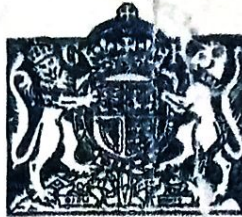


IRINGA

205

TANGANYIKA TERRITORY.

Land Registry Ordinance (Cap. 70 of the Laws).



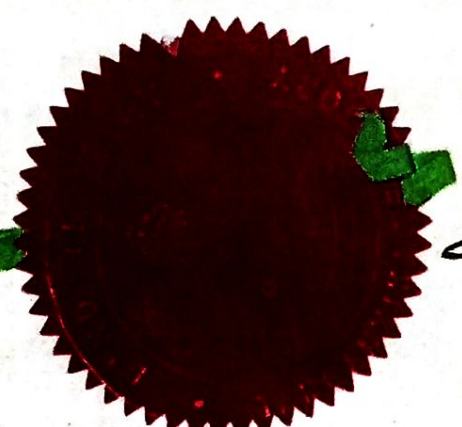
CERTIFICATE OF TITLE TO LEASEHOLD LAND.

Richard Kivite

This is to certify that the annexed Certificate of Occupancy dated the twenty fourth day of October 1934 is registered in the Land Registry under the title No. 2647.

Copies of the subsisting entries in the register are within.

Dated the twenty first day of November 19 34.



Henry M. Paddy

Acting Registrar of Titles.

Title No. 2647.

Description of registered land:

ALL that piece or parcel of land situated in the Ifunda area of the District of Iringa containing approximately One thousand two hundred and sixty two (1,262) acres and being Farm No.23 as delineated and edged with red on the Survey Department Plan No. E/14.22/2096 annexed to the enclosed Certificate of Occupancy

PROPERTY, LAND & MORTGAGES

ENTRIES IN THE REGISTER

TITLE No. 2847.

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
	1934 21st November 9.30 a.m.	Leasehold Title. Certificate of Occupancy in favour of Mrs. SOFIA JOHN MOMOGOS and APOSTOLOS DIMITRI POUPOULAS both of Ifunda in the District of Iringa, first registered owners.	
2810	1937 20th December 8 am	Transfer by <u>Elpidoforos Nicola Paliios of Iringa</u> - consideration Sh. 6,000/-	
2811	1937 20th December 8.10 am	Charge for Sh. 6,000/- and interest in favour of <u>George Momogos of Iringa</u>	

CHANGE OF OWNERSHIP
 UNDER SECTION 33
 No. 5566 Registered 2.3.43 at 11 a.
 To ADMINISTRATOR GENERAL OF TANGANYIKA TERRITORY registered as owner as administrator of the estate of Elpidoforos Paliios alias Elpidoforos Antoine Tsavos, (registered within as Elpidoforos Nicola Paliios) deceased.
 Registrar of Titles

NOTICE OF DEPOSIT
 No. 16567 Registered 2.6.54 at 3 p.
 To By BARCLAYS BANK
DOMINION COLONIAL AND OVERSEAS
 Withdrawn F.D. 21 9 50 on 21/1/55.
 at 11 a.m.
 Asst. Registrar of Titles

TRANSFER
 No. 5567 Registered 2.3.43 at 11 a.
 To RAMAZANALI PARPIA DOSSANI,
of Iringa, Cons Shs. 12000/-
 Registrar of Titles

NOTICE OF REVISION OF RENT
 No. 16512 Registered 28.8.54 at 11 a.
 To Shs. 824/- Per Annum
 as from 27th August 1954
 Asst. Registrar of Titles

TANGANYIKA TERRITORY.

The Land Ordinance (Cap. 68 of the Laws).

CERTIFICATE OF OCCUPANCY.

The Twenty-fourth day of October

Nineteen hundred and Thirty four.

Title No. *2644*

THIS IS TO CERTIFY that Mrs. SOFIA JOHN MOMOGOS and APOSTOLOS DIMITRI POUPOULAS both of Ifunda in the District of Iringa - - - (hereinafter called the occupiers) are entitled to a right of occupancy in and over the land described in the Schedule hereto and more particularly delineated in the plan annexed thereto for a term of ninety nine years from the twenty seventh day of August Nineteen hundred and thirty four according to the true intent and meaning of the said Ordinance and subject to the provisions thereof and to any regulations made thereunder and to the following special terms and conditions, viz:—

1. The occupiers shall pay yearly during the said term the rent of Shillings ~~Six hundred and thirty one~~ *Eight hundred and twenty four* - - -

(Shs. ~~631/-~~ *824/-*) to be paid yearly in advance

without any deduction, the first of such payments for the year ending on the twenty sixth day of August Nineteen hundred and thirty five having been made on or before the execution of these presents and the subsequent payments to be made in advance for each year on the twenty seventh day of August in each year during the said term.

