

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telephone No. 2502318

OFFICE OF REGISTRAR OF TITLES,  
ZONAL LAND REGISTRY,  
P.O. BOX 2984,  
MBEYA.

Ref. No. LR/..... *Jmbz/17/9746* ..... *30 Jan* 2018.

REGISTERED POST:

RE: THE LAND REGISTRATION ORDINANCE (CAP 334)

*Request of D.R/O*  
*CT-N-9746*

I have the honour to refer to your letter No. *RS/44/15* dated *22-1-2018* with enclosures herein.

I forward herewith Title No. *9746* to above mentioned *30-1-2018* having been registered on *2700-1451A* under FD No. ....

Please acknowledge receipt of the enclosures hereto of the enclosures hereto.

I have the honour to be Sir,  
Your Obedient Servant,

*[Signature]*

ASSISTANT REGISTRAR OF TITLES.

MAFURU V. MAFURU (Advocate)  
P.O. Box 7416, Dar es Salaam  
I hereby certify that this is a true  
Copy of the Original  
Sign: *[Signature]*  
Date: *13/1/2018*

Enclosures: *1) CT-N-9746*  
*2) Copy of transfer deed*  
*3) Copy of land form no 2930*  
*4) Copy of spouses Consent*

To: *ABDO SHAMAKHA NASSER*  
C.C: *Ahmed AL SHEBAN*  
*P-0302 2017*  
*DAR ES SALAAM.*

THE UNITED REPUBLIC OF TANZANIA

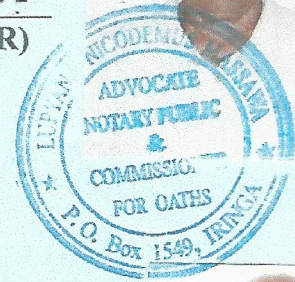
THE LAND ACT  
[CAP. 113 R.E.2002]  
TRANSFER OF A RIGHT OF OCCUPANCY  
[Under Section 62]

TITLE NUMBER: 9746  
LAND OFFICE NUMBER: 13282

IN CONSIDERATION of the sum of One Hundred Fifty Thousand US Dollars only (USD.150,000/=) paid to me by ABDOSHAMAKH NASSER AHMED AL SHEBANI of P.O. Box 5837, Dar es salaam, Tanzania, (Transferee) I, STAVROULA FLIAKOS of P.O.Box 193, Iringa, Tanzania (Transferor) DO HEREBY TRANSFER to the said ABDOSHAMAKH NASSER AHMED AL SHEBANI the unexpired term of a Right of Occupancy granted in respect of the aforementioned property.

SIGNED and DELIVERED by the said )  
STAVROULA FLIAKOS who is )  
known to me personally/identified to me )  
\_\_\_\_\_ )  
the latter being known to me personally )  
in my presence this 28<sup>th</sup> day of )  
November, 2017. )

*L. J. Bialor*  
(TRANSFERROR)

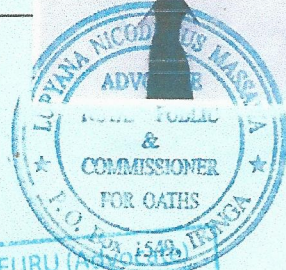


SIGNATURE: *A. Nasser*  
POSTAL ADDRESS: P.O.Box 982, Iringa  
QUALIFICATION: Commissioner for Oaths

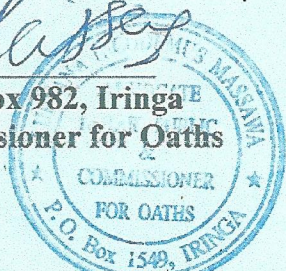


SIGNED and DELIVERED by the said )  
ABDOSHAMAKH NASSER AHMED )  
AL SHEBANI who is known to me )  
personally/identified to me )  
\_\_\_\_\_ )  
the latter )  
being known to me personally in my )  
presence this 28<sup>th</sup> day of November, 2017. )

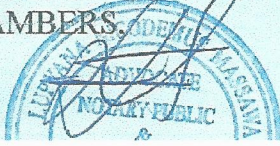
*[Signature]*  
(TRANSFEEE)



SIGNATURE: *A. Nasser*  
POSTAL ADDRESS: P.O.Box 982, Iringa  
QUALIFICATION: Commissioner for Oaths

