

*The Land Registration Ordinance (Cap. 334 of the Laws)*



**CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY**  
(ISSUED UNDER SECTION 83)

Certified true copy of

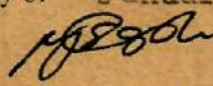
This is to certify that the annexed Certificate of Occupancy dated

the Eighteenth day of January 1939

is registered in the Land Registry under Title No. 56524

Copies of the subsisting entries in the register are within

Dated the Nineteenth 31<sup>st</sup> day of January, 2018

  
Asst. Registrar of Title

Title No. 56524

Description of registered land.

All that piece or parcel of land known as Farm No. 342/2/2,  
Situated at Geraragwa in the District of Moshi containing one  
hundred fifty (150) Acres being part of Farm No. 342/2 as  
delineated and edged with red on the Survey plan No. E.5 74/4150  
annexed to the enclosed Crown Grant and being Farm No. 342 of

# ENTRIES IN THE REGISTER

TITLE NO. 56524

No. - Registered 19.1.2018 at 1.00 m  
To LLEWELIN COMPANY LIMITED of  
P.O. Box 23 Sanya Juu - as  
registered owner.



Asst. Registrar of Titles

No. Registered at

To

Asst. Registrar of Titles

No. Registered at m  
To

Asst. Registrar of Titles

No. Registered at

To

Asst. Registrar of Titles

No. Registered at m  
To

Asst. Registrar of Titles

No. Registered at

To

Asst. Registrar of Titles

No. Registered at m  
To

Asst. Registrar of Titles

No. Registered at

To

Asst. Registrar of Titles

THE UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENT DEVELOPMENT

Telephone No. 2753210

LAND REGISTRY

P.O. BOX 190,

MOSHI.

Ref: No. LR/MHT/4359/129

31<sup>st</sup> JANUARY, 2018

**REGISTERED POST:**

Sir/Gentlemen/Madam.


RE: TRANSFER OF 120 (PART OF 150 ACRES)  
CT NO. 4359, FARM 342/2/2 GERARAGUA  
SIHA DISTRICT

I have the honour to refer your letter No. LR. 66  
dated ..... and enclosure thereto.

I return herewith Certificate of Titles Nos: 4359  
above mentioned. DEED having been registered  
again the Title under F.D. Nos. 48481 on 19-1-2018.

May Official receipt No: ..... for shs. ....  
..... is enclosed herewith/has already been dispatched to you.  
Please acknowledge receipt of the enclosures thereto.

I have the hour to be  
Sir/ Gentlemen  
Your Obedient Servant

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

ASSISTANT REGISTRAR OF TITLES MOSHI

**ENCLOSURES:**

CT NO. 4359  
COPY OF TRANSFER DEED

To: LLEWELIN COMPANY LIMITED  
OF P.O. Box 23 SANJA JUKU

C.C: AUTHORIZED LAND OFFICER  
OF BOX 129 SIHA.

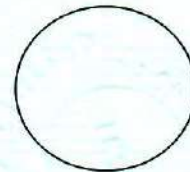
THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT  
(Act No.4 of 1999)

C.T. No. 4359  
FARM NO 342/2 (PART)  
SIHA DISTRICT.

**TRANSFER OF A RIGHT OF OCCUPANCY**  
(Under Section 62)

IN CONSIDERATION of Tanzania Shillings 475,618,954.00/= only, We KILIMANJARO NATIVE CO-OPERATIVE UNION (1984) LIMITED of P.O. Box 3032, Moshi, Kilimanjaro - Tanzania (hereinafter referred to as the "Transferor") HEREBY TRANSFER TO LLEWELIN COMPANY LIMITED of P. O. Box 23, Sanya Juu Moshi - Tanzania (hereinafter called the "Transferee"), part of the Right of Occupancy registered under the above reference.

