

TANGANYIKA

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



CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY

ISSUED UNDER SECTION 39

Certified true copy of
This is to certify that the annexed/Certificate of Occupancy dated
the **Twenty first** day of **June, 1955** ~~20~~.....

is registered in the Land Registry under Title No. 10100

Copies of the subsisting entries in the register are within

Dated the **Seventh** day of **September, 2022**....



Asst. Registrar of Title

Title No. 10100

Description of registered land

ALL THAT piece or parcel of land at Sanya Corridor in the District of Moshi, containing approximately Four thousand four hundred and seventy four (4,474) acres or thereabouts being L.O. No.13266 as delineated and edged in red on Survey Plan No. E5 233/6961 annexed to the enclosed certified true copy of certificate of Occupancy attached hereto.

ENTRIES IN THE REGISTER

TITLE NO.10100

No. 23309 Registered 22.05.2009 11.00am
To TANGANYIKA FILM AND SAFARI
OUTFITTERS LIMITED of P.O.Box
49, ARUSHA.

No. Registered at m
To.....
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Asst. Registrar of Titles

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Asst. Registrar of Titles

CAVEAT

~~No. 52629 Registered 26.08.2019 1.00pm
To BY: ERIC SIKIJUA NG' MARYO of
P.O.Box PRIVATE BAG, MOSHI.~~

No. Registered at m
To.....
.....

~~ASS REG OF TITLES~~
Asst. Registrar of Titles

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Asst. Registrar of Titles

No. Registered at m
To.....

No. Registered at m
To.....

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Asst. Registrar of Titles

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Asst. Registrar of Titles

No. Registered at m
To.....


No. Registered at m
To.....

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Asst. Registrar of Titles

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Asst. Registrar of Titles

L. O. No. 13266.
M. P. No. 38732.

TITLE No. 10100
 REGISTERED 24. 6. 55
 at 3. 1/2 m
 Asst Registrar of Titles



TANGANYIKA
 Stamp Duty Shillings 1/2 paid and
 Revenue Receipt No. 69109 of 15. 6. 55
 Issued
 Asst. Registrar-General

TANGANYIKA
 Stamp Office
 Section 10
 DUTY DEDUCTED
 Sh. 94 paid on
 principal instrument
 Revenue Authority

CERTIFICATE OF OCCUPANCY

The *twenty first* day of *June*
 One thousand nine hundred and fifty-five
 Title No. 10100

CERTIFIED TRUE COPY
 Asst. Registrar of Titles
 Date 07/09/2002

THIS IS TO CERTIFY that ENDARAGUAI LIMITED a Limited Liability Company incorporated in Tanganyika and having its registered office at Moshi (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 Ninth day of June 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 Four hundred and thirty-four (Shs. 434/-) to be paid yearly in advance without any deduction on the Ninth day of June 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 of every subsequent period

CERTIFIED TRUE COPY

Asst. Registrar of Titles

Date 07/09/2022

- 2 -

of Twenty years throughout the term of the said Right of Occupancy provided that such revision may take place only within Five years after the above mentioned revision dates.

2. The said Right of Occupancy shall be deemed to be an adjunct to the freehold land known as Farm 363/2 (E.P. Lot 701) and shall not be transferable except with the said freehold land. This Right of Occupancy shall be liable to revocation without previous notice if at any time the said land is not held occupied and worked as an adjunct to the said freehold land.

3. The said land shall be used solely for pastoral purposes and purposes ancillary thereto.

4. The Occupier undertakes:-

- (a) to demarcate forthwith the boundaries of the said land to the satisfaction of the District Commissioner, Moshi and thereafter to maintain such demarcation in such a manner that the boundaries are easily identifiable at any time during the currency of the term hereof;
- (b) to take all measures which may be necessary for the protection of the soil and the preservation of soil fertility and for the prevention of soil erosion on the said land and to cultivate the said land in such a manner as not to cause soil erosion outside its boundaries as aforesaid and further to take any measures which may be required by the Director of Agriculture to achieve such objects.

5. There are excepted and reserved out of the said land (a) all existing public roads and highways crossing the said land (b) in the case of Grade A roads a reserve of 150 feet extending 75 feet on either side of the centre line of the road (c) in the case of District roads a reserve of 66 feet extending 33 feet on either side of the centre line of the road and (d) any existing road gang camps used in connection with the maintenance of such roads and highways. The Governor may at any time change a district road into a Grade A road and additional land

shall then be excised from the said land so that the land excised for road reserve shall form a part thereof as though the road had always been a Grade A road, and no compensation shall be payable by the Governor in respect of such excision.

6. 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 employees or contractors (as such) of the Occupier shall be deemed to be a subletting for the purposes of this condition.