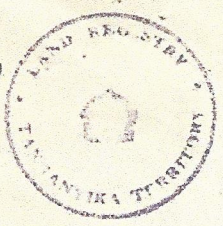


DRAWN BY:  
LUPYANA N. MASSAWA, (ADVOCATE)  
LUKE LAW CHAMBERS,  
ADVOCATES,  
P.O. BOX 982,  
IRINGA



MAFURU M. MAFURU (ADVOCATE)  
P.O. Box 7416, Dar es Salaam  
I hereby certify that this is a true  
Copy of the Original  
Sign: *[Signature]*  
Date: 13/11/2017

TITLE No. 9746  
 REGISTERED 6-9-54  
 at 3.P. m  
 Asst Registrar of Titles



L.O. No. 15282  
 M.P. No. 30087

TANGANYIKA TERRITORY  
 Stamp Duty Shillings 11/- paid and  
 Revenue Receipt No. 73/07V of 39-54  
 issued

TANGANYIKA  
 Stamp Certificate  
 No. 16/- issued on  
 principal instrument

Revenue Authority

MAFURU M. MAFURU (Advocate)  
 P.O. Box 7416, Dar es Salaam  
 I hereby certify that this is a true  
 Copy of the Original

*[Signature]*  
 13/11/2020

CERTIFICATE OF OCCUPANCY

The 11th Fourth day of September  
 One thousand nine hundred and Fifty-four

Title No. 9746

THIS IS TO CERTIFY that MARIA SANTANNA GOMES REBELLO of Nzihe (hereinafter called "the Occupier") is entitled to a Right of Occupancy in and over the land described in the Schedule hereto (hereinafter called "the said land") and more particularly delineated on the plan annexed hereto for a term of Ninety-nine years from the Twentieth day of July One thousand nine hundred and fifty-two according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulations made thereunder and any enactment in substitution therefor or amendment thereof and to the covenants implied in Rights of Occupancy under the provisions of the Land Regulations 1948 and to the following special terms and conditions, viz.:-

1. The Occupier shall pay during the said term the rent of Shillings Eight hundred (Shs. 800/-) to be paid yearly in advance without any deduction on the Twentieth day of July in each year during the said term PROVIDED ALWAYS that the said rent shall be subject to revision by the Governor after the expiration of Twenty years from the date of commencement of the said Right of Occupancy and shall also be subject to revision or further revision after the expiration

purposes and for purposes ancillary thereto.

3. The Occupier hereby covenants:-

- (a) to demarcate the boundaries of the said land to the satisfaction of the District Commissioner Iringa, and thereafter to maintain such demarcation in such a manner that the boundaries are easily identifiable at all times during the currency of the term of the said Right of Occupancy;
- (b) to take all measures necessary to protect the soil and to preserve the soil fertility of the said land and to prevent soil erosion occurring thereon. The Occupier further covenants not to allow soil erosion outside the boundaries of the said land to occur as the result of her farming of the said land and she agrees to take any measures which may be required by the Director of Agriculture to achieve such objects.

4. The Occupier shall not at any time subdivide the said land nor assign sublet or otherwise dispose of it or of any portion thereof without the previous consent of the Governor. The occupation or working of the said land or any part thereof by any persons other than the occupier or her employees or contractors (as such) shall be deemed to be a sub-letting for the purposes of this condition.


5. The said Right of Occupancy shall confer no water rights.

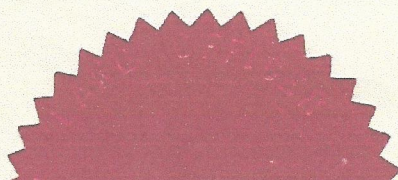
6. Failure to comply with any of the terms or conditions herein contained will be deemed to constitute good cause for revocation of the said Right of Occupancy.

THE SCHEDULE HEREINBEFORE REFERRED TO:

ALL THAT piece or parcel of land situate at Nzihe, Iringa District, comprising Eight hundred and four (804) acres as delineated on Survey Plan No. F<sup>14 365A</sup><sub>604B</sub> annexed hereto and thereon edged in red.

GIVEN under my hand and seal and by order of the Governor the day and year first above written.

