

TANGANYIKA

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



CERTIFICATE OF TITLE TO RIGHT OF OCCUPANCY

ISSUED UNDER SECTION 38

Certified true copy of

This is to certify that the annexed Certificate of Occupancy dated

the **Fourth** day of **May, 1965** ~~30x~~...

is registered in the Land Registry under Title No. **16011**

Copies of the subsisting entries in the register are within

Dated the **Twelveth** day of **October, 2022** ~~20~~.....



Asst. Registrar of Title

Title No. **16011**

Description of registered land

ALL that piece or parcel of land situate at Ngare Nairobi in the District of Moshi containing six hundred and nineteen (619) acres or thereabouts being Farm No.358/2 as delineated and edged in red on the plan annexed hereto.

SUBJECT: to the conditions and restrictions as set out in the Schedule annexed hereto together with and **SUBJECT** to the covenants contained in an Indenture dated 2nd November, 1993 and registered in the Registry of Documents in Volume F4, Folio No. 734, Serial No. 412.

A/KILIM.R/6289

ENTRIES IN THE REGISTER

TITLE NO. 16011

No. ~~14421~~ Registered ~~04.12.2001~~ at ~~11.00am~~
To TANGANYIKA FILM & SAFARI OUT-
FITTERS of P.O.Box 49, ARUSHA.

Asst. Registrar of Titles

No. Registered at m
To

Asst. Registrar of Titles

MORTGAGE

~~DISCHARGED~~

No. 18501 Registered 26.8.2005 at 1.00pm
To CRDB BANK LIMITED of P.O.Box
268, DAR ES SALAAM (To secure
an unspecified amount).
AT 1.00PM

Asst. Registrar of Titles

No. Registered at m
To

Asst. Registrar of Titles

LAND REGISTRY, MOSHI

~~DISCHARGED~~
CHANGE OF NAME - S.71
FO NO. 56385

No. ~~56384~~ Registered ~~21-09-2002~~ at ~~1.00pm~~
To ~~CRDB BANK PLC of P.O.Box~~
~~268, DAR ES SALAAM~~
AT 1.00PM

Asst. Registrar of Titles

No. Registered at m
To

Asst. Registrar of Titles

No. Registered at m
To

Asst. Registrar of Titles

No. Registered at m
To

Asst. Registrar of Titles

TANGANYIKA

Form LR 55

The Land Registration Ordinance (Cap: 334)

①



~~RIGHT OF OCCUPANCY~~

~~GOVERNMENT LEASEHOLD~~

CERTIFICATE OF TITLE TO [REDACTED] LAND

~~RIGHT OF OCCUPANCY~~

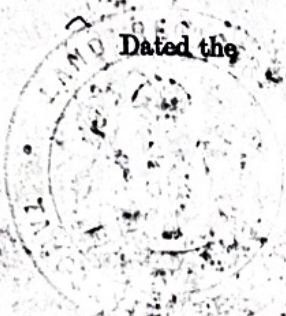
~~Government Leasehold~~

Asst. Registrar of Titles

This is to certify that the [REDACTED] land hereinafter described is registered in the land Registry title No. 16011

Copies of the subsisting entries in the register are within.

Dated the 4th day of May 19 65



[Signature]
Asst. Registrar of Titles

Title No. 16011 Description of registered land:

ALL THAT piece or parcel of land situate at Ngare Nairobi in the District of Moshi containing six hundred and nineteen (619) acres or thereabouts being Farm No. 358/2, as delineated and edged in red on the plan annexed hereto.

SUBJECT to the conditions and restrictions as set out in the Schedule annexed hereto together with and SUBJECT to the covenants contained in an Indenture dated 2nd November, 1933 and registered in the Registry of Documents in Volume F4, Folio No. 734, Serial No. 412.

A/KILLM.R/4289

CERTIFIED TRUE COPY.

Asst. Registrar of Titles

Date 12-10-70

ENTRIES IN THE REGISTER
TITLE No. 16011

GOVERNMENT LEASEHOLD

No. _____ Registered 4.5.65 at 10 m a.