SEALED with the COMMON SEAL of KILIMANJARO NATIVE CO-OPERATIVE UNION (1984) LTD and DELIVERED in our presence this 14 Day of July 2017



TRANSFEROR

NAME: HONEST P. TEMBA  
SIGNATURE: [Signature]  
QUALIFICATION: GENERAL MANAGER

NAME: HATIIBU MUSA MWAHA  
SIGNATURE: [Signature]  
QUALIFICATION: VICE CHAIRMAN



SEALED with the COMMON SEAL of LLEWELIN COMPANY LIMITED and DELIVERED in our presence this 14 Day of July 2017

NAME: JAMES LINDI  
SIGNATURE: [Signature]  
QUALIFICATION: DIRECTOR



BEFORE ME:  
NAME: KESTER PAUL LYARUU  
SIGNATURE: [Signature]  
QUALIFICATION: ADVOCATE

Land Office use:

1. Stamp duty TShs. .... paid vide ERV No. ....  
issued on .....
2. Consent Fee Tshs ..... paid vide ERV No. ....  
issued on .....

In exercise of the powers vested in me under section 37 of the Land Act 1999,  
I ..... commissioner for lands/ authorized officer **HEREBY**  
**APPROVE** this disposition

.....  
Commissioner for Lands/ Authorized Officer

Date: .....

FILED DOCUMENT No. 48481  
REGISTERED ON 19-1-2018  
at 1:00 p.m.  
*[Signature]*  
Asst. Registrar of Titles



Stamp Duty Shs. 500/- Paid  
and Revenue Receipt No. 16835059  
of 11-8-2017 issued.  
*[Signature]*  
Asst. Registrar of Titles

Stamp Duty Shs. 4,835,700/- Paid  
Original Revenue Receipt No. 16835059 of 11-8-2017  
*[Signature]*  
Asst. Registrar of Titles

TANGANYIKA TERRITORY

Land Registry Ordinance (Cap. 70 of the Laws)



~~RIGHT OF OCCUPANCY~~  
~~GOVERNMENT LEASEHOLD~~

CERTIFICATE OF TITLE TO [REDACTED] LAND

~~RIGHT OF OCCUPANCY~~  
~~GOVERNMENT LEASEHOLD~~

This is to certify that the [REDACTED] land hereinafter described is registered in the Land Registry under title No. **4550**. Copies of the subsisting entries in the register are within.

Dated the **eighteenth** day of **January**, 1959.

*D. S. M.*

Asst. Registrar of Titles

Title No. **4550** Description of registered land:

ALL that piece or parcel of land situated at Geraranga in the district of Moshi containing approximately five thousand four hundred and fourteen (5414) acres as delineated and edged with red on the Survey plan No. R.S. 74/4150 annexed to the enclosed Crown Grant and being Farm No. 542 of the Moshi District.

