

TANGANYIKA TERRITORY

M.P. No. 1934

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

**CERTIFICATE OF OCCUPANCY**

The **third** day of **July**

Nineteen hundred and thirty **nine**

Title No. **4938** ✓

THIS IS TO CERTIFY that **RUDEWA ESTATES LIMITED, a Company incorporated in the Tanganyika Territory under the provisions of the Companies Ordinance 1951**

(hereinafter called the occupier ) is entitled to a right of occupancy in and over the agricultural land described in the Schedule hereto and more particularly delineated in the plan annexed thereto for a term of **ninety-four** years from the **first** day of **October** Nineteen hundred and **thirty eight** 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 occupier shall pay yearly during the said term the rent of Shillings **Two thousand four hundred and eighty three** (Shs **2,483/-** ) to be paid yearly in advance without any deduction the first of such payments for the year ending on the **seventeenth** day of **February** Nineteen hundred and **thirty nine** 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 **seventeenth** day of **February** in each year during the said term. Provided always that the said rent shall be subject to revision by the Governor **on the seventeenth day of February 1954 and thereafter at intervals of twenty years.**

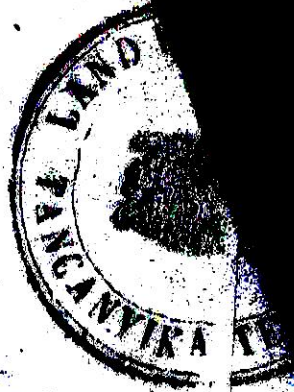
2. The land shall be used solely for agricultural purposes and purposes ancillary thereto.

3. The Right of Occupancy hereby granted shall not confer any water rights.

R.B.H.  
nah

STAMP DUTY  
ORIGINAL Shs. 60/-

DUPLICATE



Given under my hand and seal and by order of the Governor the day and year first above written.

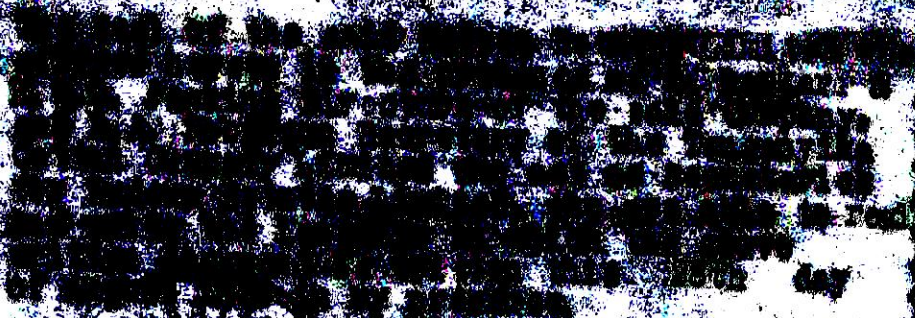


*B. C. G. G. G.*

*Director of Lands and Mines*

accept the terms and conditions contained in the foregoing Certificate of Occupancy.