2. The rental shall be subject to revision by the Governor at the end of five years from the opening of a Railway approaching within sixty (60) miles of the land (such date however being not less than ten (10) years from the commencement of the right of occupancy) or at the end of twenty years from the commencement of the right of occupancy whichever shall first occur and thereafter at intervals of twenty years.


F.D. 16812

~~3. The right of occupancy shall be subject to the provisions of sections 3 and 4 of the Forest Rules, 1921, as published in Government Notice No. 168 of 1921, and Government Notice No. 14 of 1927.~~

3. The right of occupancy shall be subject to the provisions of the Forest Rules, 1933. The right is reserved to Government to collect royalty on all trees gazetted as valuable under the Forest Rules.

4. The land shall be used solely for agricultural purposes and purposes ancillary thereto.

Given under my hand and the Public Seal of the Territory the day and year first above written.



Governor.

We, the within-named Sofia John Momogos and Apostolos Dimitri Poupoulas hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

Signed and delivered Sofia John Momogos by the said /WHO is able to read

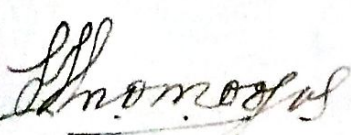
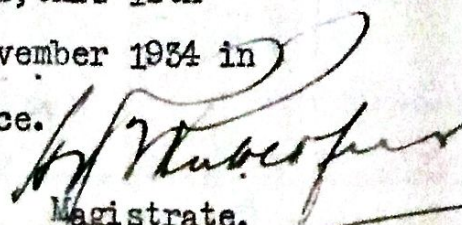
and write the language in

which the above document

is written, this 12th

day of November 1934 in

my presence.



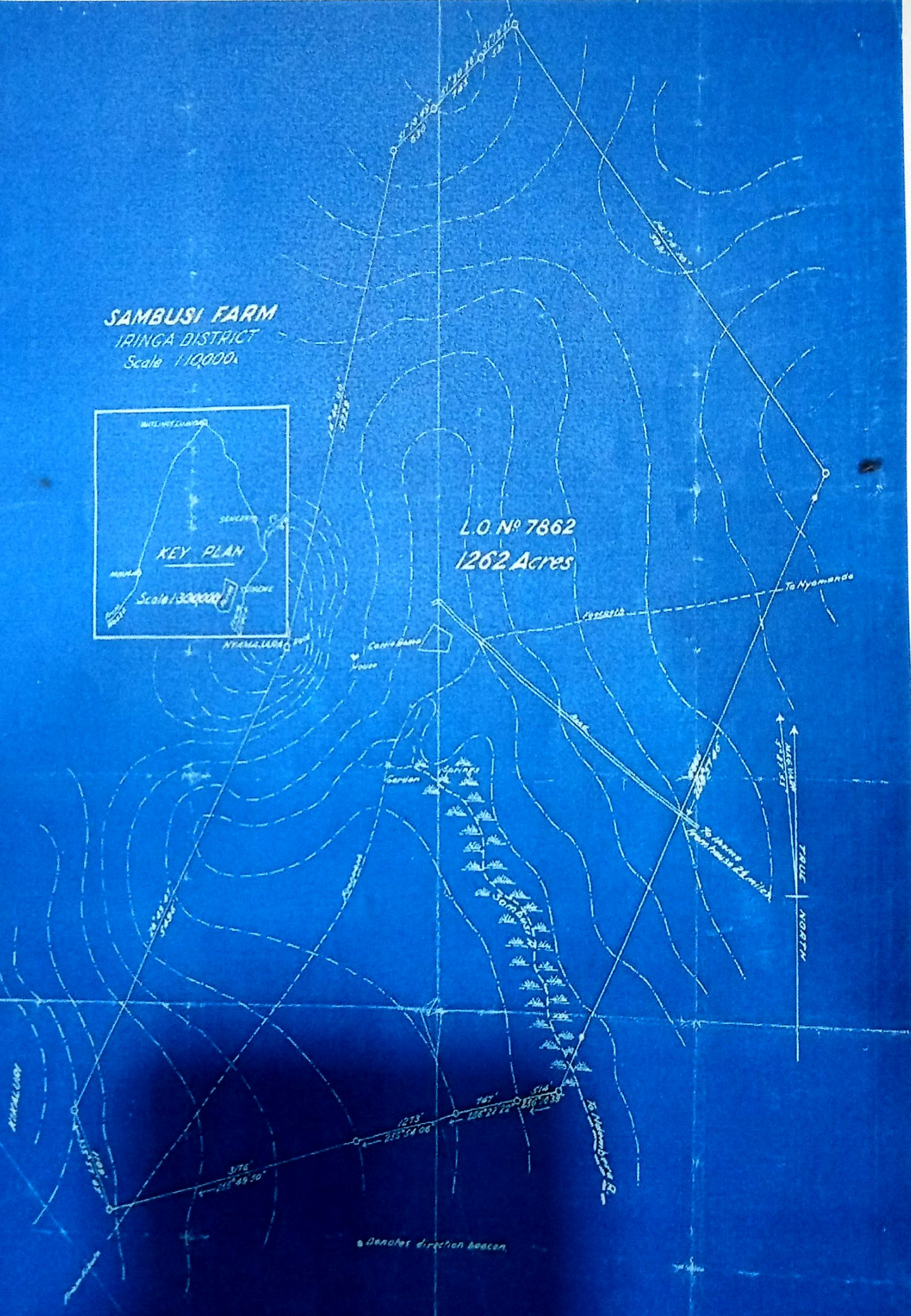
Magistrate.



