9128  
L.O. NO: 11948  
FARM UNIT NO.8, OLDEAN AREA  
KARATU DISTRICT, ARUSHA REGION

IN CONSIDERATION of a sum of the United States Dollars SEVEN HUNDRED FIFTEEN THOUSAND Only (USD.715,000/=) we, RAFIKI ESTATES LIMITED of Post Office Box 64, Arusha (TRANSFERORS) HEREBY TRANSFER to ADVENTURES BIG V ESTATES LIMITED of Post Office Box 1314, Dar Es Salaam (TRANSFEREES) the unexpired portion of the term of the Right of Occupancy registered under the above reference.

SIGNED with the COMMON SEAL of }  
RAFIKI ESTATES LIMITED in our .....  
presence this.....<sup>28th</sup> day of Sept., 2022 } SEAL

Name.....DINESH KUMAR NANJI ONDHA.....  
Qualification: Director  
Signature:.....[Signature].....

Name.....SHEILA BHIKHALAL ONDHA.....  
Qualification: Director  
Signature:.....Sheila B. Ondha.....

SIGNED with the COMMON SEAL of }  
ADVENTURES BIG V ESTATES LIMITED in our .....  
presence this.....<sup>28th</sup> day of Sept. 2022 } SEAL

Name.....DAKSHINA MURTHY RAJA.....  
Qualification: Director  
Signature:.....[Signature].....

Name.....NEETA RAJA.....  
Qualification: Director  
Signature:.....[Signature].....

**\*Where applicable**

In Exercise of the Powers Vested in me Under Section 37 Of The Land Act, 1999, Cap.113 (R.E. 2002) I, **FARAJI MURSHID RUSHAGAMA**, Commissioner For Lands/Authorized Officer Hereby Approve This Disposition

*[Handwritten Signature]*  
Authorized Officer  
F.L. 200

**COMMISSIONER FOR LANDS / AUTHORIZED OFFICER**

DATE: November 10<sup>th</sup> 2022

In Exercise of the Powers Vested in me Under Section 37 of the Land Act No. 4 of 1999, I, **FARAJI MURSHID RUSHAGAMA**, Authorized Officer, hereby approve this Disposition.  
*[Handwritten Signature]*  
**AUTHORIZED OFFICER**  
Date: 10<sup>th</sup> Nov. 2022

Concent fees Tshs. N/A  
Paid Vids ERV No. N/A  
Date: 11<sup>th</sup> Nov 2022

Stamp Duty on Original  
Paid Vids ERV No. 922318139048610  
Date: 11<sup>th</sup> Nov 2022

4700  
11.11.2022  
11:21 A  
*[Handwritten Signature]*

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs. 14,660,000/=  
Paid  
Priority No. 922318139048610  
of: 14.11.2022  
*[Handwritten Signature]*

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs. 500/=  
Paid  
Priority No. 922318139048610  
of: 14.11.2022  
*[Handwritten Signature]*

THE UNITED REPUBLIC OF TANZANIA

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

NOTIFICATION OF A DISPOSITION  
(Under Section 36)

(To be Submitted in Triplicate)

TITLE NO: 9128  
L.O. NO: 11948  
FARM UNIT NO.8, OLDEAN AREA  
KARATU DISTRICT, ARUSHA REGION


TO: COMMISSIONER FOR LANDS/AUTHORISED OFFICER

We, RAFIKI ESTATES LIMITED of Post Office Box 64, Arusha, HEREBY NOTIFY you of the disposition which is intended to be made in favour of ADVENTURES BIG V ESTATES LIMITED of Post Office Box 1314, DAR ES SALAAM in respect of a right of occupancy registered under the above reference.

WE HEREBY present the following particulars: -

1. Nature of disposition BY TRANSFER OF RIGHT OF OCCUPANCY.
2. The following documents are enclosed:
  - (i) C.T. NO. 9128
  - (ii) TRANSFER DEED
  - (iii) LAND RENT RECEIPT
3. Other particulars: N/A

Date: 28<sup>th</sup> Sept. 2022 APPLICANTS Sheila B Ondlic

  
P.O. Box 100

COMMISSIONER FOR LAND/AUTHORISED OFFICER

Date Nov. 10<sup>th</sup> 2022 Place Karatu DC

Copy: The Registrar

THE UNITED REPUBLIC OF TANZANIA

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

APPLICATION FOR APPROVAL  
OF DISPOSITION(S)

TITLE NO: 9128  
L.O. NO: 11948  
FARM UNIT NO.8, OLDEAN AREA  
KARATU DISTRICT, ARUSHA REGION

We, RAFIKI ESTATES LIMITED of Post Office Box 64, Arusha, hereinafter referred to as "the Applicants" HEREBY APPLY for APPROVAL of disposition(s) of a right of occupancy registered under the above reference on 19<sup>h</sup> day of June, 1953.

1. Nature of disposition (state nature of the disposition)  
TRANSFER OF RIGHT OF OCCUPANCY
2. Particulars of purchaser assignee/mortgagee (if not a prescribed lender) AS PER TRANSFER DEED.
3. We the applicant(s) supply the following information and or documentation:
  - (i) C.T. NO. 9128
  - (ii) TRANSFER DEED
  - (iii) LAND RENT RECEIPT
  - (iv) VALUATION REPORT
  - (iv) CAPITAL GAIN CLEARANCE CERTIFICATE

(Extra papers may be used).

