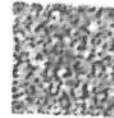




THE UNITED REPUBLIC OF TANZANIA
 CERTIFICATE OF OCCUPANCY
 THE LAND ACT, Cap 113
 (Under Section 29)



Title Number : ARUCT000000937

Date of Reg: 18-Sep-2025[11:4]

[Handwritten Signature]

REGISTRAR OF TITLES
 (18-Sep-2025)

Registered under section 27 of the Land Registration Act (Cap 334).

I. REGISTERED OCCUPIER AND TENURE

THIS IS TO CERTIFY that ARUSHA ECO LODGE LIMITED a limited liability company incorporated in Tanzania under the Companies Act No 12 of 2002 (Cap.212) of P.O.Box 1115, Arumeru, Arusha (hereinafter called "the Occupier") is entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of ninety nine (99) years from the first day of April two thousand twenty five 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 thereof amendment thereof and to special conditions.

II. DESCRIPTION OF THE PROPERTY

District: Arumeru
 Location: Lemugur
 Block: A
 Plot No.: 32
 Area: 38189.60 Square Metres
 Reg. Plan No.: ARUSP00000393

Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S

	X	Y
O1L493	232454.356	9623014.919
O1L471	232391.871	9622754.968
O1L450	232561.152	9622999.969
O1L464	232555.732	9622700.123
1AE397	232440.192	9622928.035



III. CONDITIONS OF THE RIGHT

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for Hotel purposes only. Use Group (C) and Use Class (f) as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

IV. DISCLAIMER

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

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

[Handwritten Signature]

COMMISSIONER FOR LANDS
 (29-Aug-2025)

[Handwritten Signature]

SIGNATORY 1: DARIA NDASHUKA MUNUG
 (18-Sep-2025[11:4])

[Handwritten Signature]