To SAMBAI VIRJI AMARSI

Declared Value Shs. 120,000/=

[Signature]
Ass. Registrar of Titles

MORTGAGE

No. 57021 Registered 20-11-70 at 11:00 m

To DIAMOND JUBILEE INVESTMENT TRUST (TANZANIA) LIMITED. To secure Shs. 2,000,000

DISCHARGED FD 4273 ON 15-9-83 AT 8:00 A.M.

[Signature] SEN. ASST. REG. TITLES *[Signature]* Ass. Registrar of Titles

INCUMBRANCE SUBSISTING AT FIRST REGISTRATION

MORTGAGE

No. _____ Registered _____ at _____ m

To OTTOMAN BANK, registered in the Registry of Documents under Folio No. 8486, Serial No. 46359

With drawn FD 46788 on 19.7.1966 at 10.30 a.m.

[Signature]
Ass. Registrar of Titles

LAND REGISTRY, MOSHI

CHANGE OF OWNERSHIP SECTION 71

No. 4273 Registered 15-9-83 at 8:00 A.M.

To K.N. TARIMO & COMPANY LTD of P.O. Box 569, Moshi. (D.V. Shs. 215,000)

[Signature]
Asst. Registrar of Titles

NOTICE OF DEPOSIT

No. 46789 Registered 19-7-1966 at 10:30 a.m.

To TANZANIA BANK OF COMMERCE LIMITED.

WITHDRAWN FD 49168 ON 12.9.67 AT 9.10 AM.

[Signature]
REGISTRAR OF TITLES *[Signature]* Ass. Registrar of Titles

MORTGAGE

No. 8191 Registered 17.3.94 at 8:00 a.m.

To THE COOPERATIVE AND RURAL DEVELOPMENT BANK to secure an unspecified amount.

[Signature] ASST REG OF TITLES *[Signature]* Ass. Registrar of Titles

TRANSFER

No. 57020 Registered 20-11-70 at 11:00 a.m.

To (1) ABDULTAIB SHEIKH HEPTULLABHAI YAMANI 1/2, P.O. Box 486, Moshi

(2) BADRUDIN YUSUFALI FLOHAME MUSANI 1/2, P.O. Box 340, Moshi

Cons. Shs. 220,000/.

[Signature]
Asst. Registrar of Titles

CAVEAT

No. 10121 Registered 30.11.77 at 9:00 A.M.

By: JOSEPH KISINYA TARIMO and FRANK W. DINWERT TARIMO both of P.O. Box 854 MOSHI

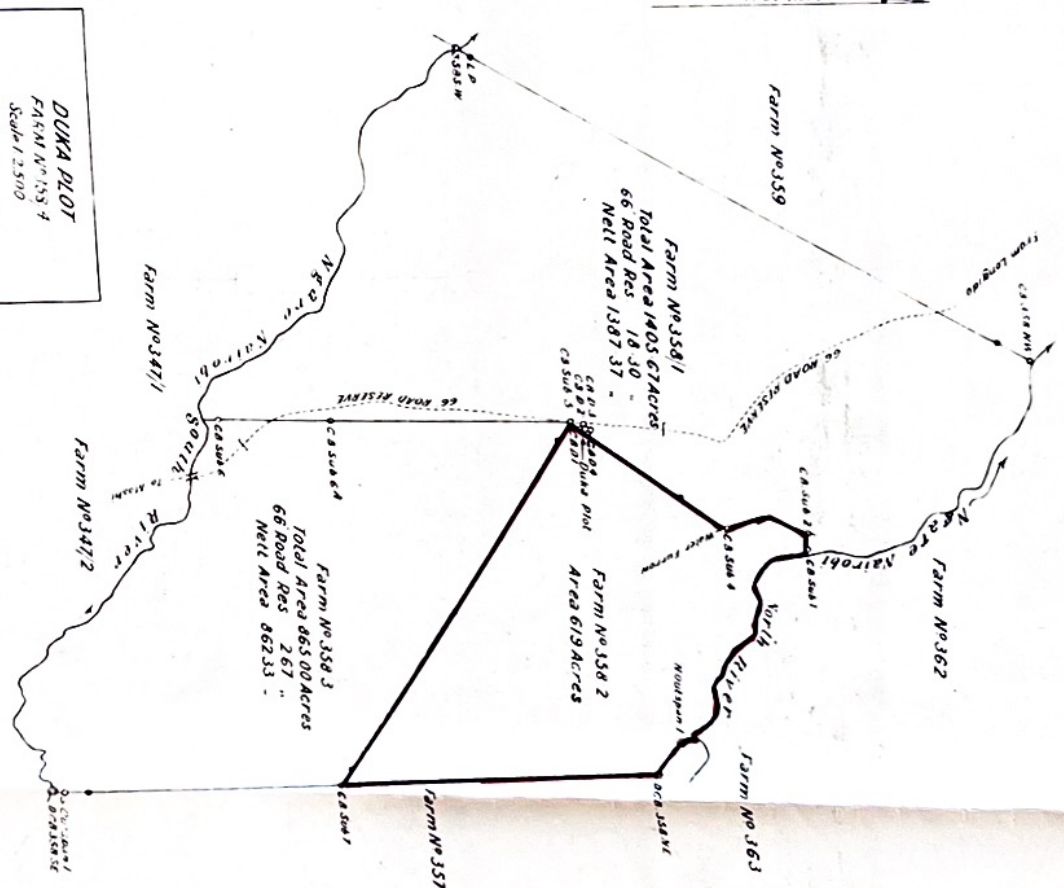
[Signature] ASST REG OF TITLES *[Signature]* Ass. Registrar of Titles