Date:..... 28<sup>th</sup> Sept: 2022

*Sheila Bondwa*

*Sheila Bondwa*

APPLICANT(S)

*[Handwritten signature]*

For Official Use Only

a) Approved/Refused

b) Remarks... LET ALL APPLICABLE DOCUMENTS INCLUSIVE  
OF SURRENDER DOCS APPEAR BEFORE COMMISSIONER  
FOR LANDS FOR COMPLIENCES OF SEC. 20  
OF THE LAND ACT (AP. 113)

Authorized Officer

10th Nov 2022

Commissioner for Lands/Authorized Officer

Date: 10th NOV. 2022

Served upon me/us

Anand

Shank B Ondhia  
Signature of Applicant(s)

Date: 28th Sept. 2022

Fee: 5000/-

**THE UNITED REPUBLIC OF TANZANIA**

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

**DEED OF SURRENDER OF A RIGHT OF OCCUPANCY  
(Under Section 43)**

**CT. 9128**

**(MEASURING AREA 999 ACRES)**

**FARM LOCATED AT OLDEANI AREA  
IN MBULU DISTRICT COUNCIL**

1. We, **ADVENTURES BIG V ESTATES LIMITED** of P.O. Box 1314, DAR ES SALAAM, Hereby **SURRENDER** all that part of 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 as under section 20(i) and (ii) of the Land Act No. 4 of 1999
  - (ii) the land should be allocated to Tanzania Investment Centre who will create Derivative Right of Occupancy In favour of Adventures Big V Estate Limited
  - (iii) the land is not subject to any subsisting mortgage; charge or encumbrances; the lender consents to the surrender
  - (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 Our **Original Certificate of Right of Occupancy** is enclosed.

AND I, **IDRISA JUMA KAYERA**, Assistant Commissioner for Lands Arusha Region of P.O. Box 3194 **Arusha** by Command and on behalf of the President hereby accept this Surrender and Agree that the liability of the said **ADVENTURES BIG V ESTATES LIMITED** of P.O. Box 1314, DAR ES SALAAM 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  
ADVENTURES BIG V ESTATES LIMITED  
and DELIVERED in the presence  
this 12<sup>th</sup> Day of Dec. 2022.

Name: DAKSHINA ANURUPA RATA  
Signature: D. RATA  
Postal Address: 6400 ORANGE ROAD  
PITTSBURGH, PA 15243, USA  
Qualification: Director

Name: NEETA RATA  
Signature: N. RATA  
Postal Address: 6400 ORANGE ROAD  
PITTSBURGH, PA 15243, USA  
Qualification: Director


SIGNED and DELIVERED by the said  
IDRISA JUMA KAYERA who is known  
personally in my presence this 01<sup>st</sup> day of  
Nov. 2023

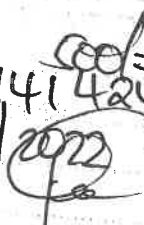
Name: N. ULAMI  
Signature: N. ULAMI  
Postal Address: 3194  
MUSITA  
Qualification: LAND OFFICER

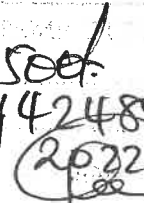


The following payments have been paid:

Surrender fee	Tshs: 80,000/=	ERV No. ....	Dated .....
Stamp duty	Tshs: 4,000/=	ERV No. ....	Dated .....
Registration fee	Tshs: 50,000/=	ERV No. ....	Dated .....

4701  
11.11.2022  
11:21  
A  


922328141424898  
24/11/2022  
5000  


922328141424898  
24/11/2022  
5000  


9128  
4.7.53

L.O. No. 11048  
L.S. No. 22113

TANZANIA  
Stamp Duty 1/- paid and  
Revenue Receipt No. 705845 2.7.53  
Issued

TANZANIA  
Stamp Duty 1/- paid and  
Revenue Receipt No. 1276/1  
Issued

L 1485

CONTENTS OF INSTRUMENT

The *Third* day of *July*  
Nineteen hundred and fifty-three.

Instrument No. 9128

THIS IS TO CERTIFY that THE GOVERNOR GENERAL AND BANK OF OCEANIA (hereinafter called "the Governor") is entitled to a right of occupancy in and over the land described in the Schedule hereto (hereinafter called "the said land") and more particularly delineated on the plan annexed hereto for a term of ninety-nine years from the first day of October nineteen hundred and fifty according to the true intent and meaning of the said Ordinance and subject to the provisions thereof and to any regulations made thereunder and any enactment in substitution therefor or amendment thereof and to the covenants included in Rights of Occupancy under the provisions of the Land Regulations 1948 and to the following special terms and conditions, viz.:-

1. The Governor shall pay during the said term the rent of Shillings seven hundred and fifty (Shs. 750/-) to be paid yearly in advance without any deduction on the first day of October in each year during the said term PROVIDED THAT the said rent shall be subject to revision by the Governor after the expiration of twenty years from the date of commencement of the said Right of Occupancy and shall also be subject to revision or further revision after the expiration of every subsequent period of twenty years throughout the term of the said Right of Occupancy provided that such revision may take place only within five years after the above mentioned revision dates.

