

TANGANYIKA

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



RIGHT OF OCCUPANCY

CERTIFICATE OF TITLE TO LEASEHOLD LAND

Certified true copy of

This is to certify that the annexed ~~Certificate~~ Certificate of Occupancy dated

the **Nineth** day of **September, 1964**

is registered in the Land Registry under Title No. **17341**

Copies of the subsisting entries in the register are within

Dated the **Fourth** day of **September, 1964**


Asst. Registrar of Titles

Title No. **17341**

Description of registered land.


ALL THAT piece or parcel of land situated in the District of Arusha containing Six decimal point two (6.2) Acres or thereabouts being Farm No. 176/2/3 part of EP.Lot No. 146 Arusha as delineated and edged in red on the plan annexed to this certificate.

Subject: to the conditions and restrictions as set out in the Schedule annexed hereto.


Subject: to rights and restrictive covenants contained in the Filed Document No. G6,S.No. 10018. Folio No. 915

ENTRIES IN THE REGISTER
TITLE NO. 17341

LAND REGISTRY, MOSHI
DEED OF VARIATION
No. 16070 Registered 4-9-2003 at 9.15am
To BARBARIAN BRANSTON COMPANY LIMITED of
P.O. Box 2782, Arusha. - registered as
owner.


Asst. Registrar of Titles

LAND REGISTRY, MOSHI
DEED OF VARIATION
No. 52282 Registered 2/7/2019 at 12:30pm
To Amount Secured Varied
TO USD 417,000.00


Asst. Registrar of Titles

LAND REGISTRY, MOSHI
DEED OF VARIATION
No. 26237 Registered 23-12-2009 at 1:00pm
To TERMS AND CONDITIONS OF RIGHT OF
OCCUPANCY VARIED INCLUDING
USER: Residential/Commercial
Buildings.


Asst. Registrar of Titles

LAND REGISTRY, MOSHI
DEED OF VARIATION
No. 52468 Registered 30/7/2019 at 11:00am
To Amount Secured Varied
(TO USD 423,833)


Asst. Registrar of Titles

LAND REGISTRY, MOSHI
TRANSFER
No. 52028 Registered 3/12/2018 at 1:00pm
To SHADOWS OF AFRICA LIMITED
CA PO BOX 10086 ARUSHA
(Land USD 240,000.00)



Asst. Registrar of Titles

LAND REGISTRY, MOSHI
TRANSFER
No. Registered atm
To

Asst. Registrar of Titles

MORTGAGE

LAND REGISTRY, MOSHI
MORTGAGE
No. 52090 Registered 8/6/2019 at 11:00am
To DIAMOND TRUST BANK
1ARUZANIA LTD (TO SECURE
USD 220,000.00)


Asst. Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE
No. Registered atm
To

Asst. Registrar of Titles

TANGANYIKA

Form LR 55

The Land Registration Ordinance (Cap. 334)



CERTIFIED TRUE COPY

[Signature]

Asst. Registrar of Titles

Date 4-9-2003

~~RIGHT OF OCCUPANCY~~
~~GOVERNMENT LEASEHOLD~~
CERTIFICATE OF TITLE TO ~~GOVERNMENT LEASEHOLD~~ LAND

This is to certify that the ~~Government Leasehold~~ land hereinafter described is registered in the land Registry title No. 15716

Copies of the subsisting entries in the register are within.

Dated the Ninth day of September 1964

[Signature]
Asst. Registrar of Titles

Title No. 15716 Description of registered land:

ALL THAT piece or parcel of land situate in the District of Arusha containing approximately six hundred and fifty five (655) acres or thereabouts being Farm No.176/2, part of E.P. Lot No. 146, Arusha, 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 rights and restrictive covenants contained in Filed Document No. G6, S.No.10018, Folio No. 915.