MAFURU M. MAFURU (Advocate)  
P.O. Box 7416, Dar es Salaam  
I hereby certify that this is a true  
Copy of the Original.  
Sign:   
Date: 13/11/2020



I, the within-named MARIA SANTANNA GOMES REBELLO hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said MARIA SANTANNA GOMES REBELLO who is ~~known to me personally~~ identified to me by M. J. Rebello

*Maria Santanna Rebello*

.....  
the latter being known to me personally, in my presence this 20th day of August 1954.

Witness' signature: A. Muroce

Postal address: Distict office

Qualification: magistrate



**NOTICE OF DEPOSIT**  
No. 25179 Registered 30-10-57 at 3 p.  
BY BARCLAYS BANK D.C.O.  
  
Withdrawn FD 36154 on 10/10/61  
at 2. pm  
Assist. Registrar of Titles  
J. Shannon  
Asst. Reg. of titles

**DEED OF VARIATION**  
No. 47378 Registered 25.10.66 at 12.30 p.  
To **CONDITIONS OF RIGHT OF OCCUPANCY VARIED.**  
  
ombaya  
Asst. Registrar of Titles

**NOTICE OF DEPOSIT**  
36364 Registered 9.11.61 at 1.30 p.  
**WITHDRAWN F.D. 58572**  
BY BARCLAYS BANK D.C.O.  
  
ON 22-11-71 At 11.10 am  
  
ombaya  
Assist. Registrar of Titles  
**ASSI. REGISTRAR OF TITLES**

**MAFURU v. MAFURU (Advocate)**  
P.O. Box 7416, Dar es Salaam  
I hereby certify that this is a true Copy of the Original  
Sign: [Signature]  
Date: 13/11/2020

THE LAND REGISTRATION ORDINANCE (CAP. 334)  
VARIATION OF TERMS OF A RIGHT OF OCCUPANCY

TITLE NO. 9746

WE, PETER CLAVER BAKILANA, Commissioner for Lands and MARIA SANTANNA GOMES REBELLO of Nzihe HEREBY AGREE to the following variation of terms and conditions of the Certificate of Occupancy registered under the above reference.

That condition 2 of the Certificate of Occupancy shall be deleted and replaced by the following.

"The said land shall be used for mixed agricultural and pastoral purposes and purposes ancillary thereto"

SIGNED and DELIVERED BY THE said  
PETER CLAVER BAKILANA Commissioner  
for Lands who is known to me personally  
in my presence this 22<sup>nd</sup>  
day of October  
1966.

(Witness' Signature) ..... *G. M. Maguba*  
Postal Address) ..... *P. O. Box 9230*  
..... *Dares Salaam*

(Qualification) Assistant Land Officer Grade I

*M. Patel*  
SIGNED and DELIVERED by the said MARIA SANTANNA  
GOMES REBELLO who is ~~known to me personally~~  
identified to me by ..... *P. A. Jadhav* .....  
the latter being known to me personally  
in my presence this 6<sup>th</sup>  
day of October,  
1966.

(Witness' Signature) ..... *M. Patel*

(Postal Address) ..... *M. P. PATEL* .....  
..... *P. O. Box 2786* .....  
..... *DAR-ES-SALAAM* .....

(Qualification) .....

*P. Claver Bakilana*

*Maria Santanna  
Gomes Rebello*

MAFURU M. MAFURU (Advocate)  
P.O. Box 7416, Dar es Salaam  
I hereby certify that this is a true  
Copy of the Original!  
Sign: *Mafuru*  
Date: *4/20/66*

Stamp Duty Shs. 21/- Paid  
 and Revenue Receipt No. 031031  
 of 11.10.66. issued.  
*ambaya*  
 Asst Registrar of Titles

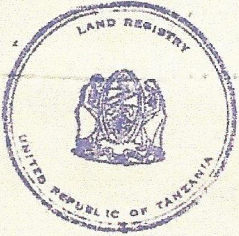
TANGANYIKA  
 Stamp Duty Shs. 10/- Paid  
 on Certificate Receipt No. 031031  
11.10.66.  
*ambaya*  
 Asst Registrar of Titles

<i>paid on origin</i>	S.S.
STAMP DUTY	<u>10/-</u>
FEES, OFFICE	<u>40/-</u>
FEES, REGISTRATION	<u>40/-</u>
G.R.R. No. <u>031031</u> of <u>11.10.66</u>	
<i>ambaya</i> Commissioner for Lands, Ministry of Lands, Settlement and Water Development	