SAMBUSI FARM
 IRINGA DISTRICT
 Scale 1:10,000.



L.O. No 7862
1262 Acres



EM 10/22

SCHEDULE.

ALL that piece or parcel of land situated in the Ifunda area of the District of Iringa containing approximately One thousand two hundred and sixty two (1,262) acres and being Farm No.23 as delineated and edged with red on the Survey Department Plan No.E.14.22/2096 annexed hereto.

SH.
AP.

Signed and delivered

by the siad Apostolos Dimitri Poupoulas who is able to read and write the language in which the above document is written this 12th day of November 1934 in my presence.

Poupoulas

[Signature]
Magistrate.



16/-
Tg 130 21/11/34
D.O. Mungoj
[Signature]

ENTRIES IN THE REGISTER

TITLE No. 2647

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
----------------------------	----------------------	-----------------	-----------------------

DEED OF VARIATION
 No. 21306 Registered 8.5.16 at 3 p. m.
 To TERMS OF RIGHT OF OCCUPANCY VARIED.
 Asst. Registrar of Titles

TRANSFER of 3/4 share
 No. 30823 Registered 26.1.60 at 2.10 p.m.
 To BADROODIN RAMJANALI PARPIA 1/4
SADROODIN RAMJANALI PARPIA 1/4
AKBERALI RAMJANALI PARPIA 1/4
 Cons. shs. 60,000/-
 Asst. Registrar of Titles

MORTGAGE
 No. 21950 Registered 21.7.56 at 11 a.
 To THE LAND BANK OF TANGANYIKA
 To secure Shs. 25,000/-
 Discharged FD 30619
 on 26.1.60 at 2.10 p.m.
 Asst. Registrar of Titles

MORTGAGE
 No. 30824 Registered 26.1.60 at 2.10 p.m.
 To THE LAND BANK OF TANGANYIKA
 To secure shs. 48,981/85
 Discharged FD 34381
 on 3.2.61 at 1.20 p.m.
 Asst. Registrar of Titles

MORTGAGE
 No. 22446 Registered 25.10.56 at 3 p. m.
 To THE LAND BANK OF TANGANYIKA
 To secure Shs. 14,000/-
 Discharged FD 30822
 on 26.1.60 at 2.10 p.m.
 Asst. Registrar of Titles

MORTGAGE
 No. 34222 Registered 6.1.61 at 1.30 p.m.
 To THE LAND BANK OF TANGANYIKA
 To secure Shs. 93,200/-
 DISCHARGED FD 2239-DLR
 ON 4-12-87 AT 10.00 AM.
 Asst. Registrar of Titles

MORTGAGE
 No. 29273 Registered 12.1.59 at 3 p. m.
 To THE LAND BANK OF TANGANYIKA
 To secure Shs 30,000/-
 Discharged FD 30820
 on 26.1.60 at 2.10 p.m.
 Asst. Registrar of Titles

DODOMA LAND REGISTRY
 CHANGE OF NAME
 FD. 34222.
 Filed Document No. 2238-DLR
 Date of registration 4/12/87 10.00 A.
 TANZANIA RURAL DEVELOPMENT BANK
 DISCHARGED FD 2239-DLR
 ON 4-12-1987 AT 10.00 AM.