A/ARU.R/4218

CERTIFIED TRUE COPY

Asst. Registrar of Titles

Date 4-9-2003

ENTRIES IN THE REGISTER

TITLE No. 15716

GOVERNMENT LEASEHOLD

No. Registered 9-9-64 at 10am
To SHERALI HASHAM 56.67
DR. BALDEV KRISHANA 1/10
FATEHALI S. BABUL LIMITED 1/10
TANGA CREDIT INDUSTRIES LIMITED 1/10
NURALI HASHAM 3.34
100

FATEHALI HASHAM 3.33
SHAMSHUDIN HASHAM 100
3.33
100

MRS. SAKER SADFUDIN RAJABALI
POPAT KASSAM 3.33
Declared Value Shs. 320,000 100

Asst. Registrar of Titles

INCUMBRANCE SUBSISTING AT FIRST REGISTRATION

No. Registered - at - m
To THE STANDARD BANK LIMITED.

registered in the Registry of Documents under Folio No. 11538, Serial No. 260/64 Discharged F.D. 4327 on 9-11-64 at 10.00 am. Asst. Registrar of Titles

TRANSFER

No. 43272 Registered 9-11-64 at 10.00m
To NGARE MIONI COFFEE ESTATE (LIMITE). Cont. Shs. 872,000/- (including title 13177).

Asst. Registrar of Titles

NOTICE OF DEPOSIT

No. 43599 Registered 28-12-64 at 8.00 AM BY BARCLAYS BANK ON 3-2-86 AT 8.00 AM. D.C.O.

Asst. Registrar of Titles

CHANGE OF NAME FD 43599

No. 3870 Registered 3-2-86 at 8.00 AM To THE NATIONAL BANK OF COMMERCE. WITHDRAWN FD 3871 ON 8 AT 8.00 A.M.

Asst. Registrar of Titles

INJUNCTION UNDER SEC. 79 (1)

No. 7683 Registered 12-7-93 at 8.00 AM To BY THE REGISTRAR OF TITLES. WITHDRAWN FD 7935 ON 13-11-1993 AT 8.00 AM