CERTIFIED TRUE COPY

[Signature]
Asst. Registrar of Titles

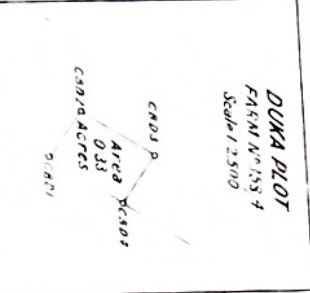
Date 12-10-2022

MOSHI DISTRICT
Scale 1:25,000



Point	Bearing	Distance	X Co-ordinates	Y
CA 358 NW	31 23 41	145.00	-61771.50	-56460.40
CA 358 W	31 23 41	145.00	-61771.50	-56460.40
RIVER BANK	NGARU NAIROBI NORTH RIVER	CUMULINEAR BDY		
CA 358 E	274 41 31	29.00	-57960.20	-59604.24
CA 358 S	283 17 31	283.17	-57960.20	-59604.24
CA 358 W	WATER FURROW	CUMULINEAR BOUNDARY		
CA 358 E	274 41 31	29.00	-57960.20	-59604.24
CA 358 S	283 17 31	283.17	-57960.20	-59604.24
CA 358 W	217 30 36	2868.96	-54397.55	-57476.23
CA 358 E	217 30 36	100.00	-54458.43	-57396.30
CA 358 S	217 30 36	144.00	-54344.71	-57309.30
CA 358 W	197 30 36	100.00	-54283.32	-57338.55
CA 358 E	217 30 36	200.00	-54124.67	-57266.77
CA 358 S	181 27 19	4003.72	-50122.60	-57165.11
CA 358 W	181 35 32	1870.57	-44252.53	-51113.21
CA 358 E	181 35 32	195.00		
RIVER BANK	NGARU NAIROBI SOUTH RIVER	CUMULINEAR BDY		
RIVER BANK	NGARU NAIROBI SOUTH RIVER	CUMULINEAR BDY		
L.P.	31 23 41	135.00	-52741.04	-50949.26
CA 358 NW	31 23 41	10579.21		
Farm No 358/2				
CA 358 E	34 41 31	249.17	-57981.83	-53116.13
CA 358 W	34 41 31	23.00	-57960.20	-53604.24
RIVER BANK	NGARU NAIROBI NORTH RIVER	CUMULINEAR BDY		
RIVER BANK	180 00 36	270.00	-55871.40	-63017.50
WATER FURROW	190 34 29	695.84	-55471.40	-63610.60
WATER FURROW	173 04 31	5375.73	-50956.20	-63631.10
CA 358 W	302 05 26	7582.90	-54124.67	-57266.77
CA 358 S	31 30 36	200.00	-54283.32	-57338.55
CA 358 E	31 30 36	144.00	-54124.67	-57266.77
CA 358 W	31 30 36	7868.96	-56673.13	-59212.44
CA 358 E	31 30 36	100.00		
CA 358 S	31 30 36	144.00		
CA 358 W	1 27 19	4003.12		
Farm No 358/3				
CA 358 S	172 05 26	1582.30	-54124.67	-57266.77
CA 358 E	172 05 26	1582.30	-50096.20	-63631.10
SOUTH BANK	172 05 26	4750.10	-45186.10	-63762.10
SOUTH BANK	198 18 02	198.18	-45186.10	-63762.10
RIVER BANK	NGARU NAIROBI SOUTH RIVER	CUMULINEAR BDY		
RIVER BANK	1 35 27	125.00	-44252.53	-51113.21
CA 358 E	1 35 27	1870.57	-50122.60	-57165.11
CA 358 S	1 27 19	4003.12		

