

Telephone No.27 53210

MINISTRY OF LANDS,
LAND REGISTRY,
P. O. BOX 190,
MOSHI

Ref. No. LR/Ms/T/64535
To: KILIMANJARO ACTIVE TOURS
LIMITED P.O. BOX 7686 MOSHI

Date 20 JAN 2020

Sir/Gentlemen/Madam,

RE: **THE LAND REGISTRATION ORDINANCE (CAP.33A)**
TITLE NO: 64535 LO NO: 638918 PLOT NO: 1
BLOCK NO: A KWARE AREA HAI DISTRICT

I have the honour to enclosed herewith the duplicate of certificate of 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

[Signature]
ASSISTANT REGISTRAR OF TITLES
MOSHI

Asst Registrar of Titles
Ministry of Lands, Housing and Human
Settlements Development
P.O. Box 190
MOSHI

C.C. The Authorized Land Officer
P. O. Box 27101

KILIMANJARO/ARUSHA/TANGA/MANYARA

Date of C.O. 14th JAN 2020

Date of Issue:

Title Number: 64535

Land Office Number: 63918

Land: PLOT NO. 1 BLOCK 'A' KWARE AREA _ HAI DISTRICT

Term: NINETEEN NINETY (99) YEARS

64535
ON
15-1-2020
02:00PM
Titles

Stamp Duty Shs. 100,000 Paid
on Original Revenue pt M#
99022573814 01.8.2019
Land Form No. 22
Asst. Registrar of Titles

Stamp Duty Shs. 116,000.00 Paid
and Revenue Receipt No. 99022573814
of 01.8.2019 issued
Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. 64535
L.O. No. 638918
LD No. LD/HAI/KWARE/A/1/18

LAND REGISTRY - MOSHI

The 14th day of January 2020.
2019

THIS IS TO CERTIFY that **KILIMANDSCHARO ACTIVE TOURS LIMITED** is a limited liability company incorporated in Tanzania Under the Companies Act, Cap 212 (R.E 2002) having its registered office at P.O. Box 7686, MOSHI (hereinafter called "the Occupier") is 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 **Ninety Nine (99)** years from the first day of **July, Two Thousand and Nineteen** 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 therefore or amendment thereof and to the following special conditions:-

1. The **Occupier** having paid rent up to the thirtieth day of **June, 2020** shall thereafter pay rent of shillings **Two Million Three Hundred and Twenty Two Thousand and Six Hundred (Tshs 2,322,600/=)** 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 **Occupier 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 Occupiers 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 Hai District Council**.
- (iv) Submit building plans to The Authority within six months from the date of commencement of **The Right**.
- (v) Begin building construction within the **first six months** after the approval of building plans by **The Authority**.
- (vi) Complete the buildings construction within **thirty six months** from the date of commencement of **The Right**.

3. USER:-

The land and the building to be erected thereon shall be used for **HOTEL**. Use Group "C" use classes (f) as defined in **The Urban Planning (Use Groups and Classes) Regulations 2018**, in the Government Notice No. 91 of 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 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 or in **public interest**

HAI DISTRICT

INSET SHOWING DETAILS OF PLOT

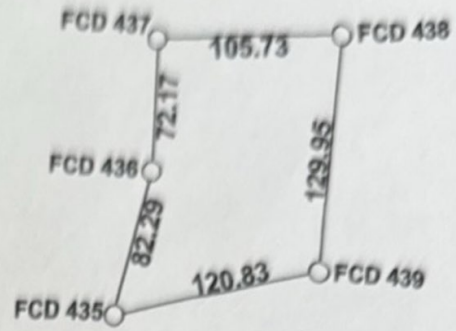
LOCALITY KWARE/MUNGUSHI

BLOCK "A"

PLOT No 1

L. O. No 638918

AREA 1.47 Ha



Issue of this plan implies no guarantee of admission of title by the Government

This plan, prepared in accordance with Registered Plan No 65985 is approved for the purpose of the Land Registration ordinance

Director of Surveys and Mapping *M. Omila* date 26/8/2019

Ministry of Lands & Human Settlements Development

231/51

AN NO E5 ~~255/137~~

reg plan No 66470

DISTRICT SURVEYOR
HAI



SCHEDULE

All that land known as Plot No. **1 Block "A"** situate at **Kware** area in **Hai District** containing **One Decimal Point Four Seven (1.47)** Hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Number **85096** deposited at the Office of the **Director for Surveys and Mapping** at Dar-Es-Salaam.

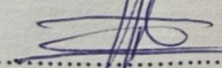
Given under my **hand** and **official seal** the day and year first above written.


ASSISTANT COMMISSIONER FOR LANDS

The within-named **KILIMANDSCHARO ACTIVE TOURS LIMITED** hereby accepts the terms and conditions contained in the foregoing **Certificate** of Occupancy.

SEALED with the **COMMON SEAL** of the said)
KILIMANDSCHARO ACTIVE TOURS LIMITED)
SEALED and **DERIVERED** in the presence of us)
this 16th day of July 2019)

Name: ISSA SAID MIUKA)

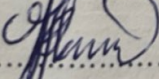
Signature: )

Postal Address: 7686 MOSHI)

Qualification: DIRECTOR)



Name: ROMEL CHRISTOPHER MUSHI)

Signature: )

Postal Address: 7686 MOSHI)

Qualification: DIRECTOR)