CERTIFIED TRUE COPY

*[Signature]*  
Asst. Registrar of Titles

Date **31-1-1959**

Date 31-1-1948

TITLE No. 4359



Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
<b>FREEHOLD TITLE</b>		<b>CHANGE OF OWNERSHIP</b>	
No. <u>    </u> Registered <u>19/1/1939</u> at <u>11 a. m</u>		No <u>6495</u> Registered <u>9.11.45</u> at <u>2 p.m</u>	
To <u>DOROTHY MABEL VERNON STEVENS</u>		To <u>THE STANDARD BANK OF SOUTH AFRICA LIMITED</u> as legal personal representative of <u>ARTHUR ROBERT TOBLER</u> deceased registered as owner of the land.	
<i>D. J. ...</i> Asst. Registrar of Titles		<i>Rogers</i> Asst. Registrar of Titles	
<b>LEASE</b>		<b>TRANSFER</b>	
No. <u>3489</u> Registered <u>8/5/39</u> at <u>3.15 p.m</u>		OF UNDIVIDED TWO-THIRDS SHARE	
To <u>CHARLES STEWART MACKAY GIBSON AND EUSEBIA MASHLAN</u>		No <u>6691</u> Registered <u>3.10.45</u> at <u>8 a. m</u>	
Term: 5 years from <u>1/8/1938</u> . Annual rent: <u>Shs. 3200/-</u>		To <u>MRS. EDY TOBLER</u> (beneficiary)	
<i>Rogers</i> Asst. Registrar of Titles		as tenant in common with Mrs. <u>Emely Weber</u> .	
<b>TRANSFER</b>		<b>TRANSFER</b>	
No. <u>5317</u> Registered <u>22.9.42</u> at <u>9 a. m</u>		OF UNDIVIDED ONE-THIRD SHARE	
To <u>ARTHUR ROBERT TOBLER</u> of <u>Moshi</u> , Cons. Shs. <u>100,000/-</u>		No. <u>6692</u> Registered <u>3.10.45</u> at <u>8 a. m</u>	
<i>Rogers</i> Asst. Registrar of Titles		To <u>MRS. EMELY WEBER</u> (beneficiary)	
		as tenant in common with Mrs. <u>Edy Tobler</u> .	
<b>LEASE</b>		<b>TRANSFER</b>	
No. <u>6291</u> Registered <u>3.8.44</u> at <u>8 a. m</u>		No. <u>8295</u> Registered <u>19.5.48</u> at <u>2 P. m</u>	
To <u>RONGAI RANCHES LIMITED</u> of <u>5314 acres</u> for <u>7 years</u> from <u>1/8/43</u> . Annual rent <u>Shs. 7,000/-</u>		To <u>OSWALD HORNER BARRATT and MRS. THORA JANIE BARRATT</u> , as tenants in common in equal shares Cons. Shs. <u>260,000/-</u>	
<i>Rogers</i> Asst. Registrar of Titles		<i>Rogers</i> Asst. Registrar of Titles	

Asst. Registrar of Titles

Date 31-1-1938

TANGANYIKA TERRITORY

Receipt No. 92051 N of 20/3/1937

The Land Ordinance (Cap. 68 of the Laws)

18/1

11 am

Title No. 4359

THIS DEED made the *eleventh* day of *January*

One thousand nine hundred and thirty-nine

BETWEEN the Governor of Tanganyika Territory (hereinafter called "the Governor," which term includes the officer for the time being administering the Government of the Territory) of the one part, AND DOROTHY MABEL *AM* VERNON STEVENS of Geraragwa in the District of Moshi, Widow

(hereinafter called "the Grantee" which expression shall include his heirs, executors and assigns where the context so admits) of the other part;

WHEREAS the Grantee is entitled to the residue unexpired of a lease with option of purchase dated the thirteenth day of March One thousand nine hundred and twelve -----

and granted by the Landesfiskus of German East Africa to Bruno Domke

over the land therein comprised and hereinafter more particularly described; AND WHEREAS the Grantee having complied with certain contractual obligations under the aforesaid lease with option of purchase and having paid the purchase price, is now entitled to an estate in fee simple in respect of the land hereinafter described; Now THIS DEED WITNESSETH that in pursuance of the terms of the said lease with option of purchase and in consideration of the sum of Shillings four thousand three hundred and eighty-two (Shs. 4382/-) -----

178

paid by the Grantee to the Governor on or before the execution of these presents (the receipt whereof the Governor hereby acknowledges) and by virtue of the provisions of section 20 (a) of the Land Ordinance aforesaid the Governor hereby grants unto the Grantee ALL that piece or parcel of land situated at Geraragwa in the District of Moshi and now known as Farm No. 342 Moshi Land Office No. 409 -----

containing approximately five thousand four hundred and fourteen (5414) acres as delineated and described on the Survey Plan No. E<sup>5</sup>.  $\frac{74}{4150}$  annexed to these presents and thereon edged with red To HOLD the same unto and to the use of the Grantee in fee simple PROVIDED ALWAYS that the Grantee shall at any time on demand of the Governor and on receipt of a proportionate part of the original purchase price of Shillings four thousand three-hundred and eighty-two -----