THE SCHEDULE HEREINBEFORE REFERRED TO:

ALL THAT piece or parcel of land situate in the Sanya Corridor in the District of Moshi, known as extension "F" and having an area of Four thousand four hundred and seventy-four (4,474) acres as delineated in Survey Division Plan No. E ⁵ $\frac{233}{6961}$ 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.

(Faint stamp: CERTIFIED TRUE COPY, Asst. Registrar of Titles, Date)



CERTIFIED TRUE COPY

Asst. Registrar of Titles
Date 07/09/2022

F. Akenhead

Acting

LAND OFFICER.

The within-named ENDARAGUAI LIMITED hereby accepts the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL)
of the said ENDARAGUAI LIMITED)
and delivered in the presence)
of us this *thirteenth*)
day of *June*)
1955.

(Signature) *[Signature]* P.H.W. PEGG
(Postal Address) *Box 158*.....
Moshi.....
(Qualification) *DIRECTOR*.....
.....
(Signature) *[Signature]* LUCIE A. PEGG
(Postal Address) *Box 158*.....
Moshi.....
(Qualification) *SECRETARY*.....
.....

INCUMBRANCE SUBSISTING AT
FIRST REGISTRATION
No. Registered at in
TO THE LAND BANK OF TANGANYIKA
Registered in Registry of Documents
in Vol. No. F11. Folio No. 1689 Serial
No. 85753 Discharged FD 291143 on
14.5.59 at *100/-*
[Signature]
Cmt Registrar of Titles
Asst. R. J. Titles

CERTIFIED TRUE COPY
Asst. Registrar of Titles
Date *07/09/2022*

MORTGAGE
No. *291143* Registered *14.5.59* at *100/-*
TO THE OTTOMAN BANK
To secure advances not exceeding
Shs 860,000/- (including titles
Nos 5584 & 5134)
FD 38372
[Signature]
Cmt Registrar of Titles

TRANSFER OF MORTGAGE
 No. 35999 Registered 29.6.83 at 3 pm
 To NATIONAL AND GRINDLAYS BANK LIMITED.
 Cons: SHs. 1,326,204/85
 FY 39272
Romualdo
 Asst. Registrar of Titles

LAND REGISTRY, DAR ES SALAAM
 CHANGE OF OWNERSHIP
 (Section 41)
 Filed Document No. 6766
 Date of registration 7.2.92 time 8:00 am
 To TANZANIA BREWERIES LIMITED
 of P.O. Box 9013, Dar es Salaam
Romualdo
 Asst. Registrar of Titles

TRANSFER
 No. 58272 Registered 4.7.83 at 11 am.
 To SIMBA LIMITED.
 Cons: SHs. 44,480/-
Romualdo
 Asst. Registrar of Titles

LAND REGISTRY, MOSHI
 DEED OF VARIATION
 Filed Document No. 15916
 Date of registration 16-6-2003 at 11:00 am
 TERMS AND CONDITIONS OF RIGHT OF OCCUPANCY VARIED, including USER; Use Group, Plant and Animal Husbandry use class (a) (b) (c) (d) use Group C, special Residential buildings use class (b) and (c)
Romualdo
 Asst. Registrar of Titles

MORTGAGE
 No. 39540 Registered 24.4.83 at 8:30 am
 To OTTOMAN BANK
 TO SECURE NOT EXCEEDING SHS. 50,000/-
Romualdo
 Asst. Registrar of Titles

LAND REGISTRY, MOSHI
 DEED OF VARIATION
 Filed Document No. 16922
 Date of registration 22.5.2008 at 11:00 am
 BY TANZANIA BREWERIES LIMITED of P.O. Box 9013, Dar es Salaam.
 PART DEED OF TITLES.
Romualdo

TRANSFER OF MORTGAGE
 F.D. 39540
 No. 45865 Registered 2.3.86 at 10.45 am
 To TANZANIA BANK OF COMMERCE LIMITED.
Romualdo
 Asst. Registrar of Titles

CERTIFIED TRUE COPY
 Asst. Registrar of Titles
 Date 07/09/2022

LAND REGISTRY, MOSHI
 TRANSFER
 Filed Document No. 23309
 Date of registration 22-5-2008 time 11:00 am
 To TANZANIA FILM AND SAFARI -
 OUTPITTERS LIMITED of Box 49,
 ARUSHA (CONS. USD. 200,000/-)
Romualdo
 Asst. Registrar of Titles

LAND REGISTRY, MOHAI
CAVEAT

Filed Document No. 52629

Date of registration 26.8.2022 at 1:00 P.m

By FRIC SIKUTUA PG MARYA
OF POST OFFICE PRIVATE BAG
MOHAI.


Asst. Registrar of Titles

CERTIFIED TRUE COPY



Asst. Registrar of Titles

Date 07/09/2022

Stamp Duty Shs. 500/- Paid

and Revenue Receipt No. 922241122873316

of 29-08-2022 Issued.



Asst. Registrar of Titles

CERTIFIED TRUE COPY

Asst. Registrar of Titles

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