MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Email: acl.arusha@lands.go.tz
In reply please quote:
Ref. No. LR/ARS/T/

REGISTRAR OF TITLES
P. O. Box 3194,
ARUSHA.

TO: RUHUDJI LIMITED
PO BOX 13946 ARUSHA

01 / 11 /2023

TITLE No. 9648 L.O No. 1201818
PLOT No. 1031 BLOCK No. D LOCATION BURKA
ARUSHA DISTRICT

I have the honor to enclose herewith duplicate of the certificate of Title Numbered as above please.

CC. SHEVENAZE ANGULILE MWAKYOKOLA

G. W. MAUYA
ASST.REGISTRAR OF TITLES

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Date Issue: .....

Title Number: 9648

Land Office Number: 1201818

Land: PLOT No. 1031 BLOCK 'D' BURKA ARUSHA DISTRICT

Term: NINETY NINE (99) YEARS.

Certified as True Copy of the Original
Sia Charles Marunda
Advocate, Notary Public & Commissioner for Oaths
Sign:
Date: 2/01/2025

TITLE No: 9648
REGISTERED ON: 1/11/2023
AT: 1:00 PM
Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT
Stamp Duty Sum: 100/= Paid
Receipt No: 92325020065 7847
On Original Lease of: 18/10/2023
Stamp Duty Officer

Land Form No. 22

TANGANYIKA STAMP DUTY ACT
Stamp Duty Sum: 1,043,280/=
Receipt No: 92325020065 7847
of: 18/10/2023
Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

(NO.4 0F 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No. 9648
L.O.NO. 1201818
ADC/LD/BURK/7995

The 1st day of November Two Thousand and Twenty Three

THIS IS TO CERTIFY that **RUHUDJI LIMITED** a limited liability Company incorporated in Tanzania under Company Ordinance Cap. 212 and having its registered office in Arusha of P.O. Box 13946 **ARUSHA** (hereinafter called "the Occupiers") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the schedule hereto (herein after called "the Land") for a term of **Ninety Nine** years from the First day of April Two Thousand and Twenty Three according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution therefor or amendments thereof and to the following special conditions:-

1. The occupiers having paid rent up to the **Thirtieth** day of **June, 2024** shall thereafter pay rent of shillings **Ten Million Four Hundred Thirty Three Thousand Eight Hundred Eight (10,433,808/=)** only a year in advance on the first day of July in every year of the term without deduction **PROVIDED** that the rent may be revised by Commissioner for Lands.
2. The Occupiers shall:-
   (i) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re- established

Certified as True Copy of the Original
Sia Charles Marunda
Advocate, Notary Public & Commissioner for Oaths
Sign:
Date: 2/07/2025

at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.

(ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.

(iii) Erect on the land buildings in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the **ARUSHA DISTRICT COUNCIL** (hereinafter called "**the Authority**").

(iv) Submit to the Authority building plans within Six months from the date of commencement of **the Right**.

(v) Begin building construction within six months after approval of the building plans by the Authority.

(vi) Complete the building construction within Thirty Six months from the date of commencement of the Right.

3. **USER**: The land shall be used for **Hotel Purpose** Purposes **Use Group "C"** Use Class as defined in the Urban Planning **(Use Groups and use Classes Regulations), 2018.**

4. The Occupier shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.

5. The Occupier shall deliver to the Commissioner noticification of disposition in the prescribed form before or at the time the disposition is carried out together with the payment of all premier, taxes and dues prescribed in connection with that disposition.

6. The President may revoke the right for good cause and in public interest.

Certified as True Copy of the Original
Sia Charles Marunda
Advocate, Notary Public & Commissioner for Oaths
Sign:
Date: 2/07/2025

SCHEDULE

ALL that Land known as Plot No. **1031** Block **"D"** situated at **Burka in Arumeru District** containing **Sixty Two Thousand One Hundred Six (62,106) Square Meters** shown for identification only **edged red** on the plan attached to this Certificate and defined on the registered survey plan numbered **184570** deposited at the **Office** of the **Director** for **Surveys** and **Mapping** at **Dar es Salaam**.

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

ASST. COMMISSIONER FOR LANDS

We, the within named **RUHUDJI LIMITED,** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALD with the COMMON SEAL of the said **RUHUDJI LIMITED,**
And **DELIVERD** in our presence at **ARUSHA,**
This ..... day of 2023

Name. HARPREET SINGH BRAR.....

Signature.....

Postal Address. P.O. BOX 2353 ARUSHA..

Qualification. MANAGING DIRECTOR.....

Name. HARJOT KAUR MANN.....

Signature.....

Postal Address. P.O.BOX 2353 ARUSHA.