M. MAFURU M. MAFURU (Advocate)  
 P.O. Box 7416, Dar es Salaam  
 I hereby certify that this is a true  
 Copy of the Original  
 Sign: *M. Mafuru*  
 Date: 13/10/66

Stamp Duty Shs. 2/- paid and  
 General Revenue Receipt No. 031031  
 dated 11.10.66 issued.  
*ambaya*  
 Commissioner for Lands,  
 Ministry of Lands, Settlement and  
 Water Development

FILED DOCUMENT No. 47378.  
 REGISTERED.  
25.10.66.  
 at 12.30 p.m.  
*ambaya*  
 Asst. Registrar of Titles



# CHANGE OF NAME

FJ-36364

No. 58571 Registered 22-11-71 at 11:10 a.m.

WITHDRAWN F.D. 58572  
TO THE NATIONAL BANK OF

COMMERCE  
ON 22-11-71 AT 1:40 AM

*ambaya*  
Assi. Registrar of Titles  
*ambaya*  
OF TITLES

# TRANSFER

No. 59448 Registered 30-6-72 at 10:00 a.m.

To STAVROULA GEORGE FLIAKOS

of P.O. Box 193, Iringa  
Cons. shs. 50,000/-

*ambaya*  
Asst. Registrar of Titles

# NOTICE OF DEPOSIT

No. 60033 Registered 6-12-72 at 11:05 a.m.

BY THE NATIONAL BANK OF

COMMERCE

WITHDRAWN F.D. 62879  
ON 5-9-74 AT 10:55 AM

*ambaya*  
Sen. Assi. Reg. OF TITLES  
*ambaya*  
Asst. Registrar of Titles

# DODOMA LAND REGISTRY TRANSFER

Filed Document No. 648-DLR

Date of registration 23-10-79 time 8:00 a.m.

To MICHAEL GEORGE FLIAKOS

P.O. Box 193 Iringa

(Cons shs 40,000/-)

*Mudera*  
Asst. Registrar of Titles

# LAND REGISTRY, MOROGORO

## TRANSFER

Filed Document No. 19894-MBYUR

Date of Registration 15-9-2014 9:00 AM

To STAVROULA GEORGE  
FLIAKOS OF P.O. Box 193

IRINGA

(VALUE TSHS

141,000,000/-)

# LAND REGISTRY, MOROGORO

## TRANSFER

Filed Document No. 27880-MBYUR

Date of Registration 30-1-2018 1:00 PM

To: ABDOSHAMMATH

NASSER AHMED

AL SHABANI OF P.O. Box

5837 DAR ES-SALAAM

(CONS USD 150,000) \$150,000

M. MAFURU (Advocate)  
P.O. Box 7416, Dar es Salaam  
I hereby certify that this is a true  
Copy of the Original

Sign: *M. Mafuru*  
Date: 13/1/2018

THE LAND REGISTRATION ORDINANCE (CAP.334)  
WITHDRAWAL OF NOTICE OF DEPOSIT OF  
CERTIFICATE OF TITLE (SECTION 64 (2))

TITLE NO.9746

WE, THE NATIONAL BANK OF COMMERCE, a banking corporation established under Section 3 of The National Bank of Commerce (Establishment and Vesting of Assets and Liabilities) Act 1967 HEREBY WITHDRAW the Notice of Deposit given by us and entered as Filed Document Number 60033.

SEALED with the Common Seal of THE NATIONAL BANK OF COMMERCE and DELIVERED in the presence of us this <sup>15<sup>th</sup></sup> day of February 1974

Signature:.....  
Address: P.O. Box 1255, Dar es Salaam.  
Qualification: CHAIRMAN

Signature:.....  
Address: P.O. Box 1255, Dar es Salaam.  
Qualification: GENERAL MANAGER

M. MAFURU (Advocate)  
P.O. Box 7416, Dar es Salaam  
I hereby certify that this is a true  
Copy of the Original  
Sign:.....  
Date: 13/11/2020

