

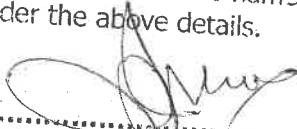
THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF APPROVAL OF DISPOSITION
(Under Section.39)

C.T: No. 9469,
L.O:12443,
FARM AT 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. 922314138233875 OF 10/11/2022
2. Clearance of Notification for Disposition paid via ERV No. 922314138233875 OF 10/11/2022
3. Clearance of Stamp Duty, paid via ERV No.922314138233875 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.


Authorized Officer
P.O. Box 190
Karatu
.....
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: 9469
L.O. NO: 12443
OLDEAN AREA
KARATU DISTRICT, ARUSHA REGION

IN CONSIDERATION of a sum of the United States Dollars THIRTY FIVE THOUSAND Only (USD.35,000/=) 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.....^{28th} day of Sept., 2022 } SEAL

Name.....DINESHRAI NANJI OGDHA.....

Qualification: Director

Signature:.....[Signature].....

Name.....SHEILA BHIKHALAL OGDHA.....

Qualification: Director

Signature:.....Sheila B. Ogdha.....

SIGNED with the COMMON SEAL of }
ADVENTURES BIG V ESTATES LIMITED in our
presence this.....^{28th} day of Sept. 2022 } SEAL

Name.....DAKSHINAMURTHY RAJA.....

Qualification: Director

Signature:.....D. Raja.....

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]
[Handwritten: Authorized Officer]

COMMISSIONER FOR LANDS/AUTHORIZED OFFICER

DATE: **November 10th 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 here by approve this Disposition
[Handwritten Signature]
AUTHORISED OFFICER
Date: **11th Nov. 2022**

Stamp Duty on Original and Duplicate Tshs.. **1080200/-**
Paid Vide ERV No. **92231713823875**
Date **11th Nov. 2022**

Stamp: cent. fees Tshs. **N/A**
Paid Vide ERV No. **N/A**
Date: **11th Nov 2022**

FILED DOCUMENT NO. **4698**
REGISTERED ON **15/11/2022**
At **09:56 A**
[Handwritten Signature]
Seal: Registrar of Titles

TANGANYIKA STAMP DUTY ACT
Stamp Duty of **500/-** Paid
On Original Receipt No. **922318139049213**
of **15/11/2022**
[Handwritten Signature]
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT
Stamp Duty of **500/-** Paid
On Original Receipt No. **922318139049213**
of **15/11/2022**
[Handwritten Signature]
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

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

APPLICATION FOR APPROVAL
OF DISPOSITION(S)

TITLE NO: 9469
L.O. NO: 12443
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 29th day of July, 1955.

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. 9469**
 - (ii) **TRANSFER DEED**
 - (iii) **LAND RENT RECEIPT**
 - (iv) **VALUATION REPORT**
 - (iv) **CAPITAL GAIN CLEARANCE CERTIFICATE**

(Extra papers may be used).

Date:.....*28th Sept 2022*.....

Sheila Bondhia
Sheila Bondhia
APPLICANT(S)

For Official Use Only

Authorized Officer
P.O. Box 100
Arusha

a) Approved/Refused

b) Remarks. LET ALL APPLICABLE DOCUMENTS INCLUSIVE OF SURRENDER DOWS APPEAR BEFORE COMM. FOR LANDS FOR COMPLIENCES OF SEC 20 OF TITE LAND ACT. CAP 113

[Handwritten Signature]

[Faint handwritten text]

Commissioner for Lands/Authorized Officer

Date: 28th Sept 2022 10th Nov 2022

Served upon me/us

[Handwritten Signature]

Shiraz Boudhia
Signature of Applicant(s)

Date: 28th Sept 2022

Fee: 8000/-

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: 9469

L.O. NO: 12443

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. 9469
 - (ii) TRANSFER DEED
 - (iii) LAND RENT RECEIPT
3. Other particulars: N/A

Date: 28th Sept. 2022 APPLICANTS *Shile Bondia*

[Signature]
P.O. Box 580
COMMISSIONER FOR LAND/AUTHORISED OFFICER

Date 10th Nov. 2022 Place *Karatu*

Copy: The Registrar

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. 9469

(MEASURING AREA 1.9998 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... 12th Day of... DEC... 2022.

