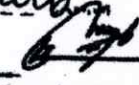


TITLE No. 20095  
 REGISTERED ON  
8-5-2006  
 at 11:45A  
  
 Asst. Registrar of Titles





Stamp Duty Shs. 100/= Paid  
 and Revenue Receipt and Form No. 23972604  
 of 09-02-2006  
  
 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
 NO. 4 OF 1999

**CERTIFICATE OF OCCUPANCY**  
 (Under Section 29)

Stamp Duty Shs. 8,765/= Paid  
 on Original Revenue Receipt No.  
23972604 of 09-02-2006  
  
 Asst. Registrar of Titles

Title No. 20095 LAND REGISTRAR MUSH  
 L.O. No. 250850  
 L.D. No. KAR/LD/2108

The 16th day of March, 2008

THIS IS TO CERTIFY that SAFARI JUNCTION LODGE LIMITED is a limited liability company incorporated in Tanzania and having its registered office of P.O. BOX 1277 ARUSHA

(hereinafter called "the Occupier"/the Occupiers") is/are entitle to a right of Occupancy (hereinafter called the Right) in and over the land described in the Schedule hereto (hereinafter called "the Land") as joint occupants/occupants in common in equal shares for a term of thirty three years from the first day of January Two Thousand and six 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 amendment thereof and to the following special conditions:-

1. The Occupier(s) having paid rent up to the thirtieth day of June 2006 shall thereafter pay rent of shilings one hundred seventy five thousand five hundred only (Shs. 175,500/-) 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(s) 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.

... necessary to preserve the environment and protect the soil and prevent soil  
... land and do all things which may be required by the authorities responsible for  
... and to achieve such objective.

(iii) Buildings to be in permanent materials.

(iv) Building plans to be submitted to the Karatu District Council  
within six months from the commencement of the right.

(v) Building construction to begin within six months after  
approval of the plans.

(vi) Building to be completed within thirty six months from the  
commencement of the right.

3. USER: The land shall be used for LODGE, Use Group 'C' Use  
class (c) and Use Group 'C' Use class (c) as defined  
in the Town and Country Planning (Use classes)  
Regulations 1960 as amended in 1993.

4 The Occupier(s) shall not assign the right within three years of the date hereof without the  
prior approval of Commissioner.

5. The Occupier(s) 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.

## SCHEDULE

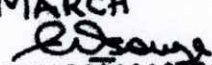

All land known as **Plot No. 887 Block 'P'** -----

situate at **Karatu Urban Area Karatu District** containing **twenty three thousand and sixty eight (23,068)** -----  
 square metres, ~~square feet~~ **shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 4 1 1 4 7 deposited at the office of the Director for Survey and mapping at Dar es Salaam.**

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

  
**COMMISSIONER FOR LANDS**

**WE, SAFARI JUNCTION LODGE LIMITED** the within-named ~~HEREBY~~ accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of )  
 SAFARI JUNCTION LODGE ~~LIMITED~~ and )  
 DELIVERED in the presence this )  
 3rd day of **MARCH** 2006 )  
 Signature:.....  )  
 Postal Address:.. **Box 20519, DSM** )  
 Qualification: **MANAGING DIRECTOR** )  
 Signature:.....  )  
 Postal address: **P.O. Box 1277, Arusha** )  
 Qualification: **Resident Director** )

LAND REGISTRY, MOSHI  
**MORTGAGE** ~~DISCHARGED~~  
 Filed Document No. 19901 ~~FD. 25165~~  
 Date of registration 24-7-2006 ~~on 2-5-2009~~ time 9:00 A.M.  
 To: DIAMOND TRUST BANK TANZANIA LIMITED  
 (To secure US\$ 130,000/-)  
 Subject to the fluctuations in the effective rate or rates of the exchange ruling in any given date plus interest during the continuance of a charge (including title No. 20096)  
 [Signature]  
 Asst. Registrar of Titles