BRITISH STONES SHOW TRUE
GIRMAN LINE POSTS



Point	Bearing	Distance	X Co-ordinates	Y
CA 358 P	171 40 36	100.00	-54458.43	-57396.30
CA 358 Q	171 40 36	100.00	-54458.43	-57396.30
CA 358 R	171 40 36	100.00	-54458.43	-57396.30
CA 358 S	171 40 36	100.00	-54458.43	-57396.30



SCHEDULE

TITLE NO. 16011

The following is a translation of the conditions and restrictions contained in a Contract of Purchase dated 31st July, 1913 and made between Landesfiskus and Niklas Hendrik Visser.

CLAUSE 4

The Vendor is entitled on refunding a proportionate part of the purchase price (ƒ.4/= per ha) as well as compensation for outlays, in so far as the value of the land is enhanced by such outlays:

- a) to demand the re-transfer of those parts of the plot of land which he requires for the construction of railways, roads, ways, ditches, canals, telegraphs, together with the necessary protecting strips, and other public works, in particular such measures as may be necessary to promote the flow of water from higher to lower levels
- b) to raise and store on the plot of land any material such as earth, stones and so forth required for the public works indicated, even when such works are only constructed alongside or abut on the boundary, and to dump on the plot of land earth raised elsewhere, and to construct roads necessary for access thereto over the plot of land.

CLAUSE 5

The Purchaser shall keep open for traffic existing roads and, on demand of the Authorities, also roads constructed by him, and to bear the cost of upkeep of such roads, and of any public roads which may be constructed hereafter, and which may traverse his land. He shall bear only half of the cost, when such roads only border on his land, if the other half is borne by the owner of the land on the opposite side. This obligation of the upkeep of roads shall not extend to built-up roads.

R.
CERTIFIED TRUE COPY

Asst. Registrar of Titles
Date 12-10-1922

ENTRIES IN THE REGISTER

TITLE No. 16011

TRANSFER
UNDER POWER OF SALE

14421 Registered 4-12-2001 at 1100m
TANGANYIKA FILM & SAFARI
OUT-FITTERS.
(CONS USHS 33,000,000/=)

No. _____ Registered _____ at _____ m
To _____

[Signature]
Asst. Registrar of Titles

Asst. Registrar of Titles

LAND REGISTRY, MOSHI
DEED OF VARIATION

15918 Registered 16-6-2003 at 1100m
TERMS AND CONDITIONS OF RIGHT OF
LOCAL PASTRY VARIED. including
USER: use Group B Plant and Animal
husbandry (use class (a), (b), (c) and (d))
use Group C Special Residential Build-
ings (use class (c) and (e)).

No. _____ Registered _____ at _____ m
To _____

[Signature]
Asst. Registrar of Titles

Asst. Registrar of Titles

MORTGAGE

No. 18501 Registered 26-8-2005 at 1100m
To CRDB BANK LIMITED
(To secure an unspecified
amount).

No. _____ Registered _____ at _____ m
To _____

[Signature]
Asst. Registrar of Titles

Asst. Registrar of Titles

CERTIFIED TRUE COPY

No. _____ Registered _____ at _____ m
To _____
Date 12-10-2002

No. _____ Registered _____ at _____ m
To _____

Stamp Duty Shs. 5000/- Paid
and Revenue Receipt No. 92224112057329
of 29-08-2002
[Signature]
Asst. Registrar of Titles

Asst. Registrar of Titles

Asst. Registrar of Titles