and on payment of compensation for expenditure in so far as the value of the land shall have been increased thereby surrender and yield up such portion or portions of the said land as shall be required for (a) the construction of railways, streets, roads, telegraph lines, canals and other public works whatsoever including such protective strips as may be deemed necessary (b) the cutting of drainage ditches and any measures deemed necessary to promote the flow of water from higher levels to lower levels (zur Schaffung der Vorflut) (c) the raising and storage of any necessary material—such as earth and stone—and the dumping on the said land of material raised elsewhere and required for the said public works even when such works are constructed only alongside of or abut on the boundary of the said land and the provision thereto of the necessary roads of access and PROVIDED ALSO that no water rights in respect of the said land are conferred by these presents AND PROVIDED ALSO that the Grantee shall keep open for public traffic all existing roads and also at the request of the Governor roads made by the Grantee in so far as they traverse the said land.

CERTIFIED TRUE COPY

*[Signature]*  
Asst. Registrar of Titles

Date 31-1-1929

FARM 341

E 5-7  
415

# NGARE-NAIROBI

Moshi District

SCALE: 1:25,000



FARM NO 343

L.O. No 409  
FARM NO 342  
AREA 5,414 ACRES

KILIMANJARO

GSW

G1

FROM NAIROBI

FARM NO 341

Moshi Road

FR308

FR312

TO MOSHI

FR310  
FR311

### REFERENCE

POINT	BEARING	DISTANCE	X. CO-ORDINATES	Y. CO-ORDINATES
GSW	65° 02' 27"	14909.9	-18167.0	-70002.0
G1	78 25 14	7190.8	-24928.9	-84772.0
GSE	175 15 33	1980.6	-26370.8	-81278.0
FR309	106 41 08	12304.0	-24416.6	-91380.0
FR308	137 52 21	5070.2	-13423.0	-85858.0
FR310	248 50 51	427.8	-8597.5	-84299.0
FR311				

CERTIFIED TRUE COPY

*H. P. Pugh*

Asst. Registrar of Titles

Date 31-1-1925

1939  
Asst. Registrar of Titles  
Date 31-1-1939

IN WITNESS whereof the Governor has hereunto set his hand and caused the Seal of the Tanganyika Territory to be affixed hereto and the Grantee has hereunto set his hand.

Signed and delivered by the Governor of Tanganyika Territory and the Seal of the Territory affixed this *seventeenth* day of *January* 1939 in the presence of:

*Dr Kenneth G. D.*

*R. W. Brundell A.D.O.*

Signed and delivered by the ~~said~~ attorney duly authorized of the said Dorothy Mabel Vernon Stevens the said attorney being able to read and write the language in which the above written document is written this *15<sup>th</sup>* day of *December* 1958 in my presence.

*For Mrs Dorothy Stevens*

*W. Morrison her attorney*

*Arthur Gumbel Advocate Darussalam.*

Mos District  
SCALE: 1:25,000

True North

FARM NO 343

14905.9'  
65° 00' 30"

Farm N° 342/1  
Area 2000 Acres

785'  
57° 35' 20"

7193.3'  
78° 22' 29"

17789.9'  
57° 55' 20"

Farm N° 342/2  
Area 3414 Acres

WIMANJARO FOREST

FR308

5067.6'  
17° 49' 38"

427.4'  
68° 48' 31"

FR310  
FR311

9445.2'  
71° 40' 58"

British stone shown thus   
German 

N NO  
41

L.E.14A

Motor Road

7603.3'  
16° 16' 27"

FR307

92.81.29  
708

N NO  
41

CERTIFIED TRUE COPY

*[Signature]*

Asst Registrar of Titles

Date 31-1-2008

ENTRIES IN THE REGISTER

TITLE No. 4359

Asst. Registrar of Titles

Date 31-1-1978

Registered document	Date of Registration	Nature of entry	Initials of Registrar
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**CHARGE**  
 No. 8296 Registered 19.5.48 at 2 p.m.  
 TO MARY TOBLER of MOSHI  
 To secure Shs. 220,000/- and interest  
 Released F.D. No. 14155  
 25.11.52 at 3:30 pm  
 [Signature]  
 Asst. Registrar of Titles