LAND REGISTRY, MBEYA
CHANGE OF LAND
PD NO 4033-MBYR

Filed Document No. 34222
DISCHARGED PD NO 4035-MBYR
Date of Registration 6-1-61 time 1:30pm
On 23-9-1958 At 8:00am
To THE LAND BANK ZANZIBAR
To secure shs 93,200/-

Mwalikwa
Mwalikwa
S. H. M. MBEYA

LAND REGISTRY, MBEYA
MORTGAGE

Filed Document No. 4036-MBYR
Date of Registration 23-9-1958 time 8:00am

To CRB (U996) LIMITED
To secure an unspecified amount.

Mwalikwa
S. H. M. MBEYA

LAND REGISTRY, MBEYA

CHANGE OF LAND
PD NO 34222

Filed Document No. 2238-DLR
DISCHARGED PD NO 4035-MBYR
Date of Registration 4-12-87 time 10:00am
On 23-9-1958 At 8:00am
To TANZANIA RURAL DEVELOPMENT
BANK
To secure shs 93,200/-

Mwalikwa
Mwalikwa
S. H. M. MBEYA

LAND REGISTRY, MBEYA
CHANGE OF OWNERSHIP (SECT. 7D)

PD NO 2238-DLR

Filed Document No. 4034-MBYR
DISCHARGED PD NO 4035-MBYR
Date of Registration 23-9-1958 time 8:00am
On 23-9-1958 At 8:00am
To CRB (U996) LIMITED
To secure shs 93,200/-

Mwalikwa
Mwalikwa
S. H. M. MBEYA

LAND REGISTRY, MBEYA
TRANSFER UNDER POWER
OF ATTORNEY

Filed Document No. 4035-MBYR
Date of Registration 23-9-1958 time 8:00am

HAROLD RASHID KIVIKE
of P.O. Box 599 Mbingo
(Cons. shs. 175,000/-)

Mwalikwa

The Land Registration Ordinance, 1953.

VARIATION OF TERMS OF A RIGHT OF OCCUPANCY.

Title No. 2647

We, THE GOVERNOR OF TANGANYIKA (which expression shall include the Officer for the time being administering the Government of Tanganyika) and RAMZANALI FARPIA DOSSANI HEREBY AGREE to the following variations of the terms and conditions contained in the Right of Occupancy registered under the above reference:-

That condition 4 on page 2 of the Certificate of Occupancy be deleted and the following condition substituted therefor:

"4. The said land shall be used solely for agricultural purposes provided

- (i) that the Occupier may erect and use on the said land one retail shop having a total floor area not exceeding 2,500 square feet until such time as the Land Officer shall, by giving to the Occupier six months prior notice in writing, require the use of any such building as a shop to be discontinued
- (ii) that the occupier shall pay an additional rent of Shillings Seventy-five (Shs.75/-) in advance in respect of any rental year during which he shall maintain such a shop on the said land
- (iii) that failure to comply with the requirements of any notice given by the Land Officer under proviso (i) above shall constitute a breach of the conditions of the said Right of Occupancy within the meaning of Section 10(f) of the Land Ordinance."

SIGNED and DELIVERED by
the Governor of Tanganyika

who is known to me personally,
in my presence this day
Seventeen of March 1956:

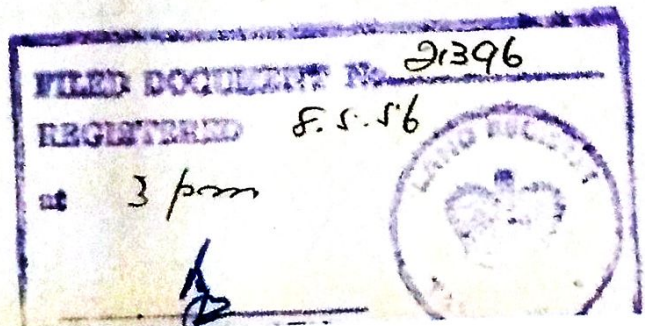
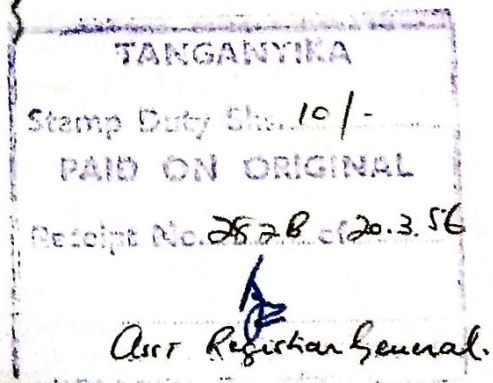
Signature: *R. P. P. P.*
Postal Address: *Secretariat*
..... *Dar es Salaam*
Qualification: *Admin. Officer*

[Handwritten Signature]
Juwani's Deputy

SIGNED and DELIVERED by the
said RAMZANALI PARPIA DOSSANI
who is known to me personally,
in my presence this *28th*
day of *February* 1956:

Signature: *H. R. Sethna*
Postal Address: *P.O. Box 118*
..... *Dwanga T.T.*
Qualification: *Advocate*

Ramzanali Parpia



2938

MINISTRY OF LANDS AND HUMAN SETTLEMENT DEVELOPMENT

Telephone No. 2318

OFFICE OF REGISTRAR OF TITLES,
ZONAL LAND REGISTRY
P.O. Box 2984,
NBEYA.