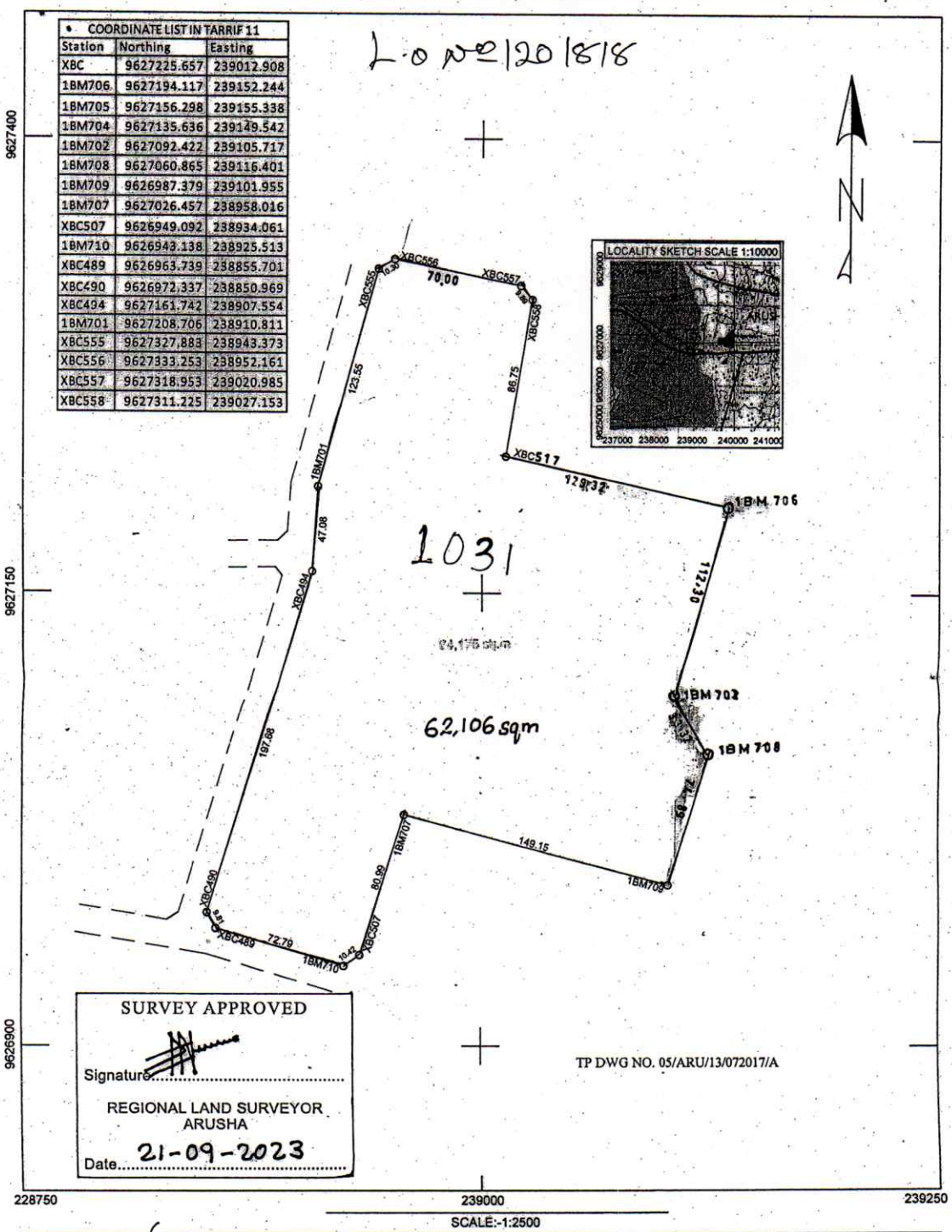
Qualification. DIRECTOR.....

Certified as True Copy of the Original
Sia Charles Marunda
Advocate, Notary Public & Commissioner for Oaths
Sign:
Date: 2/07/2025

SURVEY OF PLOTS NO 1031 BLOCK 'D' AT BURKA
ARUMERU DISTRICT

COORDINATE LIST IN TARRIF 11		
Station	Northing	Easting
XBC	9627225.657	239012.908
1BM706	9627194.117	239152.244
1BM705	9627156.298	239155.338
1BM704	9627135.636	239149.542
1BM702	9627092.422	239105.717
1BM708	9627060.865	239116.401
1BM709	9626987.379	239101.955
1BM707	9627026.457	238958.016
XBC507	9626949.092	238934.061
1BM710	9626943.138	238925.513
XBC489	9626963.739	238855.701
XBC490	9626972.337	238850.969
XBC494	9627161.742	238907.554
1BM701	9627208.706	238910.811
XBC555	9627327.883	238943.373
XBC556	9627333.253	238952.161
XBC557	9627318.953	239020.985
XBC558	9627311.225	239027.153

L.O No 120/8/18



SCALE:-1:2500

SURVEY APPROVED

Signature.....

REGIONAL LAND SURVEYOR
ARUSHA

Date 21-09-2023

TP DWG NO. 05/ARU/13/072017/A

COMPS E6183A
MP 55/III/14
Std sheet 55/III
Action CC .....
Plan.No E6/183/55

Amendments made by:
1. Pendo (Plot no) 20.9.023
2.
3.

Photostat copies sent to;
1.
2.
3.

Plan drawn by Kalebu Mashamba
I hereby certify that the Survey represented by this plan was carried out in accordance with survey regulations.

SALONI LUKUMAY
District Surveyor
Date: 26.09.2023
Registered Plan No: 184570

Certified as True Copy of the Original
Sia Charles Marunda
Advocate, Notary Public & Commissioner for Oaths
Sign:
Date: 2/07/2025