REG. OF TITLES Asst. Registrar of Titles

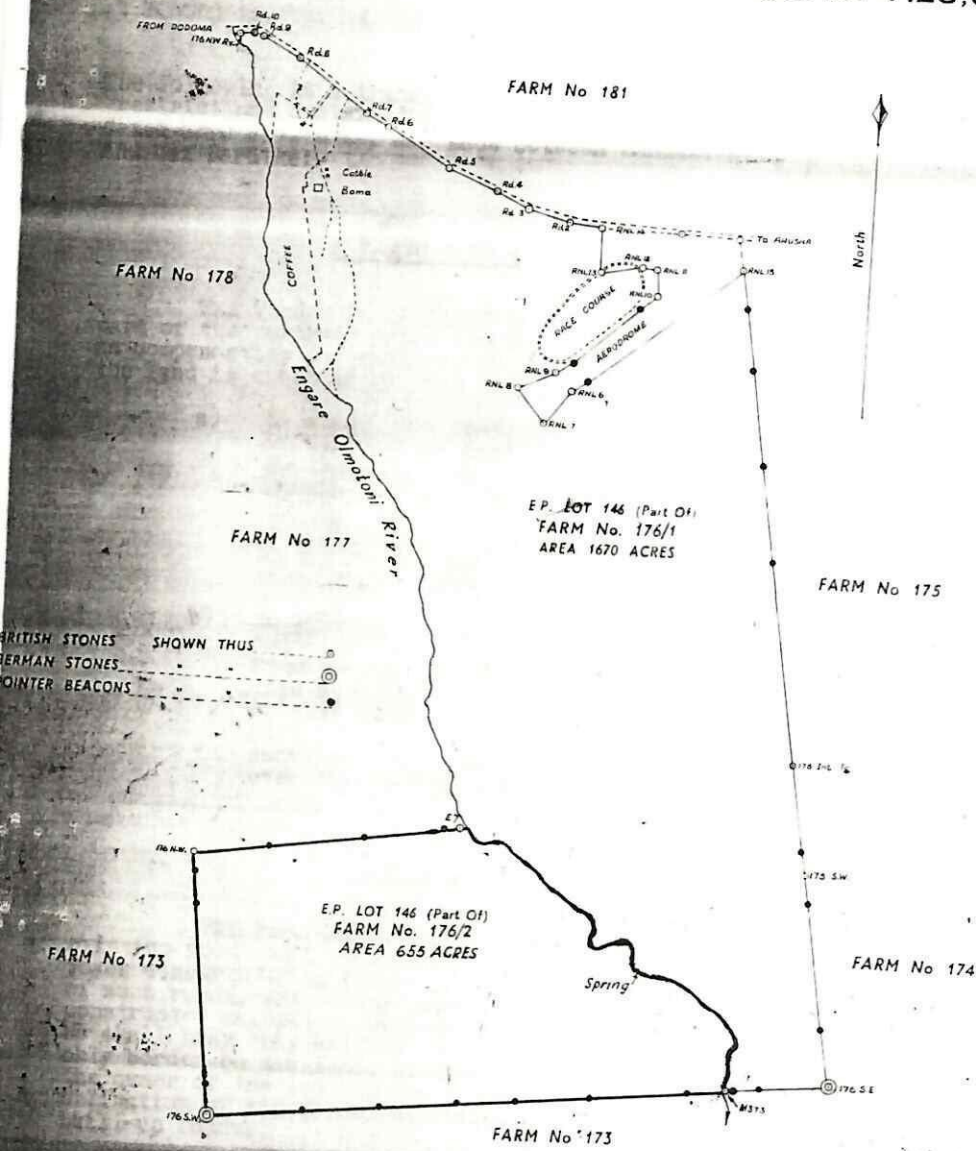
NOTICE OF DEPOSIT

No. 7940 Registered 13-11-93 at 8.00 AM BY TRANS AND ADVANCES REAL TRUST (the TRUST) of P.O. Box 75 Dares Salaam.

Asst. Registrar of Titles

FARM 176 (SUB DIVISION OF) ARUSHA DISTRICT

SCALE 1:25,000



REFERENCE

FARM 176/1			
LINE	BEARING	DISTANCE	X COORDINATES Y
176NWRk			
Rd 10	81° 58' 04"	216.1	+87817453 -3270059
Rd 9	100 12 45	178.2	+87817755 -3267920
Rd 8	119 46 51	640.7	+87817253 -3260167
Rd 7	125 38 36	1339.7	+87814255 -3260608
Rd 6	115 17 01	410.1	+87808254 -3249725
Rd 5	121 19 38	1162.1	+87800775 -3246019
Rd 4	114 37 46	834.0	+87798663 -3236090
Rd 3	113 32 11	552.6	+87795189 -3228517
Rd 2	105 55 02	477.1	+87792983 -3223453
RNL14	92 44 15	532.0	+87791127 3216944
RNL13	179 01 06	739.8	+87790873 3211032
RNL12	80 17 47	640.3	+87783478 -3211504
RNL11	96 55 12	231.6	+87784557 -3205117
RNL10	178 18 42	422.0	+87784278 -3202890
RNL 9	229 22 39	1980.4	+87780061 -3202774
RNL 8	246 04 02	659.7	+87767172 -3217800
RNL 7	138 25 01	709.0	+87764497 -3223828
RNL 6	36 46 20	639.8	+87759195 -3219122
RNL5	51 55 45	3284.5	+87764318 -3215293
RNL15	171 29 16	7754.1	+87764564 -3189440
176InLg			
175 SW.	170 32 37	123.7	+87707906 -3177972
176 SE	170 32 37	3361.1	+87690910 -3175141
M373	264 32 11	1060.1	+87657772 -3169621
RvBk	264 32 11	25.0	+87656202 -3182089
RvBk	Curvilinear Boundary Engare Oimoloni River		
176NWRk	81 58 04	37.0	+87817453 -3270059

FARM 176/2			
LINE	BEARING	DISTANCE	X COORDINATES Y
176NW			
E7	82° 12' 58"	4198.7	+87689949 -3270561
RvBk	82 12 58	105.0	+87695633 -3228972
RvBk	Curvilinear Boundary Engare Oimoloni River		
176SW	264 32 11	8023.8	+87648551 -3266224
176NW	354 01 27	4165.6	+87689949 -3270561

See E-183
6702

CHIEF SURVEYOR
 SURVEY DIV. T.T. 9

CERTIFIED TRUE COPY

Registrar of Titles
Date 4-9-2003

CERTIFIED TRUE COPY

[Signature]
Asst. Registrar of Titles

Date 4-9-2003

SCHEDULE

TITLE NO. 15716

The following is a translation of the conditions and restrictions contained in a Contract of Purchase dated 25rd May, 1912, and made between Landesfiskus and Max Bardtke:-

CLAUSE 4

The Vendor is entitled on refunding a proportionate part of the purchase price (Shs.20/- per hectare) as well as compensation for outlays, in so far as the value of the land is enhanced by such outlays:

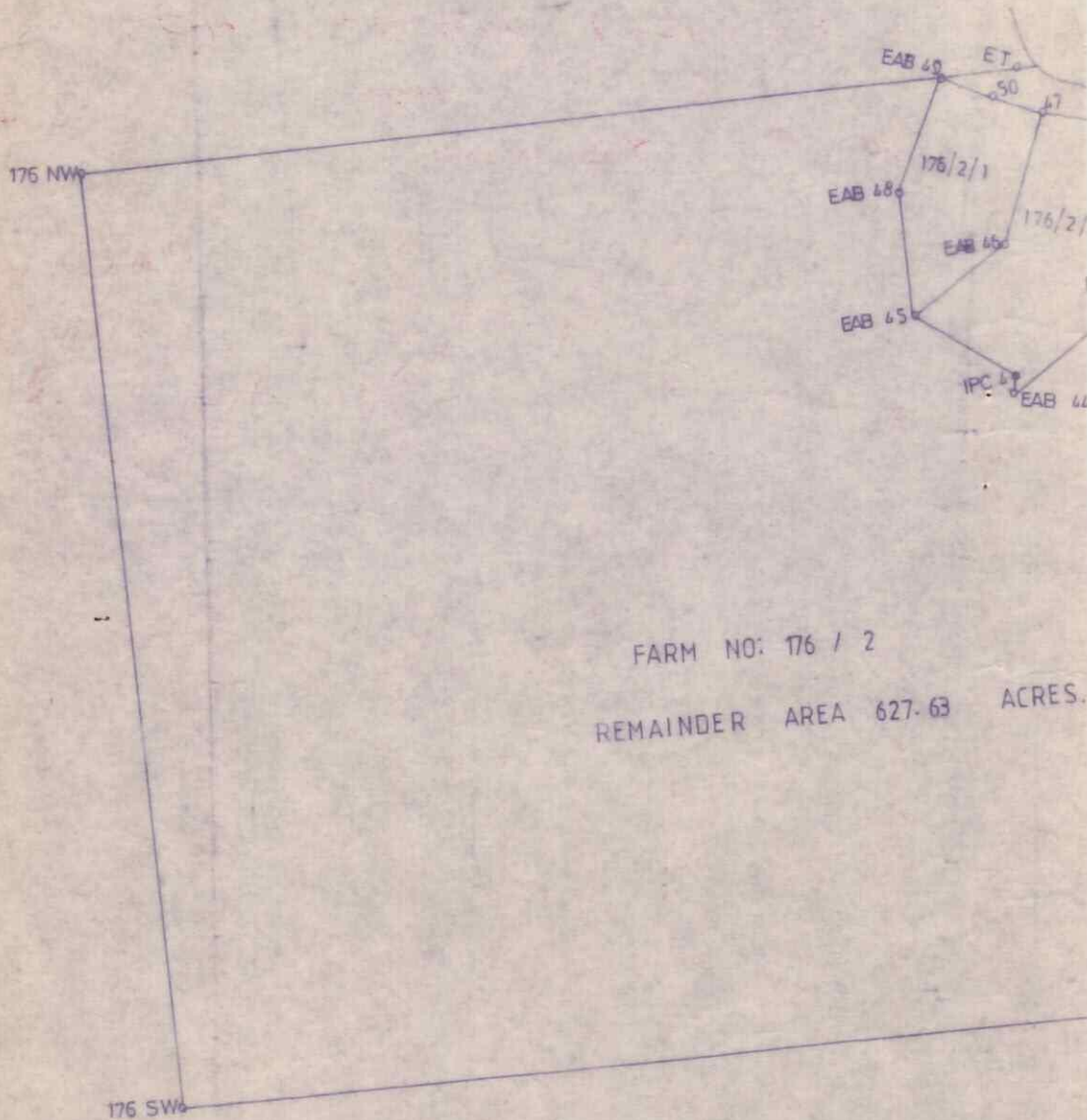
- a) to demand the re-transfer of those parts of the plot of land which he requires for the construction of railways, roads, ways, ditches, canals, telegraphs, together with the necessary protecting strips, and other public works, in particular such measures as may be necessary to promote the flow of 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.

EXCISION OF FARMS NO: 176/2/1 — 17

ARUMERU DISTRICT SCALE 1:



FARM NO: 176 / 2
REMAINDER AREA 627.63 ACRES.