N) Sekuro
BR CUSTOD
24/9/98
2647/30/NAK

Ref. No. LR. *23th Sept 1998*

REGISTERED POST:

RE: THE LAND REGISTRATION ORDINANCE (CAP. 334)
IN A DEED OF RECONCILIATION SECT. 99(1)
(ii) CHANGE OF OWNERSHIP (SECT. 7)
(iii) TRANSFER UNDER POWERS ME.
(iv) MORTGAGE N/10 (TNO 2647)

I have the honour to refer to your letter No. *12/09/98* dated *16-9-1998* with enclosures herein.

I forward herewith Title No. *2647* the above mentioned *deeds* having been registered. *on 23-9-1998* under FD Nos. *4033-MBYL, 4034-MBYL, 4035-MBYL & 4036-MBYL*

Please acknowledge receipt of the enclosures hereto.

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

Wachira
SENIOR ASSISTANT REGISTRAR OF TITLES.

Enclosures: *1) CR no. 2647*
2) Copy of Transfer Deed/Deed of Sale deed
3) Copy of Mortgage deed
4) File No. 04291836

To:
The Branch Manager,
CRSB (1996) Limited
Limpa Branch,
P.O. Box 168,
Limpa.

C.C.
.....
.....



THE LAND REGISTRATION ORDINANCE (CAP 334)

TITLE NO: 2647

FILE DOCUMENT NO: 2238DLR

TRANSFER UNDER POWER OF SALE

In consideration of the sum of shillings.....175,000.....(SAY ONE HUNDRED SEVENTY FIVE THOUSANDS ONLY)

WE, CRDB (1996) LIMITED of P.O. Box 268, DAR ES SALAAM, in exercise of the power of Sale conferred by the mortgage registered as File Document Number 2238 DLR HEREBY TRANSFER TO HAMIDU RASHID KIVIKE of P.O. Box 599, IRINGA the right of occupancy registered under the above reference.

SEALED with the Common Seal of the said CRDB (1996) Limited this 16th day of July 1998 in our presence

SEAL

X SIGNATURE [Handwritten Signature]

POSTAL ADDRESS

QUALIFICATION: [Handwritten Signature]

Managing Director CRDB (1996) LIMITED

SIGNATURE: [Handwritten Signature]

POSTAL ADDRESS

QUALIFICATION: [Handwritten Signature]

DIRECTOR OF LEGAL SERVICES CRDB (1996) LIMITED

SIGNED and DELIVERED by the said HAMIDU RASHID KIVIKE who is known to me personally/identified to me by... the latter being known to me personally in my presence this 16th day of July 1998

[Handwritten Signature]

HAMIDU RASHID KIVIKE

SIGNATURE: [Handwritten Signature]

POSTAL ADDRESS

QUALIFICATION: [Handwritten Signature]

Box 360, IRINGA ADVOCATE




CONSIDERATION Tshs 175,000/=

STAMP DUTY Tshs 5000/= ERV No 04291836 of 20/7/98
 FEES OFFICE Tshs 2000/= ————
 FEES REGISTRATION ————
 G.E.R. No. _____
 Regional Development Officer

IN EXERCISE OF THE POWERS THAT EFFECT VESTED IN ME BY TERMS OF GOVERNMENT NOTICE No. 478 OF 1971, I APPROVE THIS DISPOSITION.

FILED DOCUMENTS NO. 4035-1998
 REGISTERED 23-9-1998
 AT 8.00 AM
 Date 21/7/1998
 Signed _____
 Senior Asst. Registrar of Titles



Under the Authority vested in me by Government Notice No. 478 of 1/11/63, I approve the Disposition.

Date 21/7/1998
 Regional Land Officer
 Iringa

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 1095/- Paid
 and Revenue Receipt No. 64291836
 of 20-7-1998 Issued.

 Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
 Stamp Duty Shs. 8900/- Paid
 on original Receipt No. 04291836
 of 20-7-1998

 Stamp Duty Officer