

LR/MS/17/447153 Date
The Grande Demam Company
Hd. Box 13316 Arusha

RE: THE LAND REGISTRATION ACT (CAP 224)
TITLE No. 44715 S.L.O. No. 333240 Lot No. 7
BLOCK No. Kikye

I have the honor to enclose herewith the duplicate of Certificate Title numbered as above.
Please endorse your signature on the enclosed form of receipt and return the same to me in due course.

I am, Sir/Gentlemen/Madam
Your Obedient Servant

ASSISTANT REGISTRAR OF TITLES
MOSHI E. E. Bundala

c.c: The District Land Officer,
P.O. Box 233 Arumeru Date of C.O. 12-10-2014
KILIMANJARO/ARUSHA/TANGA/MANYARA

Date of Issue
Title Number 44715 LAND REGISTRY - MOSHI
Land Office Number 333240
Land: PLOT NO. 7 KIKYE AREA
ARUMERU DISTRICT

Term: THIRTY THREE 33 YEARS

44715
REGISTRATION
01-10-2014
1100/-

Stamp Duty: Tshs. 100/-
Land Revenue Receipt No. 47243929
of 02-04-2014
Land Form No. 22

Certified as True Copy of the Original
Selemant Godfrey Sandi
Advocate, Notary Public & Commissioner
for Gambia
Date: 10/03/2025

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO. 4 OF 1999)

Stamp Duty Tshs. 4,500/-
as Original Revenue Receipt No. 47243929 of 02-04-2014
Asst. Registrar of Titles

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Title No: 44715 LAND REGISTRY - MUSHI
L.O. No. 383840
Ref. No: AR/MER/KIKWE/7

The 10th day of October, Two Thousand and fourteen

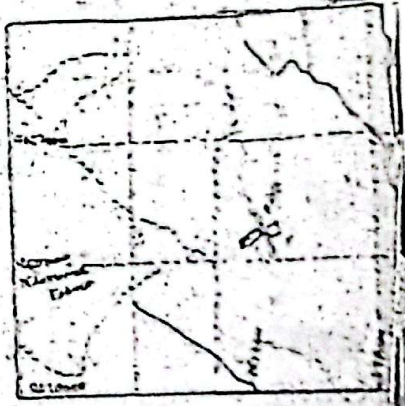
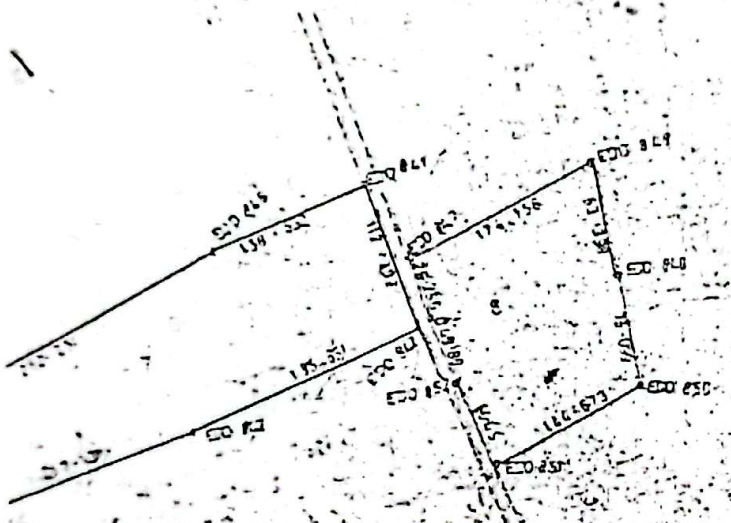
THIS IS TO CERTIFY that THE GRANDE DEMAM COMPANY LIMITED, a limited liability company incorporated in Tanzania under companies Act 2002 having register office of P.O. Box 13816, ARUSHA (hereinafter called "the Occupiers") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of Thirty Three years from the first day of April, Two Thousand and Thirteen according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made there under and to any enactment in substitution therefor or amendment thereof and to the following special conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 2015; shall thereafter pay rent of shillings One Million Nine Hundred Forty Two Thousand Five Hundred Sixty Only (Tshs. 1, 942,560/=) 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 the 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 at any time at the Occupier's expenses as assessed

- (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 the 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 Education purposes only. Use Group 'K' Use Class (b) as defined in The Town and Country Planning (Use classes) Regulations 1960, as amended in 1993.
 4. The Occupiers shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
 5. The Occupiers shall deliver to the Commissioner 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 that disposition.
 6. The President may revoke the right for good cause and in public interest.

ARUMERU DISTRICT

INSET SHOWING LOCATION
LOCALITY KIRIWEI JARA
Block
Plot no. 2
L.C. NO. 3979-40
Area 0-0 Hect.



This plan prepared in accordance with
the provisions of the Land Registration Ordinance.
H. H. H. H.

SCHEDULE

All that land known as Plot No.7 situated at Block 'A' Kikwe area in ARUMERU DISTRICT containing Four Hectares (4 ha) shown for identification only edged red on the plan attached to this Certificate and defined on the Registered Survey Plan Number 69868 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam.

Given under my hand and official Seal the day and years first above written.

