

Telephone No. 53210

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

Ref. No. Lemoga 56249/10
To: Amari Afrika Limited
P.O. BOX 15979 ARUSHA

Date: 24th 1000 2017

Sir/Gentlemen/Madam,

RE: THE LAND REGISTRATION ORDINANCE (CAP. 334)

TITLE NO: 56249 L.O. NO: 635317 PLOT NO: 12 & 13

BLOCK NO: LEMUGUR ARUSHA DISTRICT

I have the honour to enclose 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


ASSISTANT REGISTRAR OF TITLES
MOSHI

C.C. The Authorized Land Officer,
P.O. BOX 2380 ARUSHA
KILIMANJARO/ARUSHA/TANGA/MANYARA.

Date of C.O. 24th 1000 2017

(under Section 29)

Date of Issue:

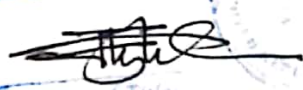
Title Number: 56249

LAND REGISTRY - MOSHI

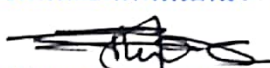
Land Office Number: 635317

Land: PLOT NO. 12 & 13 LEMUGUR ARUSHA DISTRICT COUNCIL

Term: SIXTY SIX (66) YEARS

TITLE No. 56249
REGISTERED ON
28-11-2017
at 10:00A

Asst. Registrar of Titles

Stamp Duty Shs. 1002
and Revenue Receipt No. 99000619210
of 10-11-2017 issued.
Land Form No. 25
Asst. Registrar of Titles

Stamp Duty Shs. 6,7,6502
on Original Revenue Receipt No.
99000619210 10-11-2017

Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

(NO.4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

LAND REGISTRY - MOSHI

Title No. 56249

L.O.NO. 635317

FILE No. ADC/LD/LEM/5453

The 24th day of November Two thousand and Seventeen .

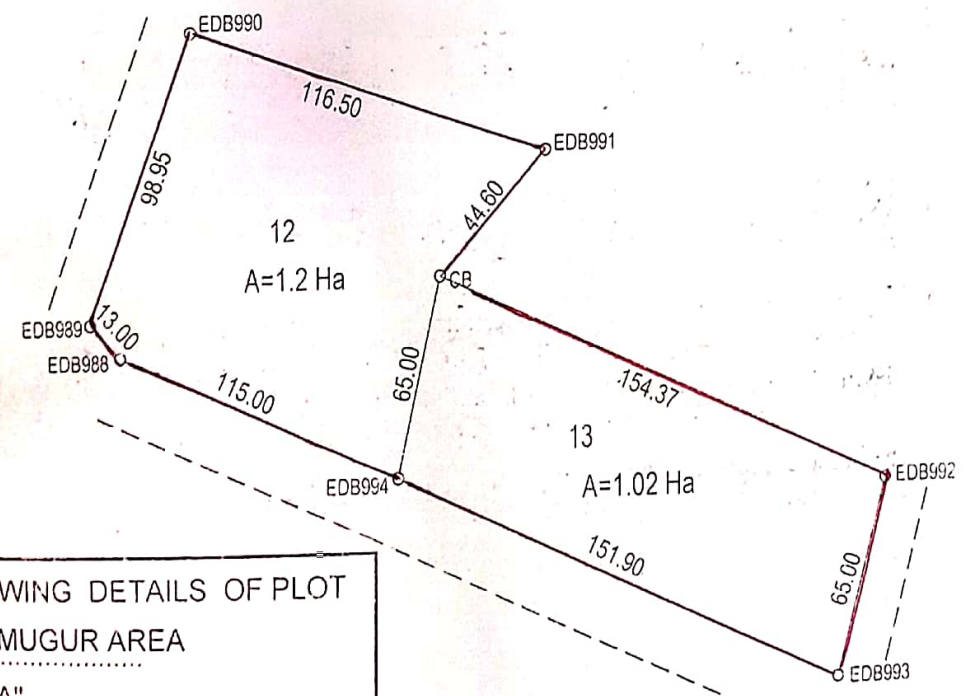
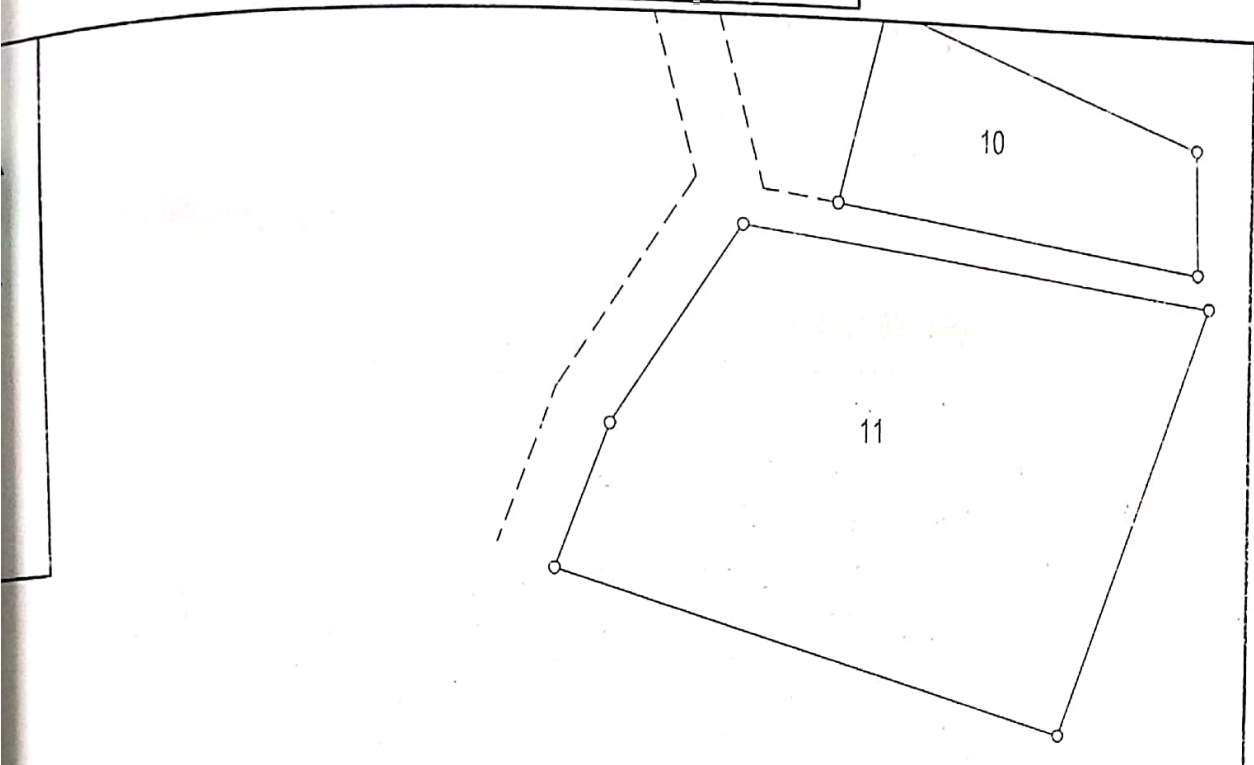
THIS IS TO CERTIFY that **AMANI AFRIKA LIMITED** a limited liability Company incorporated in Tanzania under Company Ordinance Cap. 212 and having its registered office in Arusha of P.O. Box 15779 **ARUSHA** (hereinafter called "the Occupiers") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the schedule hereto (herein after called "the Land") for a term of **Sixty Six** years from the First day of October Two Thousand and Seventeen 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, 2018** shall thereafter pay rent of shillings **Seven Hundred Fifty Two Thousand Eight Hundred (754800/=)** 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

