

~~Uganda~~ TANZANIA*The Land Registration Ordinance (Cap. 334 of the Laws)***CERTIFICATE OF TITLE TO LEASEHOLD LAND**

(ISSUED UNDER SECTION 38)

Certified copy of

This is to certify that the annexed Certificate of Occupancy dated

the Twenty Eighth day of August 1938

is registered in the Land Registry under Title No. 4198.

Copies of the subsisting entries in the register are within.

Dated the 30<sup>th</sup> day of May 19 89

*M. J. S. MURRAY*  
(M. J. S. MURRAY)

Asst. Registrar of Titles

Title No. 4198

Description of registered land.

ALL THAT piece or parcel of land situated in the District of Kilosa containing approximately One thousand three hundred and eighty (1380) acres as delineated and edged red on Registered Plan No. E 11 217/4945 annexed to the Certified Copy of Certificate of Occupancy hereto.

Ref No. of filed document	Date of Registration	Nature of entry
7387	7 - 2 - 1949	JANGANYIKA SISAL ESPATERS LIMITED - Registered as Owners.

LAND REGISTRY, DAR ES SALAAM  
 PROHIBITORY ORDER  
 Filed for registration on 29.6.89  
 Date: 15-6-72  
 1045M  
 By the High Court of Tanzania  
 Misc. Civil Case No. 1 of 1972  
 CANCELLED on 29.6.89  
 at 11.30 a.m. FD 72388  
 Registrar of Titles  
 Mwanawazi

LAND REGISTRY, DAR ES SALAAM  
 CHANGE OF OWNERSHIP (Sect 71)  
 Filed Document No. 78494  
 Date of Registration 25.7.89  
 Time 11.00 a.m.  
 JANGANYIKA SISAL AUTHORITY  
 of P.O. Box 277, Tanga  
 J. Mwanawazi

LAND REGISTRY, DAR ES SALAAM  
 TRANSFER  
 Filed Document No. 78495  
 Date of Registration 25.7.89  
 Time 11.00 a.m.  
 FARMLANDS TANZANIA LIMITED  
 of P.O. Box 2293, Dar es Salaam  
 (Cons. Act. 3,000,000/-)  
 J. Mwanawazi  
 Senior Title Registrar of Titles

TANGANYIKA TERRITORY

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

**CERTIFICATE OF OCCUPANCY**

The **Twenty eighth** day of **August**

30/11

**Nineteen hundred and thirty seven.**

3 p.m.

Title No. **4198**

THIS IS TO CERTIFY that **CHRISTO ANTONIOU of Kilosa**  
in the District of **Kilosa**-----

(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 nine** years from the **third** day of **April**-----  
**Nineteen hundred and twenty nine** 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 One thousand three hundred and eighty**-----  
(Shs. 1,380/-) to be paid yearly in advance without any deduction the first of such payments for the year ending on the **Second** day of **April** **Nineteen hundred and thirty** ----- 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 **third** day of **April**-----  
in each year during the said term. Provided always that the said rent shall be subject to revision by the Governor **at intervals of twenty** years from the commencement of the term.

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

2. The said right of occupancy shall be subject to the provisions

Approved True Copy

M. Murray

Assistant Registrar of Titles

30/5/89

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TITLE No. 4198

Date of Registration

Nature of Entry

Initials of Registrar

# ENHOLD TITLE

Registered 10/11/87 at 2 p.m.

TO ANTONIOU

*[Signature]*  
Asst. Registrar of Titles

# TRANSFER

No. 2387 Registered 7-2-47 at 3 P.M.

TO TANGANYIKA SISAL ESTATES

LIMITED. Cons. Shs. 1,000,000/- (including

Title. 3975, 4059, 4085 & 4209).

*[Signature]*  
Asst. Registrar of Titles

322

# CHARGE

530 Registered 22-5-47 at 9 a.m.

ARDIE MATHESON & Co (East Africa)

to Secure Shs. 1,000,000/-

(including Title No. 4209)

*[Signature]*  
Asst. Registrar of Titles

# CHARGE

No. 7415 Registered 20/2/47 at 9 a.m.

TO THE DIAMOND JUBILEE INVESTMENT

TRUST LIMITED, 15 Decree St., 1,000,000/-

(including Titles 3975, 4059, 4085 & 4209). Released - FD

No. 12630-9.1.52-11 a.m.