**MORTGAGE**  
 No. 25489 Registered 11-12-57 at 3 p.m.  
 TO THE TANGANYIKA FARMERS ASSOCIATION LIMITED. To secure a maximum sum of Shs. 70,000/-  
 Discharged F.D. 29224 on 27.5.77 at 10.45 am  
 [Signature]  
 Asst. Registrar of Titles

**LEASE**  
 No. 11376 Registered 9.5.50 at 4 p.m.  
 TO RONGAI RANCHES LIMITED  
 FOR FIVE YEARS AT ANNUAL RENTAL OF SHS. 5600/- FROM 1ST JANUARY 1949.  
 [Signature]  
 Registrar of Titles

**MORTGAGE**  
 No. 29041 Registered 2.5.59 at 9.45 a.m.  
 TO THE LAND BANK OF TANZANIA  
 To secure Shs 200,000/-  
 DISCHARGED F.D. 56925 ON 7.11.70 AT 11.00 a.m.  
 [Signature]  
 Asst. Registrar of Titles

**TRANSFER OF PART**  
 No. 6870 Registered 28.6.54 at 3 p.m.  
 TO BOWER ESTATES LIMITED.  
 Cons. Shs. 400,000/-  
 of 2000 acres being Farm No. 312/1 as shown on Plan No. E5/14/4150 annexed hereto and marked "A"  
 [Signature]  
 Registrar of Titles  
 New C.T. No. 9683 issued

**ENCUMBRANCE**  
 No. 30276 Registered 18.9.59 at 3 p.m.  
 TO WATER RIGHTS NOS. 495, 819, 820, 916  
 [Signature]  
 Asst. Registrar of Titles

**MORTGAGE**  
 No. 16736 Registered 5.8.64 at 10.15 a.m.  
 TO THE LAND BANK OF TANZANIA  
 To secure Shs. 140,000/-  
 Discharged F.D. 29326 on 6.6.59 at 2.45 pm  
 [Signature]  
 Asst. Registrar of Titles

**MORTGAGE**  
 No. 34586 Registered 7.3.61 at 1.30 p.m.  
 TO THE LAND BANK OF TANZANIA  
 To secure Shs. 50,000/-  
 DISCHARGED F.D. 56925 ON 7-11-70 AT 11.00 a.m.  
 [Signature]  
 Asst. Registrar of Titles

CERTIFIED TRUE COPY

Asst. Registrar of Titles

Date 31-1-1978

**MORTGAGE**  
46726 4-7-66 10-53a  
**BARCLAYS BANK D.C.O**  
to secure shs. 100,000/-

*Smbaya*  
Asst. Registrar of Titles

**CHANGE OF OWNERSHIP**  
SECTION 71 OF 1/2 SHARE  
No. 61297 Registered 25-7-73 110:109.4  
To **THORA JANIE BARRATT, JR.**  
P.O. Box 1615, Sanyu Juv, as  
Legal Personal Representative  
of Oswald Horner Barratt,  
deceased

*Smbaya*  
Asst. Registrar of Titles

**INCUMBRANCE REGISTERED UNDER SECTION III (1)**  
No. - Registered - at - M  
The Onus of the registered matter is or may be subject to a charge for estate duty on the estate of Oswald Horner Barratt, deceased.