Signed and delivered by the said



*J. Parker*

*Herbert Parker*

*M. H. H.*



REFERENCE

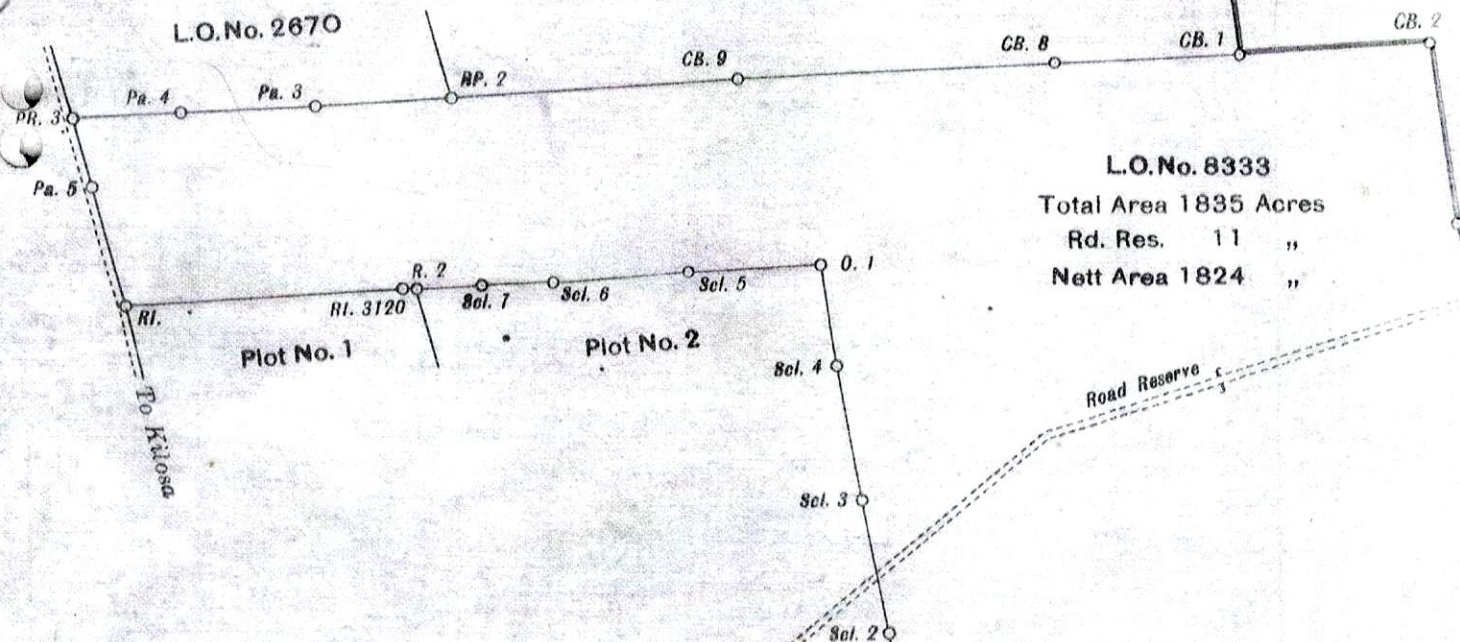
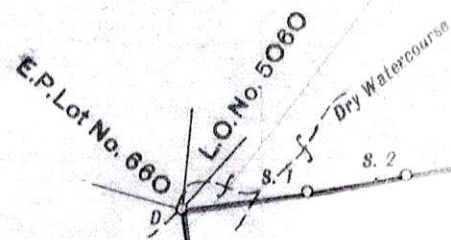
L.O.No. 8333			
Point	Bearing	Distance	X Co-ordinates Y
PR. 3	88° 10' 17"	1231.3	+ 22780.7 - 4681.0
Pa. 4	88 00 08	1500.2	+ 22820.0 - 3450.4
Pa. 3	88 08 22	1500.8	+ 22872.3 - 1951.7
PR. 2	88 05 08	3205.7	+ 22921.1 - 451.2
CB. 9	88 36 20	3513.2	+ 23028.2 + 2752.7
CB. 8	88 29 04	2075.6	+ 23113.7 + 6264.9
CB. 1	88 24 43	2100.0	+ 23168.6 + 8339.8
CB. 2	171 26 02	2016.8	+ 23226.8 + 10439.0
BL.	170 21 53	583.5	+ 21232.5 + 10739.4
Bl. 4	170 19 27	1667.3	+ 20657.2 + 10837.1
Bl. 3	170 03 51	1333.1	+ 19014.0 + 11120.2
Bl. 2	170 02 17	1500.4	+ 17700.9 + 11350.2
Bl. 1	169 55 23	1500.1	+ 16223.1 + 11809.7
V. 3	259 57 48	3300.4	+ 14746.1 + 11872.2
V. 2	267 00 13	779.5	+ 14170.9 + 8622.3
Nat. 2	267 05 47	1500.4	+ 14130.0 + 7843.7
Nat. 1	266 47 36	1500.5	+ 14053.7 + 6345.1
M. 3	350 02 13	1500.2	+ 13969.3 + 4846.9
Scl. 1	350 03 24	1500.3	+ 15447.0 + 4587.4
Scl. 2	350 00 50	1500.6	+ 16924.8 + 4328.4
Scl. 3	350 00 30	1500.2	+ 18402.8 + 4068.2
Scl. 4	350 06 21	1116.1	+ 19880.3 + 3808.0
O. 1	267 56 40	1458.2	+ 20979.8 + 3616.3
Scl. 5	267 55 12	1489.1	+ 20927.5 + 2159.7
Scl. 6	267 51 27	808.9	+ 20873.5 + 671.0
Scl. 7	267 59 10	699.9	+ 20843.2 - 137.3
R. 2	267 59 38	163.9	+ 20818.6 - 836.8
RI. 3120	268 00 40	3120.0	+ 20812.9 - 1000.6
RI.	345 13 46	1356.3	+ 20704.6 - 4118.7
Pa. 5	344 11 07	794.8	+ 22016.0 - 4464.4

RUD

Kilosa

Scale

Concrete Blocks thus -----○



L.O.No. 8333  
 Total Area 1835 Acres  
 Rd. Res. 11 "  
 Nett Area 1824 "