LAND REGISTRY ARUSHA  
**CHANGE OF NAME**  
 Filed Document No. 5075  
 Date of Registration 6/3/2008 Time 12:14 PM  
 To: AZANIA BANK LIMITED  
PO Box 32089 D. J. A. TANZANIA  
 [Signature]  
 Senior Asst. Registrar of Titles

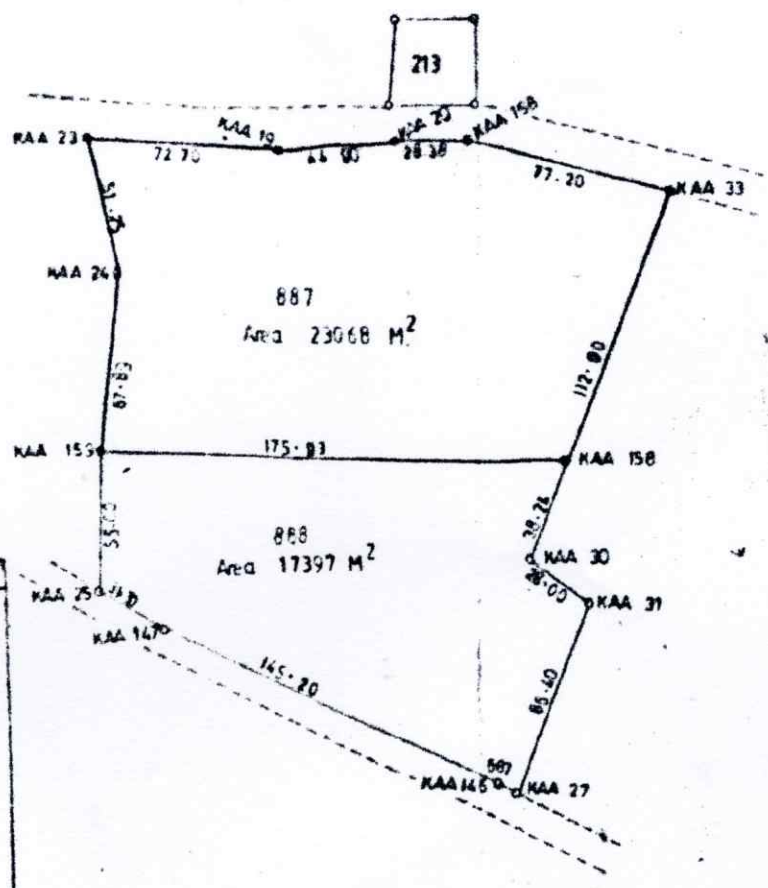
LAND REGISTRY, MOSHI  
**MORTGAGE** ~~DISCHARGED~~  
 Filed Document No. 25165 ~~FD. 5076~~  
 Date of registration 2-6-2009 Time 10:40 A.M.  
 To: BANK M (TANZANIA) LIMITED  
 (To secure an unspecified amount)  
 [Signature]  
 Asst. Registrar of Titles

LAND REGISTRY ARUSHA  
**TRANSFER**  
 Filed Document No. 5079  
 Date of Registration 6/3/2008 Time 12:14 PM  
 To: ACACIA FARM LODGE LTD  
PO Box 299 KARAU  
Land Fee (200000000/-)  
 [Signature]  
 Senior Asst. Registrar of Titles

LAND REGISTRY, MOSHI  
**CAVEAT**  
 Filed Document No. 25178  
 Date of registration 30-10-2009 Time 10:30 A.M.  
 To: BOB MANDA  
PO Box 181, KARAU  
 (Including Title no: 20096.)  
 [Signature]  
 Asst. Registrar of Titles

LAND REGISTRY, MOSHI  
**1st DTD OF VARIATION** ~~DISCHARGED~~  
 Filed Document No. 31151  
 Date of registration 26-9-2011 Time 9:00 A.M.  
 To: AMOUNT SECURED IS VARIED US\$ 200,000/-  
 Subject to the fluctuations in the effective rate or rates of the exchange ruling in any given date plus interest during the continuance of a charge  
 [Signature]  
 Asst. Registrar of Titles