*Smbaya*  
Asst. Registrar of Titles

By **THORA JANIE BARRATT, JR.** of 1/2 SHARE  
No. 61298 Registered 25-7-73 110:109.4  
of P.O. Box 1615, Sanyu Juv

*Smbaya*  
Asst. Registrar of Titles

MEMORANDUM  
The original Certificate of Title has been lost and a New Certificate of Title under Sect. 38 has been issued in lieu thereof.  
*Smbaya*  
Asst. Registrar of Titles

**LAND REGISTRY, MOSHI**  
**CHANGE OF OWNERSHIP**  
**SECTION 71.**  
Filed Document No. 2568  
Date of registration 15-10-80 time 8:00 A.M.  
To **THE TREASURY REGISTRAR**  
**F.P.O. Box 9111,**  
**DAR-ES-SALAAM.**

*Smbaya*  
Asst. Registrar of Titles

**LAND REGISTRY, MOSHI**  
**TRANSFER**  
Filed Document No. 5348  
Date of registration 17-4-89 8:00 A.M.  
To **KILIMANJARO NATIVE CO-OPERATIVE UNION (1984) LIMITED OF P.O. BOX 3030 MOSHI.**

*Smbaya*  
Asst. Registrar of Titles

**LAND REGISTRY, MOSHI**  
**MORTGAGE**  
Filed Document No. 7575  
Date of registration 28-5-1992 time 8:00 A.M.  
**THE CO-OPERATIVE AND RURAL DEVELOPMENT BANK, LTD**  
**DISCHARGED FD 12073**  
**ON 20-8-99 AT 11:00 A.M.**  
**an unspecified amount**  
**CT NO. 9641**

*Smbaya*  
Asst. Registrar of Titles

ACQUIRE UNDER SPECIFIC COFFEE ESTATE  
(ACQUISITION AND REGISTRATION)  
ACT 1951

LAND REGISTRY, MOSHI

MOSHI

Filed Document No. 11839  
 Date of registration 02-07-99 time 11:00 A.  
 To: KILIMANJARO CO-OPERATIVE BANK LTD  
at 10:00 AM  
MOSHI to secure an unspecified amount  
 ASST. REG. OF TITLES - Ass. Registrar of Titles

LAND REGISTRY, MOSHI PART OF TRANSFER  
 150 ACRES  
 48481  
 191-2018 time 1:00 PM  
 LLEWELIN COMPANY LIMITED OF BOX 23  
 SANYA JEE. CONS. TMS. 475618/23  
 Ass. Registrar of Titles

LAND REGISTRY, MOSHI

LEASE

Filed Document No. 13131  
 Date of registration 13-11-2000 time 1:00 P.  
 TO OCEANLINK SHIPPING SERVICES LTD  
of P.O. Box 6189, DAR ES SALAAM.  
 For a term of 30 years w.e.f. 24th July-2000, at various rates as stipulated in  
 ASST. REG. OF TITLES - Ass. Registrar of Titles

CERTIFIED TRUE COPY

Asst. Registrar of Titles

Date 31-1-2008

LAND REGISTRY, MOSHI

LEASE

Filed Document No. ....  
 Date of registration ..... time .....  
 To .....  
 ASST. REG. OF TITLES - Ass. Registrar of Titles