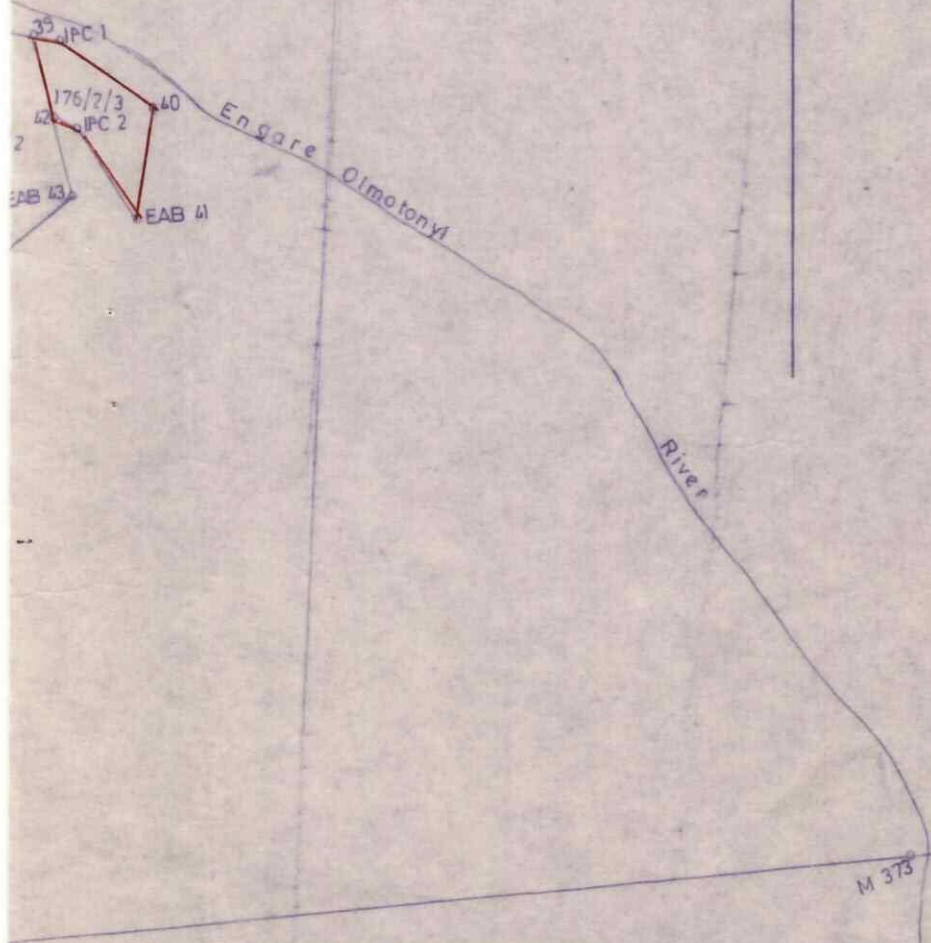
AREA OF FARMS

FARM NO: 176/2/1 = 9.2 ACR
FARM NO: 176/2/2 = 13.43 /
FARM NO: 176/2/3 = 6.2 /
Note: All beacon no's starts w

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

6/2/3 AT BURKA

10 000



BEACON NOS.	DISTANCE	BEARING
EAB 49 — EAB 50	73.801	106° 27' 07"
EAB 50 — EAB 47	70.338	104° 42' 28"
EAB 47 — EAB 46	182.000	198° 31' 40"
EAB 46 — EAB 45	152.000	235° 53' 20"
EAB 45 — EAB 48	167.000	354° 26' 05"
EAB 48 — EAB 49	143.95	025° 06' 05"
EAB 47 — EAB 39	93.695	097° 27' 45"
EAB 39 — EAB 42	137.376	184° 04' 09"
EAB 42 — EAB 43	111.538	184° 01' 28"
EAB 43 — EAB 44	222.100	235° 53' 20"
EAB 44 — IPC 4	34.100	012° 29' 25"
IPC 4 — EAB 45	125.00	318° 42' 14"
EAB 39 — IPC 1	30.00	097° 00' 00"
IPC 1 — EAB 40	145.00	125° 00' 01"
EAB 40 — EAB 41	145.00	188° 36' 00"
EAB 41 — IPC 2	145.00	305° 00' 01"

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th EAB.