Name: DAKSHINAMURTHY RAJA
 Signature: D. Raja
 Postal Address: 640 OSAGE ROAD
PITTSBURGH, PA 15243, USA
 Qualification: DIRECTOR

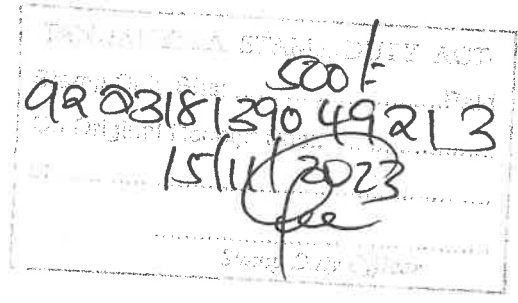
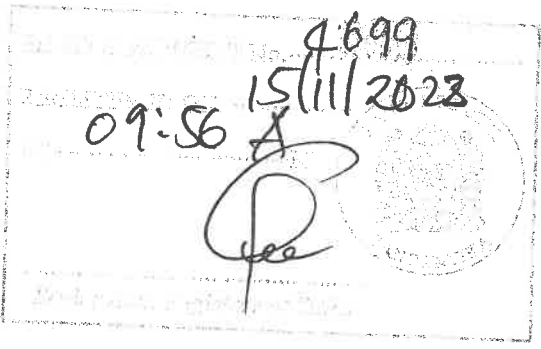
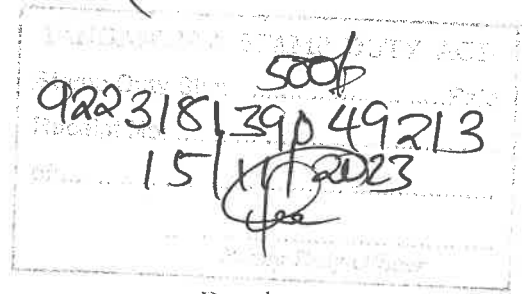
Name: NEETA RAJA
 Signature: [Signature]
 Postal Address: 640 OSAGE ROAD
PITTSBURGH, PA 15243, USA
 Qualification: DIRECTOR

SIGNED and DELIVERED by the said
IDRISA JUMA KAYERA who is known
 personally in my presence this... 11th day of
JANUARY 2023

Name: N. UHOMI
 Signature: [Signature]
 Postal Address: 3194
MUSKIE
 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



TANGANYIKA TERRITORY

THE LAND REGISTRATION ORDINANCE 1953.
~~The Land Registry Ordinance (Cap. 70 of the Laws)~~



A RIGHT OF OCCUPANCY
CERTIFICATE OF TITLE TO ~~LEASEHOLD LAND~~
ISSUED UNDER THE PROVISIONS OF SECTION 38

Certified copy of the
This is to certify that the annexed Certificate of Occupancy dated
the Twenty-fourth day of September, 1955
is registered in the Land Registry under Title No. 9469

Copies of the subsisting entries in the register are within.

Dated the Twenty-ninth day of July, 1955

Asst. Registrar of Titles

Title No. 9469

Description of registered land:

ALL THAT piece or parcel of land situate at Oldeani
in the District of Mbulu containing One decimal nine
nine nine eight (1.9998) acres or thereabouts as
delineated and edged in red on the plan annexed to
the enclosed certified copy of the Certificate of
Occupancy.

ENTRIES IN THE REGISTER

TITLE No. 9469

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
----------------------------	----------------------	-----------------	-----------------------

LEASED HOLD TITLE
 No. — Registered 29-7-55 at 3b
 TANGANYIKA ROADWAYS LIMITED.
 Asst. Registrar of Titles

MORTGAGE
 No 40634 Registered 30-9-63 at 11/15 a.m.
 To BARCLAYS BANK D.C.O.
 DISCHARGED
 FD No 14627 on 2-5-2002
 Asst. Registrar of Titles

MEMORANDUM
 ORIGINAL CERTIFICATE OF TITLE LOST (VIDE GENERAL NOTICE No. 1079 OF 1955) AND A NEW CERTIFICATE OF TITLE DATED 29th JULY 1955 ISSUED IN LIEU THEREOF.
 Asst. Registrar of Titles

MORTGAGE
 No 40633 Registered 30-9-63 at 11/15 a.m.
 DISCHARGED
 To HOLDINGS LIMITED - including other titles to secure shs 3,810,000/- (including other titles).
 FD No 14627 on 2-5-2002
 Asst. Registrar of Titles

TRANSFER
 No 20985 Registered 11-3-56 at 3 p.m.
 KENYA FARMERS ASSOCIATION (CO-OPERATIVE) LIMITED
 Cons. shs. 30,000/-
 Asst. Registrar of Titles

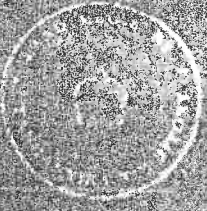
LAND REGISTRY MOSHI CHANGE OF NAME
 FD 40632
 Filed Document No. 7614
 Date of registration 4-6-93 time 8:00 a.m.
 THE NATIONAL BANK OF COMMERCE (including other titles)
 Asst. Registrar of Titles

TRANSFER
 No 40631 Registered 20-9-63 at 11/15 a.m.
 THE TANGANYIKA FARMERS CO-OPERATIVE ASSOCIATION LIMITED
 Cons. shs. 3,810,000/- (including other titles)
 Asst. Registrar of Titles

LAND REGISTRY MOSHI CHANGE OF NAME
 FD 40633
 Filed Document No. 7614
 Date of registration 4-6-93 8:00 A.M.
 THE NATIONAL BANK OF COMMERCE TO SECURE shs 3,810,000/- (including other titles)
 Asst. Registrar of Titles