*[Signature]*  
Asst. Registrar of Titles

# CHARGE

745 Registered 10-4-47 at 10 a.m.

ARDIE MATHESON & Co (East Africa)

to Secure Shs. 200,000/-

(including Title No. 4209)

*[Signature]*  
Asst. Registrar of Titles

# DEED OF VARIATION

No. 38850 Registered 17-12-47 at 9 a.m.

TO TERMS OF RIGH OF

OCCUPANCY VARIED.

*[Signature]*  
Asst. Registrar of Titles

# TRANSFER

6318 Registered 30-8-47 at 8 a.m.

ANTONIOU SISAL ESTATES

LIMITED. Cons. Shs. 510,000/-

(including titles No. 4209 and 3975)

*[Signature]*

# PROHIBITORY ORDER

No. 59356 Registered 15-6-72 at 10:45 a.m.

BY THE HIGH COURT OF TANZANIA  
MUSC. CIVIL CAUSE NO. 1 OF 1972  
(Original Civil Case No. 8 of 1971)

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

*V. J. M. M. M.*  
Director of Lands and Mines

I, the within-named **Christo Antoniou** hereby  
accept the terms and conditions contained in the foregoing Certificate  
of Occupancy.

Signed and delivered  
by the said

*Christo Antoniou*

**CHRISTO ANTONIOU**

this 5th day of August, 1958,  
in English Characters in my presence  
it having been first interpreted  
and explained to him, when he appeared  
perfectly to understand its contents.

*Wife me.*

*Jo. Maria  
magistrali*

*Jo. Maria*  
ASSISTANT DISTRICT OFFICER.

*at Kibera . 5. viii . 38*





SCHEDULE

All that piece or parcel of land situated in the District of Kilosa containing approximately One thousand three hundred and eighty (1,380) acres as delineated and edged with red on the Survey Division Plan No.E. <sup>11</sup> .. 217/4945 annexed hereto.

*[Handwritten mark]*

*28/*  
*Received 15/11/2015*  
*1950/15 14/2/22*  
*B.O. Kilosa*  
*[Signature]*

TANZANIA STAMP DUTY ACT  
Stamp Duty Shs. 25/- Paid  
and Revenue Receipt No. 8/070937  
of 17-12-88 Issued  
M. Maruy  
Stamp Duty

Certified True Copy  
M. Maruy  
Assistant Registrar of Titles  
Date 30.5.89

TANZANIA STAMP DUTY ACT  
Stamp Duty Shs. 50/- Certifying Paid  
and Revenue Receipt No. 8/070937  
of 17-12-88 Issued  
M. Maruy  
Stamp Duty

**ENTRIES IN THE REGISTER**

**TITLE No. 4198**

No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
		<p><b>LAND REGISTRY, DAR-ES-SALAAM</b>                      MORTGAGE  <b>DISCHARGED</b>                      Filed Document No. <b>80336</b>                      ON <b>27-3-2000</b> AT <b>2.00 PM</b>                      Date of Registration <b>5-11-90</b> time <b>11.00 a.m.</b>  <b>FD 104685</b>                      To <b>EAST AFRICAN DEVELOPMENT BANK. (to secure for 1000,000)</b>                      including LT. <b>3975, 4209, 13245, 13280, 15582, 15004, 15552, 15552, 15552</b>                      Sen. Asst. Registrar of Titles</p>	
		<p><b>LAND REGISTRY, DAR-ES-SALAAM</b>                      MORTGAGE  <b>DISCHARGED</b> ON <b>26-6-2000</b>                      at <b>11.42 AM (FD) 104971</b>                      Filed Document No. <b>85730</b>                      Date of Registration: <b>16-11-92</b> time <b>12.30 P.M.</b>                      To: <b>NEDERLANDSE FINANCIERING - MAATSCHAPPIJ VOOR ONWIKKELINGSLANDE N.V.</b>                      P.O. Box 95069, 2509 AB The Hague, the Netherlands (to secure Dfl. 2,000,000)                      including title nos. <b>3975, 4209, 13245, 13280, 15582, 15004 and 15582, 35076, 35077 &amp; 35135</b>                      Registrar of Titles</p>	