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 **Housing Estate** Purposes. Use Group 'B' Use class (c): as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 2007.
 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 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.

ARUMERU DISTRICT



INSET SHOWING DETAILS OF PLOT
 Locality LEMUGUR AREA
 Block "A"
 Plot No. 12 & 13
 L.O no. 635317
 Area 2.22 Ha

The issue of this plan implies no guarantee or admission of title by the Government

This plan prepared in accordance with Registered plan No 93313 is approved for the purposes of the Land Registration Ordinance
 Director of Surveys and Mapping *[Signature]*
 Date 14/11/2017 Ministry of Lands Housing Human Settlement and Development
 Dar Es Salaam

SCHEDULE


All that land known as Plot No. 12 and 13 Block "A" located at, LEMUGUR Area, Arumeru District containing Two Decimal Point Two Two (2.22) Hectares shown for identification only edged red on the plan attached to this certificate and defined on the Registered Survey Plan numbered 93313 deposited at the office of the Director for Surveys and Mapping at Dar es Salaam.

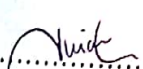
Given under my hand and official seal the day year first above written.


B. A. A. A. COMMISSIONER FOR LANDS

We, AMANI AFRIKA LIMITED the within named HEREBY accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the common seal of)
AMANI AFRIKA LIMITED)
And DELIVERED in the presence of us)
this 15 day of NOVEMBER 2017)

Signature )
Postal address 15779 - ARUSHA)
Qualification DIRECTOR)

Signature )
Postal address 15779 - ARUSHA)
Qualification DIRECTOR)

LAND REGISTRY, MOSHI

MORTGAGE

Filed Document No.

49158

Date of registration

24.5.2018 time 1.00 p.m.

To CPDB BANK PLC

PO BOX 268 DSAHAAN.

Inclusive of security Unspecified Amount

Including C.I.N.

56250, 56247

56248, 56246

51251

Asst. Registrar of Titles

[Signature]