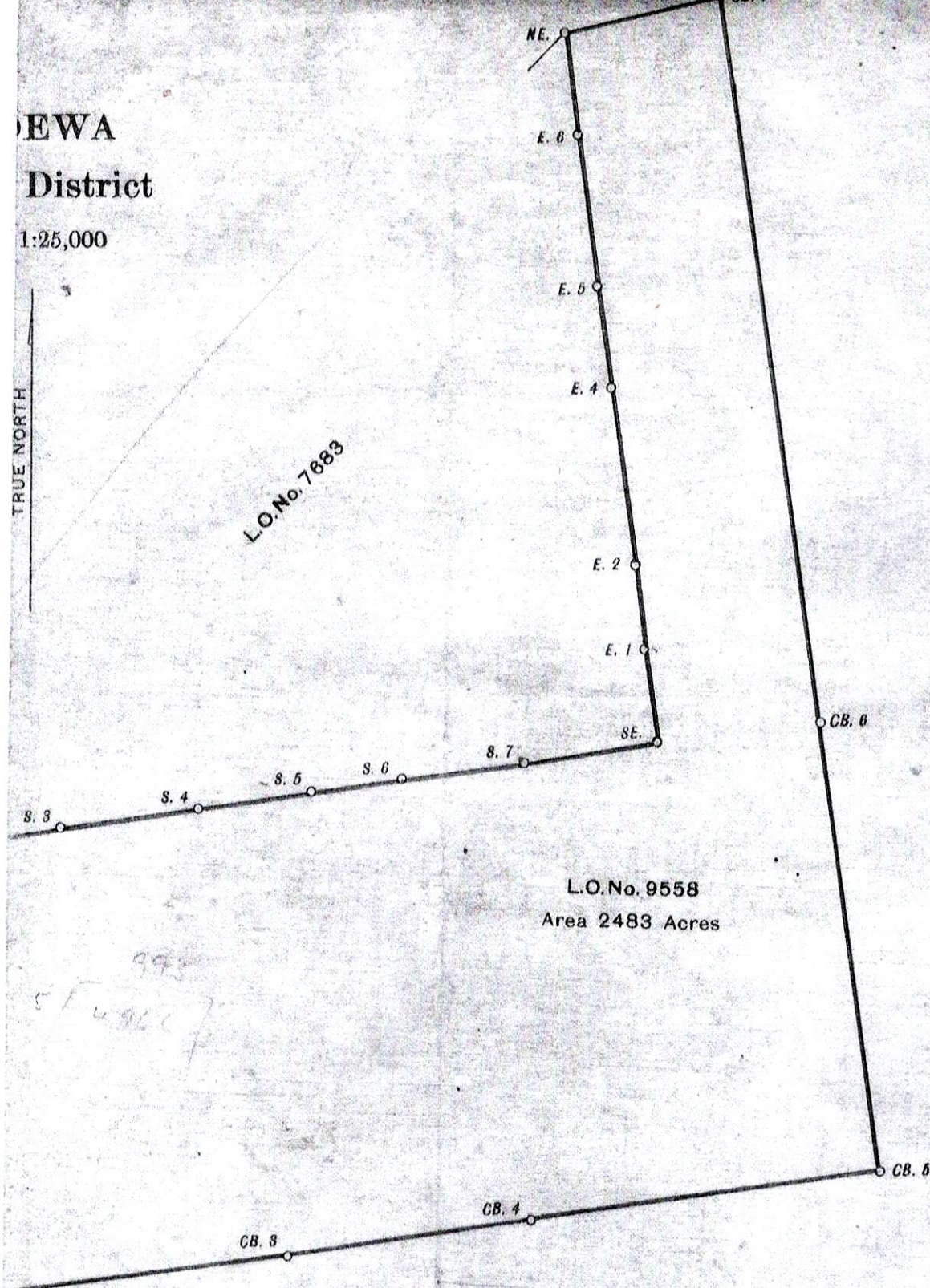
DEWA  
District

1:25,000

TRUE NORTH

L.O.No. 7683

L.O.No. 9558  
Area 2483 Acres



REFERENCE

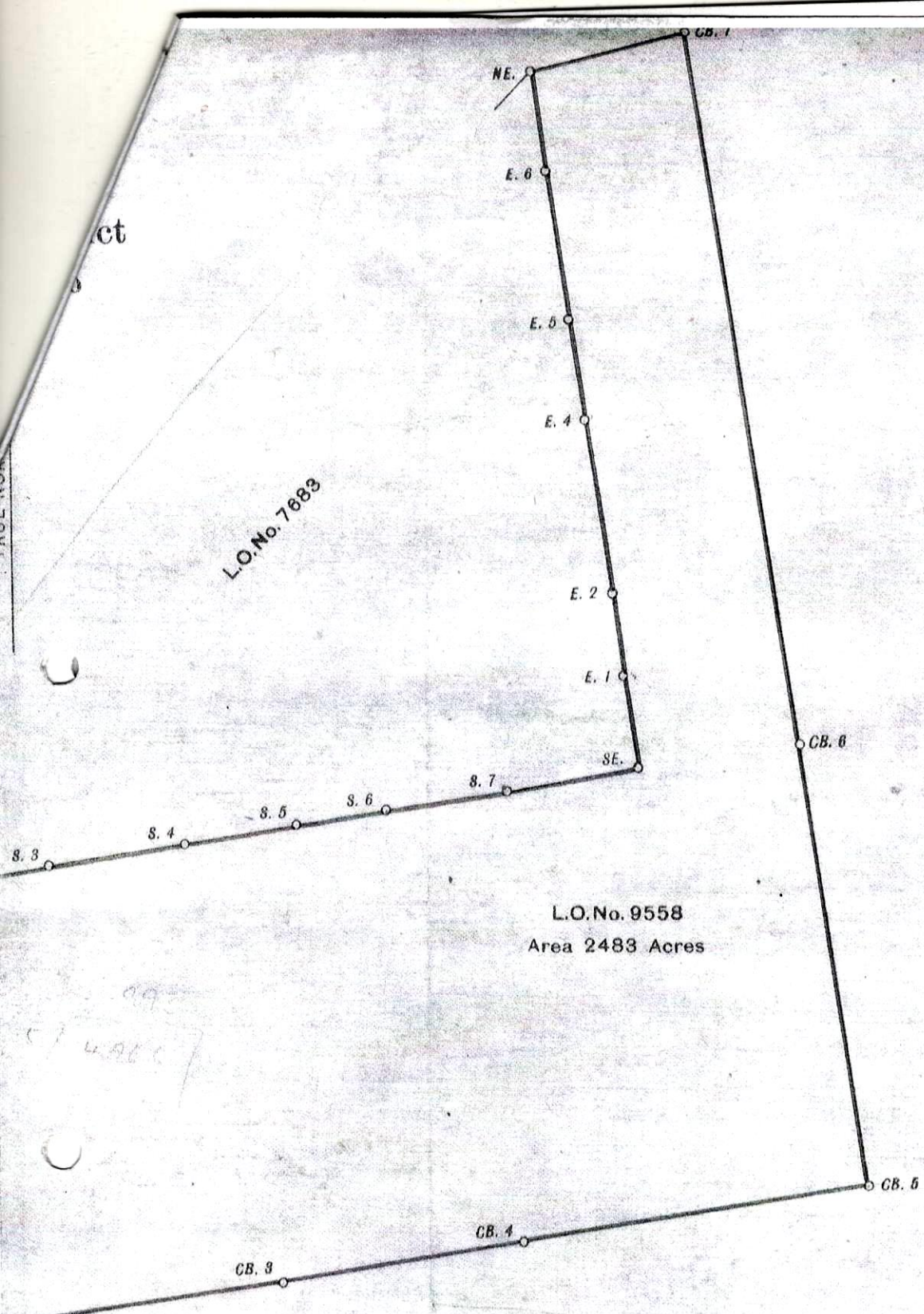
L.O.No. 9558

Point	Bearing	Distance	X Co-ordinates	Y	Point	Bearing	Distance	X Co-ordinates	Y
NE.	78° 48' 20"	2274.2'	+ 38482.1	+ 18712.9	S. 3	82° 20' 05"	1913.6'	+ 27593.1	+ 11778.3
CB. 7	172 17 02	10007.7	+ 38923.5	+ 20943.8	S. 4	82 20 15	1688.4	+ 27848.3	+ 13674.8
CB. 8	172 08 46	6151.7	+ 29006.4	+ 22287.5	S. 5	82 20 18	1287.4	+ 28060.1	+ 15249.1
CB. 6	262 10 37	4873.9	+ 22912.4	+ 23128.1	S. 6	82 22 22	1709.5	+ 28227.8	+ 16495.3
CB. 4	262 16 47	3384.1	+ 22249.0	+ 18299.6	S. 7	82 19 26	1854.9	+ 28454.7	+ 18189.7
CB. 3	262 23 31	4244.2	+ 21794.4	+ 14946.2	SE.	82 21 11	1819.7	+ 28702.4	+ 20028.0
BL.	361 26 02	2016.8	+ 21232.5	+ 10739.4	E. 1	362 21 11	1141.1	+ 30010.4	+ 19862.4
CB. 2	268 24 43	2100.0	+ 23226.8	+ 10439.0	E. 2	362 19 53	2473.1	+ 31141.4	+ 19700.1
CB. 1	362 26 43	3926.3	+ 23768.6	+ 8939.8	E. 4	362 20 21	1399.0	+ 33692.4	+ 19370.4
D.	82 20 13	1431.6	+ 27060.8	+ 7823.6	E. 5	362 20 22	2079.6	+ 34979.0	+ 19183.9
S. 1	82 20 04	1104.7	+ 27261.8	+ 8242.5	E. 6	362 20 42	1454.8	+ 37040.1	+ 18006.9
			+ 27399.2	+ 10331.4	NE.				