ASST: COMMISSIONER FOR LANDS

We, THE GRANDE DEMAM COMPANY LIMITED HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEA of the
said THE GRANDE DEMAM COMPANY LIMITED
and DELIVERED in the presence of us
this 3rd day of SEPTEMBER 2014

Signature:
Postal Address: P.O. 13816 ARUMERU
Qualification: DIRECTOR

Signature:
Postal Address: 13816 ARUMERU
Qualification: DIRECTOR

LAND REGISTRY, MOSHI
MORTGAGE DISCHARGED
Document No. 45553 PD: 4965
Date of registration 13/12/2016 time 11:00P
ON 13 OF 2016
DIAMOND TRUST, Estate of Diamond
LIMITED of P.O. Box 115, DAR ES SALAAM
(K. Juma Chagafirof Amara)

MORTGAGE
4966

18-04-2023 1:00P

CRDB BANK PLC OF P.O. BOX 266,
11101, DAR ES SALAAM
(TO SECURE 4,460,000,000/= PSH)

VARIATION OF CONDITION
6077

05-12-2023 - 14:39 P.

Terms and conditions of Right of Occupancy
is named as:
RENT: TSH 1,019,844/- per annum
USER: General Industrial Purpose only; Use
Group 'O' use class (C2)

Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT 1999
(NO. 4 OF 1999)

Certified as True Copy of the Original
Selemani Godfrey Selemani
Advocate, Notary Public & Commissioner
for Oaths
Signature: [Signature]
Date: 16-03-2023

APPLICATION FOR CHANGE/VARIATION OF CONDITION OF
A RIGHT OF OCCUPANCY
(Under Section 35)

C.T NO. 44715
L.O NO. 383440
Ref No. AR/MER/KIKWE/7

We, THE GRANDE DEMAM COMPANY LIMITED, of P. O. Box 13816, ARUSHA
HEREBY APPLY for CHANGE/VARIATION of the conditions of right of occupancy
registered under the above reference.

That:

- (ii) The words and figures "Shillings One Million Nine Forty Two Hundred Thousand Five Hundred Sixty (Tshs 1,942,560/=) Only appearing in the first page of the certificate of occupancy above mentioned be deleted and replaced by the words, "One Million and Nineteen Hundred Thousand Eight Hundred Forty Four only (Tshs 1,019,844/=)
- (iii) Condition 3 appearing in the second page of the certificate of occupancy above mentioned be varied and read General Industrial purposes only. Use Group 'O' use classes (a) as defined in the Urban Planning (Use Group and Use Class) Regulations, 2018

SEALED with the COMMON SEAL of
the said THE GRANDE DEMAM COMPANY
LIMITED in the presence of us
Usa day of 2023

Name: DEO SIMPHURIA TEMBA
Signature: [Signature]
Postal Address: P.O. Box 13216 ARUSHA
Qualification: MANAGING DIRECTOR

Name: MARGARETH EDWARDS UGATUNGA
Signature: [Signature]
Postal Address: P.O. Box 13216 ARUSHA
Qualification: DIRECTOR

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT 1999
(NO. 4 OF 1999)

**APPROVAL OF CHANGE/VARIATION OF CONDITION OF
A RIGHT OF OCCUPANCY**
(Under Section 35 (A))

Selemani Godfrey Sandu
Advocate, Notary Public & Commissioner
for Planning
Date: 10/03/2025

C.T NO. 44715
L.O NO. 383840
Ref No. AR/MER/KIKWE/7

I, GEOFREY SETH MWAMSOJO, Assistant Commissioner for Lands of P. O. Box 3194, ARUSHA HEREBY APPROVE to the following change/variation of the conditions of the right of Occupancy registered under the above reference.

That:

- (i) The words and figures "Shillings One Million Nine Forty Two Hundred Thousand Five Hundred Sixty (Tshs 1,942,560/=) Only appearing in the first page of the certificate of occupancy above mentioned be deleted and replaced by the words, "One Million and Nineteen Hundred Thousand Eight Hundred Forty Four only (Tshs 1,019,844/=)
- (iii) Condition 3 appearing in the second page of the certificate of occupancy above mentioned be varied and read General Industrial purposes only. Use Group 'O' use classes (a) as defined in the Urban Planning (Use Group and Use Class) Regulations, 2018

.....
Assistant Commissioner for Lands

SEALED with the COMMON SEAL of
the said THE GRANDE DEMAM COMPANY
LIMITED in the presence of us
this ... day of ... 2023

Name: DEU SIMPUNDA TEMBA
Signature: [Signature]
Postal Address: PO BOX 13216 ARUSHA
Qualification: MANAGERIAL DIRECTOR

Name: MARGARETH EDWARDS NGATUMBA
Signature: [Signature]
Postal Address: PO BOX 13216 ARUSHA
Qualification: DIRECTOR

Copy: The Registrar of Titles
P. O. Box 3194,
ARUSHA

FILED DOCUMENT No. 6077
REGISTERED ON 05-12-2023
AT 14:39 P.M.
[Circular Stamp]

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs. 2000/-
Receipt No. 92333921867425
of 05-12-2023

TANGANYIKA STAMP DUTY ACT
Stamp Duty Shs. 2000/-
On Original Receipt No. 92333921867425
of 05-12-2023