**KARATU DISTRICT**



**THIS SHOWING DETAILS OF FARM**

Locality \_\_\_\_\_  
 Block "F" \_\_\_\_\_  
 Farm no 887 \_\_\_\_\_  
 No 250850 \_\_\_\_\_  
 Area 23068 sq.mts. \_\_\_\_\_

This plan prepared in accordance with Registered plan 41147 is approved for the purposes of the Land Registration Ordinance  
 Director of Surveys and Mapping. *TS*  
 Date *5/02/2006* Ministry of Lands and Human Settlements Development  
 Dr. S. Salom

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

519/03

**THE LAND REGISTRATION ACT (CAP 334 R. E. 2002)**

**DISCHARGE OF MORTGAGE**

**CERTIFICATE OF TITLE No. 20095**


We, **AZANIA BANK LIMITED** a limited liability company, incorporated under the **Companies Act (Cap 212 R. E. 2002)** of the Laws of Tanzania and licensed to carry on business of Banking pursuant to the provisions of the **Banking and Financial Institutions Act, 2006** of **P. O. Box 32089, Dar es Salaam**, being the owner of the Mortgage of **Title No. 20095** registered on **2<sup>nd</sup> June, 2009** under **Filed Document No. 25166** and was varied with deed of variation registered under **Filed Document No. 31151** registered on **26<sup>th</sup> July, 2011** hereby **DISCHARGE** the said Mortgage respectively.

**SEALED** with the **COMMON SEAL** of the said **AZANIA BANK LIMITED** and delivered in our presence this 6<sup>th</sup> day of March, 2020

**SEAL**

Signature : .....  
 Name : .....  
 Postal Address : .....  
 Qualification : .....

SIGNATURE



LYAMBA JULIUS  
 DIRECTOR OF FINANCE & PLANNING  
 AZANIA BANK LIMITED  
 P. O. Box 32089  
 DAR-ES-SALAAM

Signature : .....  
 Name : .....  
 Postal Address : .....  
 Qualification : .....

SIGNATURE



CHARLES MUGHLA  
 DIRECTOR OF LEGAL SERVICES  
 AND COMPANY SECRETARY  
 AZANIA BANK LIMITED  
 P O Box 32089  
 DAR-ES-SALAAM

**THE LAND REGISTRATION ORDINANCE ACT  
CAP 334 R.E. 2002**

**CT. NO. 20095  
L.O. NO. 250850  
PLOT NO. 887, BLOCK "F"  
KARATU URBAN, KARATU  
DISTRICT.**

**In the name of:  
MESSERS SAFARI JUNCTION LODGE LIMITED**

**DISCHARGE OF A MORTGAGE**

**We Diamond Trust Bank Tanzania Limited of P.O. Box 115 Dar es Salaam  
HEREBY discharge a Mortgage registered under Filed Document Number  
19901, dated 24<sup>th</sup> July 2006 to secure an amount of USD 130,000 (United States  
Dollars One Hundred and Thirty Thousand Only) advanced to MESSERS  
SAVANNAH TOURS LIMITED.**

**Sealed with the common seal of DIAMOND TRUST BANK  
TANZANIA LIMITED and Delivered in Dar es Salaam in our  
presence this 8<sup>th</sup> March, 2009.**


**SEAL**

**Signature:** .....  
**Name:** .....  
**Address:** P. O. Box 115, Dar Es Salaam  
**Designation:** Director

**Signature:** .....  
**Name:** Joseph Mabusi  
**Address:** P. O. Box 115, Dar Es Salaam  
**Designation:** Head Finance & Administration

**Signature:** .....  
**Name:** Marie Manganya  
**Address:** P. O. Box 115, Dar Es Salaam  
**Designation:** Company Secretary

*Discharge of Mortgage - Savannah Tours Limited*

TITLE No. 20096  
 REGISTERED ON  
 8-05-2006  
 at 11:45A  
  
 Asst. Registrar of Titles

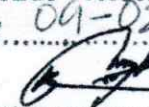


Stamp Duty Shs. 100/= Paid  
 23972606  
 and Revenue Receipt Form No. 22  
 of 09-02-2006  
  
 Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
 NO. 4 OF 1999

**CERTIFICATE OF OCCUPANCY**  
 (Under Section 29)

Stamp Duty Shs. 8,415/= Paid  
 on Original Revenue Receipt N  
 23972606 of 09-02-20  
  
 Asst. Registrar of Titles

Title No. 20096 LAND REGISTRY  
 L.O. No. 250851  
 L.D. No. 23972606

The 16th day of March, 2008

THIS IS TO CERTIFY that SAFARI JUNGLE LODGE LIMITED is a limited liability company incorporated in Tanzania and having its registered office P.O. BOX 1277 ARUSHA

(hereinafter called "the Occupier"/the Occupiers") is/are entitle to a right of Occupancy (hereinafter called the Right) in and over the land described in the Schedule hereto (hereinafter called "the Land") as joint occupants/occupants in common in equare shares for a term of thirty three years from the first day of January Two Thousand and six 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 amendment thereof and to the following special conditions:-

1. The Occupier(s) having paid rent up to the thirtieth day of June 20 06 shall thereafter pay rent of shilings one hundred sixty eight thousand five hundred only (Tshs. 168,500/-) 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(s) 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) Buildings to be in permanent materials.

(iv) Building plans to be submitted to the Karatu District Council within six months from the commencement of the Right.

(v) Building construction to begin within six months after approval of the plans.

(vi) Buildings to be completed within thirty six months from the commencement of the Right.

3 USER: The land shall be used for IONGE, Use Group 'O' Use class and Use Group 'J' Use class (c) as defined in the Town and Country Planning (Use classes) Regulations 1960 as amended in 1993.

4 The Occupier(s) shall not assign the right within three years of the date hereof without the prior approval of Commissioner.

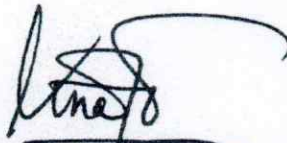
5. The Occupier(s) shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
6. The president may revoke the right for good cause or in public interest

## SCHEDULE

All land known as **Plot No. 888 Block 'F'**



situate at **Karatu Urban Area Karatu District** containing **seventeen thousand three hundred ninety seven (17397)** square metres square feet hectares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered **41147** deposited at the office of the Director for Survey and mapping at Dar es Salaam.

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



**COMMISSIONER FOR LANDS**

WE, **SAPARI JUNCTION LODGE LIMITED** the within-named **HABBY** accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of )  
 SAPARI JUNCTION LODGE LIMITED and )  
 DELIVERED in the presence of us this )  
**3rd** day of **MARCH** 2006 )  
 Signature:.....  )  
 Postal Address:..... **Box 20547 DSM** )  
 Qualification:..... **MANAGING DIRECTOR** )  
 Signature:.....  )  
 Postal Address:..... **P.O. Box 1277 Arusha** )  
 Qualification:..... **Resident Director** )

LAND REGISTRY, MOSHI  
MORTGAGE

Filed Document No. 199085

Date of registration 24-7-2006 time 9:00 A.M.

DIAMOND TRUST BANK TANZANIA LIMITED (to secure U.S \$130,000)

Subject to the fluctuations in the effective rate or rates of the exchange ruling in any given date plus interest during the continuance of a charge.  
(Including Title No. 20095)

Ass. Registrar of Titles

REG. OF TITLES

LAND REGISTRY ARUSHA  
TRANSFER

Filed Document No. 5251

Date of Registration 25-04-2023 time 10:46A.M.