L.O. No. 124/53
M.P. No. 802/53

TITLE No. 9469
 REGISTERED 7/12/53
 in 3306 of
[Signature]
 District Commissioner



TANGANYIKA
 No Duty Shillings 1/- paid and
 the Receipt No. 17415 of 10/2/53
[Signature]
 District Commissioner

TANGANYIKA
 Stamp (Revenue)
10/2/53
 DISTRICT COMMISSIONER
[Signature]
 District Commissioner

CERTIFICATE OF OCCUPANCY

The Twentyfourth day of September
 Nineteen hundred and fifty-three
 Title No. 9469

THIS IS TO CERTIFY that TANGANYIKA ROADWAYS LIMITED a Limited Liability Company incorporated in Tanganyika and having its registered office at Dar es Salaam (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 Second day of June Ninteen 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 following special terms and conditions, viz.:-

*99 yrs from
2/06/1951*

1. The Occupier shall pay during the said term the rent of Shillings One hundred and forty (Shs. 140/-) to be paid yearly in advance without any deduction on the Second day of June 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

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Department
Lands & Surveys
25 JUL 1955

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 as the site of a building to be used for storage purposes.

3. The Occupier hereby covenants to demarcate the boundaries of the said land to the satisfaction of the District Commissioner, Mbulu, and thereafter to maintain such demarcation in such a manner that the boundaries are easily identifiable at all times during the currency of the term of the said Right of Occupancy.

4. The Occupier shall maintain on the said land buildings of a value of not less than Shillings Twenty thousand (Shs.20,000/-) to the satisfaction of the said District Commissioner throughout the term of the said Right of Occupancy.

5. No sub-letting or subdivision of the said land or of any buildings thereon will be permitted. The occupation or working of the said land or any part thereof by any person other than the Occupier or its employees or contractors (as such) shall be deemed to be a sub-letting for the purposes of this condition.

6. The said Right of Occupancy confers no water rights.

7. 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 HEREINBEFORE REFERRED TO:

ALL THAT piece or parcel of land comprising One decimal point nine nine nine eight (1.9998) acres situate at Oldeani, Mbulu District as delineated on Survey Plan No. E ²⁵ 128 / 6556 annexed hereto and thereon edged in red.

4

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Lands & Surveys
25 JUL 1955

25 JUL 1955

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

E. Ahenbue

Acting LAND OFFICER.

The within named TANGANYIKA ROADWAYS LIMITED hereby accepts the terms and conditions contained in the foregoing Certificate of Occupancy.

THE COMMON SEAL of TANGANYIKA ROADWAYS LIMITED was affixed hereto in the presence of:

Roger E. Norton
and
Ernest J. Neal

who have also signed their names and who are able to read and write the language in which the within written document is written this *24th 31st* day of *August* 1955, in my presence:

Roger E. Norton
Roger E. Norton Director.

of Neal
of Neal

Secretary
Director.

Ched. Challen
B. Dan es Salaam
Advocate.

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Department
Lands & Surveys
26 JUL 1955

Certified True Copy
A
Asst. Registrar of Titles
Date 29-7-55

TANGANYIKA
Stamp Duty S in s. 4- paid and
Revenue Receipt No. 24563Y of 21-5-55
Issued
[Signature]
Asst. Registrar-General

ENTRIES IN THE REGISTER

TITLE No. 9469

No. of Entry	Date of Registration	Nature of entry	Initials of Registrar
	<p>LAND REGISTRY, MOSHI CHANGE OF NAME-FD. 7614 12418 DISCHARGED 17-1-2008 1.00 P. THE NBC (1997) LTD of P.O. Box 1863, SALAAM.</p>	<p>LAND REGISTRY, MOSHI TRANSFER 29601 17-1-2011 1:00 P. M/S RAFIKI ESTATES LIMITED P.O. BOX 64 ARUSHA. (CONS. TSHS 15,000,000/-)</p>	<p><i>[Signature]</i> Asst. Registrar of Titles</p>

	<p>LAND REGISTRY, MOSHI CHANGE OF NAME FD. 150 14075 5-10-2001 1.00 P. DISCHARGED NATIONAL BANK OF COMMERCE LIMITED P.O. BOX 14527 ON 2-5-2001</p>	<p><i>[Signature]</i> Asst. Registrar of Titles</p>
--	--	---

ADVENTURES BIG V ESTATES LIMITED
P.O. BOX 1814 DAR ES SALAAM
CONS: US\$ 35,000/-
4698
15/11/2023
09:56A

	<p>LAND REGISTRY, MOSHI CHANGE OF NAME (S-71) 29600 17-1-2011 1:00 P. TANGANYIKA FARMERS ASSOCIATION LIMITED P.O. BOX 3010 ARUSHA</p>	<p><i>[Signature]</i> Asst. Registrar of Titles</p>
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HIS EXCELLENCE THE
OF THE UNITED REPUBLICS
MHA
STIRRE
4699
15/11/2023