2. The said land shall be used solely for agricultural and pastoral purposes.

3. No transfer or sub-lease of the said land or any part thereof during the first five years of the term granted by the said Right of Occupancy shall be approved by the Governor except in exceptional circumstances of which the Governor shall be the sole judge.

4. Without prejudice to the generality of the Covenants contained or implied under the said Land Regulations 1948 the Occupier will at all times maintain such contour ridges and broad base terraces as may now be in existence on the said land and in the event of the contour ridges or broad base terraces thereof being inadequate he will construct them thereon. In the event of his preparing for cultivation land at present lying idle he shall construct contour ridges and broad base terraces at such places and in such a manner as may be required of him by the Governor.

5. The Occupier shall at all times during the said term clear and keep the said land cleared from all tsetse vegetation.

6. Failure to comply with any of the terms or conditions herein contained or implied will be deemed to constitute good cause for revocation of the said Right of Occupancy.

THE SCHEDULE HERETO REFERRED TO:

ALL THAT piece or parcel of land known as Unit No. 8, Clacani situate in Ibulu District containing nine hundred and ninety-nine (999) acres as delineated on Survey Plan No. E<sup>20</sup> 128 annexed hereto and thereon edged in red. 6958

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

*J. Kennedy*  
Acting LAND OFFICER

I, the within-named **K.H. JOHANNES VAN DER MERWE** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by  
the said **K.H. JOHANNES  
VAN DER MERWE** who is  
able to read and write  
the language in which  
the within written  
document is written  
this *5th*  
day of *June* 1955,  
in my presence:-

*K.H. van der Merwe*

*J. M. ...*  
*Justice of the Peace*  
*of ... District*

THE LAND BANK OF TANGANYIKA  
 REGISTERED IN REGISTRY OF DOCUMENTS  
 IN VOL. G. 6/976 SERIAL 11193 ON  
 23.2.51.  
 Discharged F.D. No. 17098  
 on 25.10.54 at 11 am  
 Amt. RUST

**MORTGAGE**  
 No. 18983 Registered 26-4-55 at 10 a.m.  
 To THE LAND BANK OF TANGANYIKA  
 to secure sh. 50,000/-  
 Discharged on 22.7.65 at 1.00 p.m.  
 F.D. 44654.  
 Amt. Registrar of Titles

**DEED OF VARIATION**  
 No. 19634 Registered 9-8-55 at 3 p.m.  
 To TERMS OF RIGHT OF  
 OCCUPANCY VARIED  
 Amt. Registrar of Titles

**MORTGAGE**  
 39090 Registered 1-2-63 at 2.50 p.m.  
 To THE AGRICULTURAL CREDIT  
 AGENCY TO SECURE SHS 33,000/-  
 Discharged F.D. No. 17098  
 on 24.10.54 at 11 am  
 Amt. Registrar of Titles

**TRANSFER**  
 44839 Registered 26-8-65 at 8.45 a.m.  
 To RAFIKI ESTATES LIMITED.  
 Cons. sh. 296,800/-  
 Amt. Registrar of Titles

44840 Registered 26-8-65 at 8.45 a.m.  
 To THE DIAMOND JUBILEE  
 INVESTMENT TRUST LIMITED  
 to secure sh. 200,000/-  
 Discharged F.D. 49219  
 ON 20.9.67 at 9.10 am  
 Amt. Registrar of Titles

47238 Registered 21-9-66 at 12 noon  
 To THE DIAMOND JUBILEE INVEST-  
 MENT TRUST (TANZANIA) LIMITED  
 Discharged F.D. 49219  
 ON 20.9.67 AT 9.10 am.  
 Amt. Registrar of Titles

LAND REGISTRY DAR ES SALAM  
 NOTICE OF DEPOSIT  
 Filed Document No. 61440  
 Date of registration 14.8.73 at 10.45 am  
 BY THE NATIONAL BANK  
 OF COMMERCE  
 at 11.30 am.  
 Amt. Registrar of Titles

LAND REGISTRY, DODOMA  
 CHANGE OF NAME F.D. 61440  
 Filed Document No. 14027  
 Date of registration 27-09-2001 at 10.30 A.M.  
 To NATIONAL BANK OF COMMERCE  
 LIMITED.  
 at 11.50 am  
 Amt. Registrar of Titles

REGISTRY ARUSHI  
4700  
11.11.2022 11:21 A.M.  
ADVENTURES BIG V ESTATES -  
LIMITED, OF P.O. BOX 1314, DAR ES SALAMU.  
CUPS OF US\$ 7,15,000  
Senior Asst. Registrar of Titles

REGISTRY ARUSHI  
**SURRENDER**  
4701  
11.11.2022 11:21 A.M.  
HIS EXCELLENCE THE PRESIDENT OF THE  
UNITED REPUBLIC OF TANZANIA  
Senior Asst. Registrar of Titles