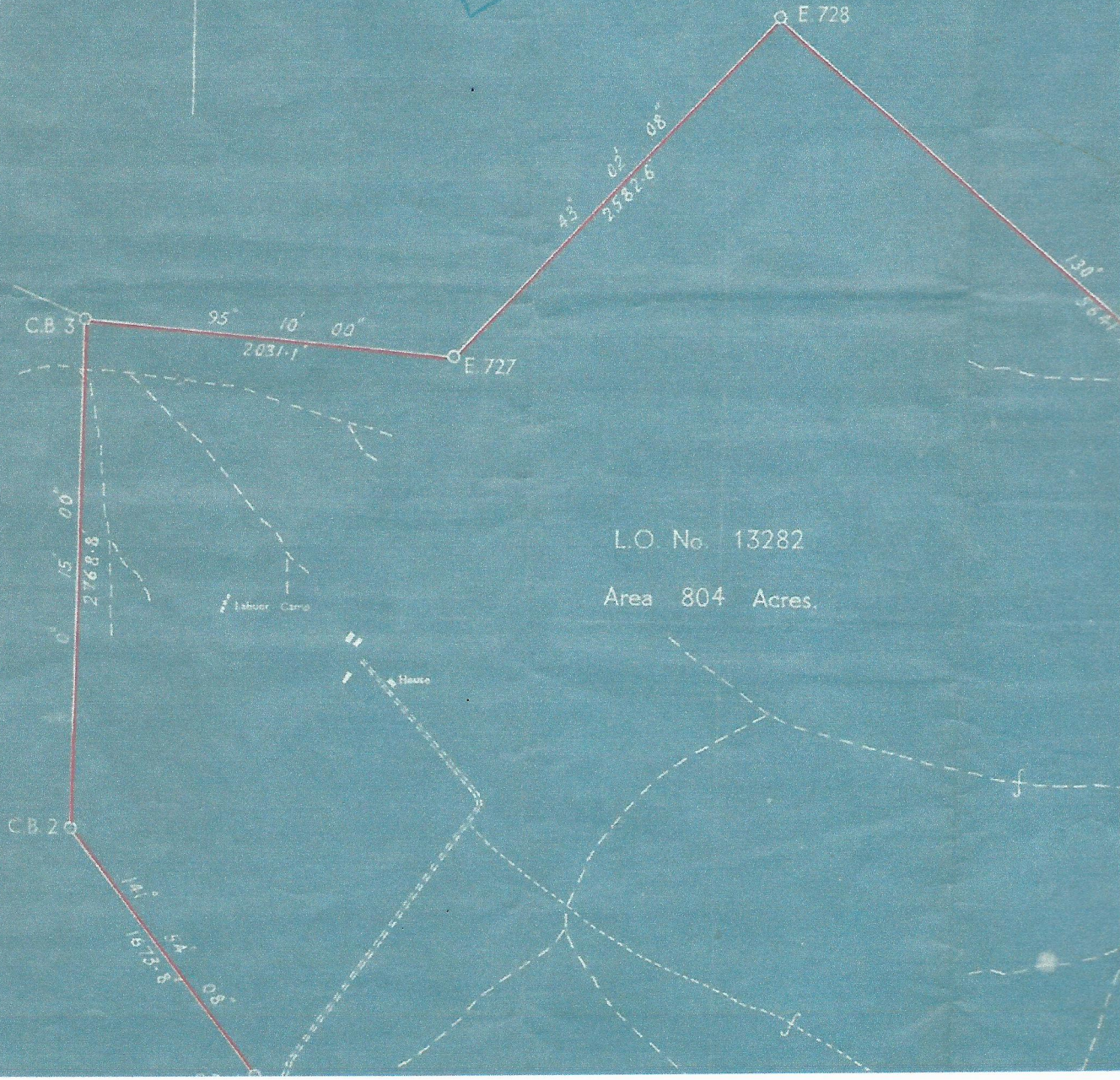
Drawn by:  
THE NATIONAL BANK OF COMMERCE,  
EXECUTOR AND TRUSTEE DEPARTMENT,

NZIHE FARM  
IRINGA DISTRICT

Scale 1:10,000

MAFURU M. MAFURU (Advocate)  
P.O. Box 7416, Dar es Salaam  
I hereby certify that this is a true  
Copy of the Original  
Sign: *[Signature]*  
Date: \_\_\_\_\_

True North



L.O. No. 13282

Area 804 Acres.