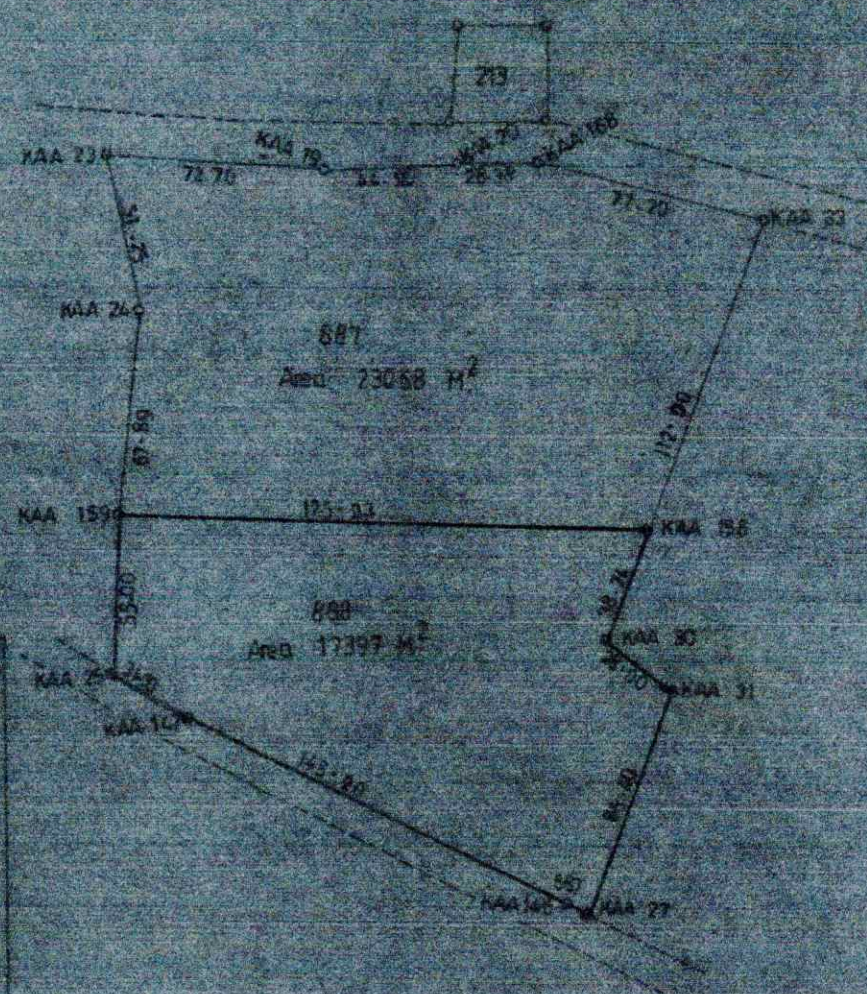
To: ACACIA FARM LODGE LIMITED

P.O. BOX 20517 DAR ES SALAAM

(CONSIDERATION: 180,000,000/-)

Senior Ass. Registrar of Titles

KARATU DISTRICT



PLAN SHOWING DETAILS OF FARM  
 Locality \_\_\_\_\_  
 Block \_\_\_\_\_  
 Farm no 888  
 Plot No 250851  
 Area 17397 sq. mts.

This plan prepared in accordance with  
 Registered plan 41147 is approved for  
 purposes of the Land Registration Ordinance  
 Director of Surveys and Mapping *Ty*  
 Date 15/02/2006 Ministry of Lands  
 Human Settlements Development  
 Dar es Salaam

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

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO. 4 OF 1999)  
TRANSFER OF A RIGHT OF OCCUPANCY  
(Under section 62)

C.T. No. 20096  
L.O.No. 250851  
L.D.No. KAR/LD/2108  
FARM NO. 888, BLOCK 'F' KARATU DISTRICT

In Consideration of Tshs. 180,000,000/- (One Hundred Eighty Million) only We, SAFARI JUNCTION LODGE LIMITED of P. O. Box 20517, DAR ES SALAAM, HEREBY TRANSFER to ACACIA FARM LODGE LIMITED, P. O. Box 277, KARATU, the Right of Occupancy registered under the above reference.

