

REGISTERED ON
10-05-2006
at 11:50 A.M.
Asst. Registrar of Titles



Stamp Duty Shs. 100/= Paid
and Revenue Receipt No. 21732731
of 20-04-2005
Asst. Reg. Land Form No. 23



Stamp Duty Shs. 5900/= on Original Revenue Receipt
21732731 of 20-04-2005
Asst. Registrar of Title

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
NO. 4 OF 1999

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. 20115
L.O. No. 212037
L.D. No. 21/20/2005

The 2th day of March, 2006.

THIS IS TO CERTIFY that MARIKA SAFARI LODGE AND TOURS (T) LIMITED is a limited liability company incorporated in Tanzania and having its registered office at P.O. BOX 1525 ARUSHA

(hereinafter called "the Occupier" / "the Occupiers") is /are entitled to a Right of Occupancy (Hereinafter called "the Right") in and over the land described in the Schedule hereto (Hereinafter called "the Land") as joint-occupants/occupants in common in equal shares for a term of sixty six years from the first day of April Two thousands and five according to the true intent and meaning of the land Act and subject to the provisions thereof and to regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following conditions:-

- 1. The Occupier(s) having paid rent up to the thirtieth day of June 2005, shall there after pay rent of shillings one hundred twenty two thousand four hundred only (2 shs. 122,400/=) a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the commissioner for Lands.

2. ~~The land shall be used only for farming and /or livestock keeping.~~
 3. The Occupier(s) shall:-
 - (a) Demarcate the boundaries of the land to the satisfaction of

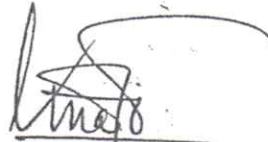
(Hereinafter called "the Authority") and thereafter to maintain such demarcation that the boundaries are always easily identifiable.
 - (b) Do everything necessary to preserve the environment and protect the soil and preserve soil fertility and prevent soil erosion on the land and use the land so as not to cause soil erosion outside in boundaries and do all things which may be required by the authorities responsible for agriculture and environment to achieve such objective.
 - (c) Be responsible for the protection of all beacons on the 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 authority responsible for surveys and Mapping.
 4. The following are the rights of the occupier:-
 - (a) The permanent, exclusive rights to the land, the subject of the right of occupancy against all persons other than the commissioner.
 - (b) The right shall confer no water rights.
 5. The Occupier(s) shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner for Lands.
 6. The Occupier(s) shall deliver to the Commissioner for Lands notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia taxes and dues prescribed in connection with the disposition.
 7. The President may revoke the Right of Occupancy for good cause and or in the public interest.
2. ~~Use: The land shall be used for Tours & Lodge. Use Group 'G' Use class (c) Use Group 'J' Use class (c) as defined in the Country and Town Planning (Use classes) 1960 as amended in 1993.~~

SCHEDULE

ALL that land known as Farm No. 1751 & 1752 Ayalabe Village Karatu District containing seventeen decimal point eight six five (17.865) Acres

shown for identification only edged on the plan attached to this Certificate and defined on registered survey plan numbered 40204 deposited at the Office of the Director for Surveys and Mapping

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




COMMISSIONER FOR LANDS.

WE, MAHERA SAFARI LODGE AND TOURS (P) LIMITED the within-named HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of)
MAHERA SAFARI LODGE AND TOURS (P))
LIMITED and DELIVERED in the presence)
of us 17th)

this JUNE day of 2005)

Signature:..........)

Postal Address:..... P. O. BOX 1525)
..... ARUSHA)

Qualification:..... MANAGING DIRECTOR)

Signature:..........)

Postal Address:..... P. O. Box 1525)
.....)

Qualification:..... DIRECTOR)

MORTGAGE

Filed Document No.

35217

~~DISCHARGED~~

Date of registration

11-4-2013

9:00 A.M.

To

EXIM BANK (TANZANIA) LIMITED

ON 5-8-2015

BOX 1431 D. SAALEM

To Secure

Unspecified Amount

~~Asst. Registrar of Titles~~

~~Asst. Registrar of Titles~~

Asst.

Asst. Registrar of Titles

LAND REGISTRY, MOSHI

MORTGAGE

Filed Document No.

42532

Date of registration

5-8-2015

time 11:00 A.M.

To

CRAB BANK PLC

TO SECURE AN UNSPECIFIED

AMOUNT.

~~Asst. Registrar of Titles~~

Asst. Registrar of Titles