ENCLOSURE  
CANCELLED

LAND REGISTRY, MOSHI

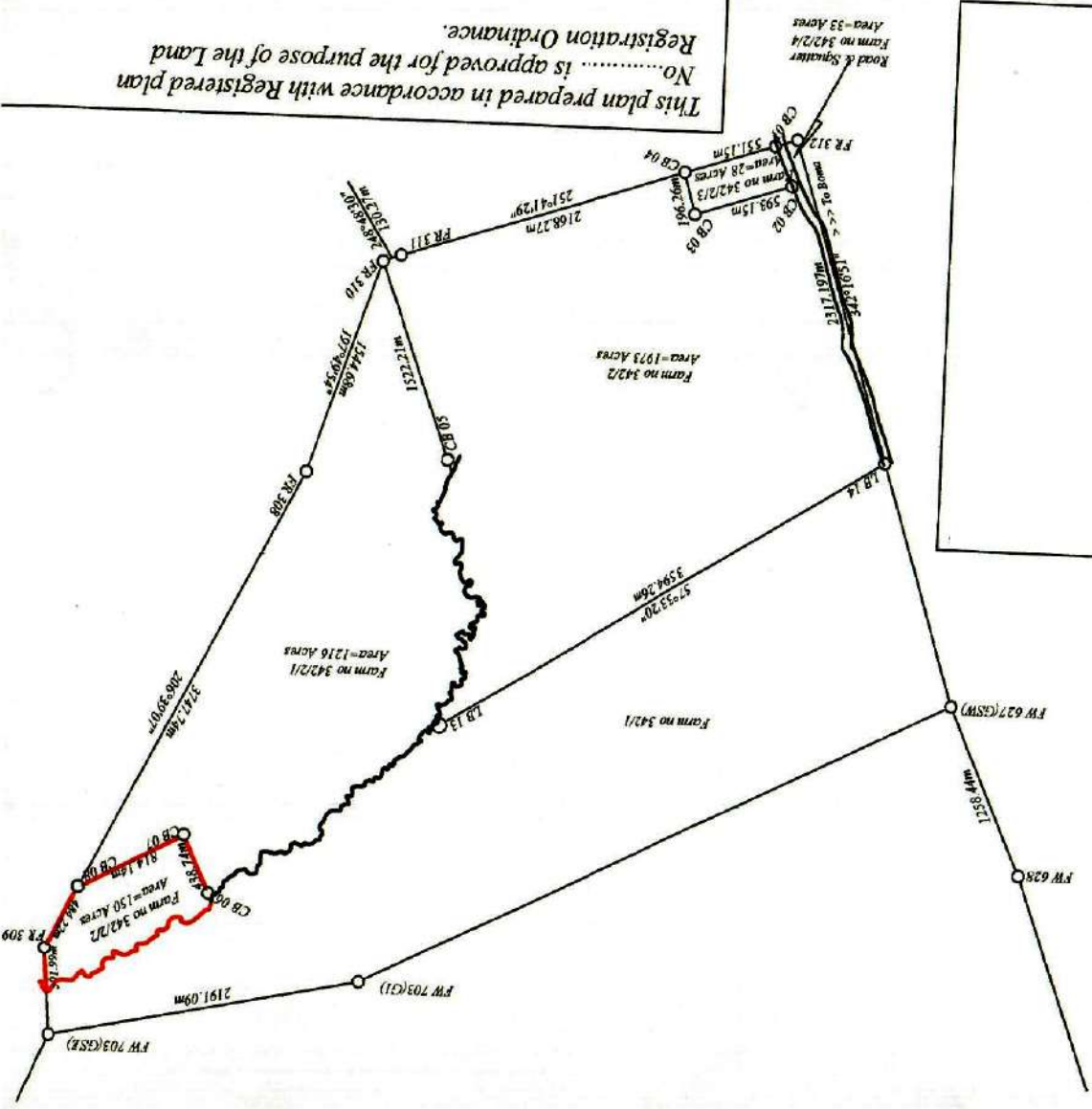
LEASE

Filed Document No. 46569  
 Date of registration 18-5-2017 time 1:00 P.  
 To Tanbreed poultry Ltd of Box 1378  
M.A.S.A. AREA, Moshi  
Box 23 Sanya Jee, LLEWELIN COMPANY LIMITED of Box 23  
Sanya Jee, for a term of remainder of the term less 10 days at a  
 ASST. REG. OF TITLES - Ass. Registrar of Titles

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

Locality..... SIHA  
 Farm No..... Farm no 342/2  
 Plot No..... Farm no 342/2/2  
 L.O No.....  
 Area..... 150 Acres

INSERT SHOWING DETAILS OF PLOT



SIHA DISTRICT COUNCIL

This plan prepared in accordance with Registered plan No..... is approved for the purpose of the Land Registration Ordinance.

Director of Survey & Mapping.....  
 Date.....

Ministry of Lands, Housing and Urban Settlement Development  
 Dar es Salaam.