SEALED with the COMMON SEAL and DELIVERED by the said SAFARI JUNCTION LODGE LIMITED in my presence this 28th day of JANUARY 2023

*[Signature]*  
Transferor

Witnessed by:  
Name: CLIFF F. D'SOUZA  
Signature: *[Signature]*  
Postal Address: 1320 ACUSHA  
Qualification: COMPANY DIRECTOR

Name: FELICISMI BARAKA  
Signature: *[Signature]*  
Postal Address: 109 KARATU  
Qualification: ADVOCATE

Felichismi Baraka  
P.O. Box 101 Karatu  
Advocate, Notary Public & Commissioner for Oaths

SEALED with the COMMON SEAL and DELIVERED by the said ACACIA FARM LODGE LIMITED in my presence this 28th day of JANUARY 2023

Transferee

Witnessed by:  
Name: MARCO HOSEA PEREIRA  
Signature: *[Signature]*  
Postal Address: 277 KARATU  
Qualification: MANAGER DIRECTOR

Name: FELICISMI BARAKA  
Signature: *[Signature]*  
Postal Address: 109 KARATU  
Qualification: ADVOCATE

Felichismi Baraka  
P.O. Box 101 Karatu  
Advocate, Notary Public & Commissioner for Oaths


IN EXERCISE OF POWERS VESTED IN ME UNDER SECTION 37 OF THE LAND ACT 1999. I *[Signature]* COMMISSIONER FOR LANDS/AUTHORISED OFFICER HEREBY APPROVE THIS DISPOSITION

COMMISSIONER FOR LANDS/AUTHORIZED OFFICER  
DATE: 16th Feb 2023

In Exercise of the Powers Vested in me Under  
Section 17 of the Land Act No. 4 of 1999  
I, Fauzi M. Rashid Authorized Officer here by  
approve this [Signature]  
AUTHORISED OFFICER  
Date 16-02-2023

Stamp Duty on Original and  
Duplicate Tshs. 1500200/-  
Paid Vide ERV No. 923046160320957  
Date 16-02-2023 of 16/2/23

Concent fees Tshs. NA  
Paid Vide ERV No. NA  
Date 16-02-2023

FILED DOCUMENT No. 5251  
REGISTERED ON 25.02.2023  
AT 10.46 A  
[Signature]  
  
Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs. 500/- Paid  
023094171036118  
On Original Receipts  
of 04.04.2023  
[Signature]  
Stamp Duty Officer

UNITED REPUBLIC OF TANZANIA  
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS  
DEVELOPMENT

Tel: +255 272 753 361  
Fax: +255 272 753 361  
E-mail: [acl.arusha@lands.go.tz](mailto:acl.arusha@lands.go.tz)  
Website: [www.lands.go.tz](http://www.lands.go.tz)



LAND REGISTRY,  
P.O. BOX. 3194,  
ARUSHA.

In reply please quote:

Ref. No. LR/T/20096

11/5  
May, 2023

To: **BOB MANDA,**  
**P.O. BOX 181**  
**KARATU.**

**RE: THE LAND REGISTRATION ACT (CAP 334)**  
**NOTICE UNDER SECTION 78(6)**

Take Notice that **ACACIA FARM LODGE LIMITED** of P.O. BOX 277, KARATU has been presented for registration. Transfer of Right of Occupancy in respect of **Plot No. 888, Block 'F' Karatu District Council**, with Title No. **20096** registered in the name of **SAFARI JUNCTION LODGE LIMITED** of P.O Box 1277 ARUSHA.

Take further notice that, I intend to register the said Transfer within thirty (30) days from the date of posting/ dispatch of this Notice and the registered Caveat will lapse unless within that period the High Court orders otherwise.

Dated at Arusha this 11/5 day of May, 2023.

  
**JULIANA NGONYANI**  
**SENIOR. ASST. REGISTRAR OF TITLES**  
**ARUSHA REGION.**

Copy to: **SAFARI JUNCTION LODGE LTD**  
**P.O BOX 1277,**  
**ARUSHA.**

✓ **ACACIA FARM LODGE LTD,**  
**P.O. BOX 277,**  
**KARATU.**