Bl. 4 To Morogoro

Bl. 3

Bl. 2



L.O. No. 9558  
Area 2483 Acres

REFERENCE

L.O. No. 9558

Point	Bearing	Distance	X Co-ordinates	Y	Point	Bearing	Distance	X Co-ordinates	Y
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CB. 7	172 17 02	10007.7	+ 38923.5	+ 20943.8	S. 4	82 20 15	1588.4	+ 27848.3	+ 13674.8
CB. 6	172 08 46	6151.7	+ 29006.4	+ 22287.5	S. 5	82 20 18	1257.4	+ 28060.1	+ 15249.1
CB. 5	262 10 37	4873.9	+ 22912.4	+ 23128.1	S. 6	82 22 22	1709.5	+ 28227.8	+ 16495.3
CB. 4	262 16 47	3384.1	+ 22249.0	+ 18299.6	S. 7	82 19 26	1854.9	+ 28454.7	+ 18189.7
CB. 3	262 23 31	4244.2	+ 21794.4	+ 14046.2	SE.	352 21 11	1319.7	+ 28702.4	+ 20028.0
BL.	351 26 02	2016.8	+ 21232.5	+ 10739.4	E. 1	352 19 53	1141.1	+ 30010.4	+ 19852.4
CB. 2	268 24 43	2100.0	+ 23226.8	+ 10439.0	E. 2	352 20 21	2473.7	+ 31141.4	+ 19700.1
CB. 1	352 26 43	3926.8	+ 23168.6	+ 8339.8	E. 4	352 20 22	1399.0	+ 33592.4	+ 19370.4
D.	82 20 13	1431.6	+ 27060.8	+ 7823.6	E. 5	352 20 42	2079.6	+ 34979.0	+ 19183.9
S. 7	82 20 04	1104.7	+ 27251.8	+ 9242.5	E. 6	352 20 19	1454.8	+ 37040.1	+ 18906.9
			+ 27399.2	+ 10337.4	NE.				

SCHEDULE

ALL that piece or parcel of land situated at Rudewa in the District of Kilosa containing approximately Two thousand four hundred and eighty three (2,483) acres as delineated and edged with red on the Survey Division Plan No. E  $\frac{11\ 265}{5419}$  annexed hereto.

R.B.H.  
W.H.  
J.P.  
Jury  
- 13/11/97

**CHANGE OF NAME**  
No. 48789 Registered 26.6.67 at 11-15A.  
To R. E. L. LIMITED  
  
A. Llesan  
Asst. Registrar of Titles

LAND REGISTRY, DAR-ES-SALAAM  
**MORTGAGE**  
DISCHARGED ON  
Filed Document No. 83409  
23-2-99 at 11:30 Am  
Date of Registration 28-10-92 time 10:30 a.  
UNDER FD NO. 103,565  
TO NATIONAL BANK OF COMMERCE  
(To secure an unspecified amount)  
W. Llesan  
REGISTRAR OF TITLES  
Senior Asst. Registrar of Titles

**TRANSFER**  
No. 48790 Registered 26.6.67 at 11-15A.  
To RUDEWA ESTATES LIMITED  
CONS. SHS. 99,320/-  
  
A. Llesan  
Asst. Registrar of Titles

LAND REGISTRY, DAR-ES-SALAAM  
**CHANGE OF NAME** FD 83409  
DISCHARGED ON  
Filed Document No. 103,564  
23-2-99 at 11:30 Am  
Date of Registration 23-2-99 time 11:30 A.  
UNDER FD NO. 103,565  
To THE NBC (1997) LIMITED.  
W. Llesan  
REGISTRAR OF TITLES  
Senior Asst. Registrar of Titles