

~~TANGANYIKA~~ 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 fifth day of March 19 59
is registered in the Land Registry under Title No. 13245
Copies of the subsisting entries in the register are within.

Dated the 30th day of May 1989

M. J. S. Mziray
(M. J. S. MZIRAY)
Asst. Registrar of Titles

Title No. 13245

Description of registered land.

ALL THAT piece or parcel of land at Msowero in Kilosa District containing Two Thousand and Six (2,006) acres as delineated and edged red on the Registered Plan No. E 11 217/1/7234 annexed to the Certified Copy of Certificate of Occupancy hereto.

TITLE No. 13245

Ref. No. of filed document	Date of Registration	Nature of entry
-	12 - 8 - 1959	TANGANYIKA SISAL ESTATES LIMITED -
		Registered as Owners.

LAND REGISTRY, DAR-ES-SALAAM
PROHIBITORY ORDER
 Filed Document No. 59356
 Date of Registration 15-6-72 10:45am
 BY THE HIGH COURT OF TANZANIA
 Misc. CIVIL CAUSE NO. 1 OF 1972
 (Original Civil Case Nos of 1971)
 CANCELLED on 29.6.89
 at 11.30am FD 78389
[Signature]
 Registrar of Titles

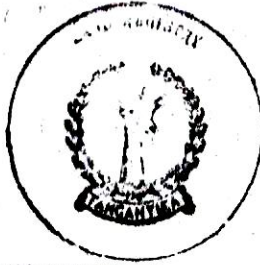
LAND REGISTRY, DAR-ES-SALAAM
CHANGE OF OWNERSHIP (sec 71)
 Filed Document No. 78494
 Date of Registration 25.7.89 time 11:00 a.m.
 TO TANZANIA SISAL AUTHORITY
 of P.O. Box 277, Tanga
[Signature]
 Senior Registrar of Titles

LAND REGISTRY, DAR-ES-SALAAM
TRANSFER
 Filed Document No. 78495
 Date of Registration 25.7.89 time 11:00 a.m.
 TO FARMLANDS TANZANIA LIMITED
 of P.O. Box 2293, Dar es Salaam.
 (Cons shs 2,000,000/=)
[Signature]

FILE No. 13245
REGISTERED 12.8.59

45 p. m

Registrar of Titles



L.O. No. 8037
M.P. No. 6581/II

TANGANYIKA

Stamp Duty Shs. 60/- paid and

Revenue Receipt No. 48386 of 22.3.59

used

Asst. Registrar-General

CERTIFICATE OF OCCUPANCY

The *Twenty fifth* day of *March*

One thousand nine hundred and fifty-*Nine*

Title No. 13245

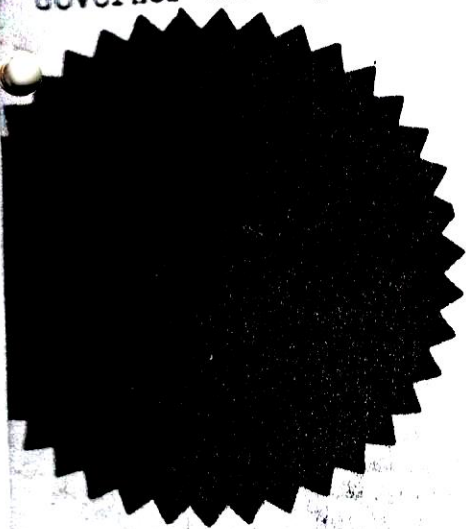
THIS IS TO CERTIFY that TANGANYIKA SISAL ESTATES LIMITED a Limited Liability Company incorporated in Tanganyika and having its registered office at Dar es Salaam (hereinafter called "the Occupier") is entitled to a Right of Occupancy in and over the land described in the Schedule hereto (hereinafter called "the said land") and more particularly delineated on the plan annexed hereto for a term of Ninety-nine years from the Twenty-third day of January One thousand nine hundred and thirty-five 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 and to the following special terms and conditions, viz.:-

1. The Occupier shall pay the annual rent of Shs. 1,000/- from the 23rd January 1935 to 26th July 1948, the annual rent of Shs. 993/- from the 27th July 1948 to 22nd January 1955 the annual rent of Shs. 1,985/- from 23rd January 1955 and the annual rent of Shs. Two thousand and six (Shs. 2,006/-) from 23rd January 1956 to be paid yearly in advance without any deduction 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 of Twenty years throughout the term of the said Right of Occupancy or any extension or renewal thereof.

THE SCHEDULE HEREINBEFORE REFERRED TO:

ALL THAT piece or parcel of land situate at Msowero in the District of Kilosa having an area of Two thousand and six (2,006) acres as delineated on Survey Division Plan No. E 11 217/1/7234 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.



A. Akenhead

LAND OFFICER

The within-named TANGANYIKA SISAL ESTATES LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said TANGANYIKA SISAL ESTATES LIMITED and delivered in the presence of us this 16th day of March 1957.

Signature:.....

Postal Address:.....

.....

Qualification:.....

Signature: *Z. K. Karim*.....

Postal Address: *P. O. Box 217*.....

..... *D. H. Es. Salgam*.....

POR
apm
DIRECTOR.
P. O. Box 489
D. H. Es. Salgam.

TANZANIA STAMP DUTY ACT

Stamp Duty Shs. paid

and Revenue Receipt No.

of Issue: .

~~CANCELLED~~

MMarway

Stamp Duty Office

Verified True Copy

MMarway

Assistant Registrar of Titles

30/5/89

Date

PROHIBITORY ORDER

No. 58856 of 1972 dated 10-6-72 10:45

By THE HIGH COURT OF ANDHRA
MISC. CIVIL CAUSE NO. 1 OF 1972
Original Civil Case nos. (1971)

Sombaya
Acting Registrar of Titles

Certified True Copy

M. M. Mawry
Assistant Registrar of Titles

Date: 30/5/89

TANZANIA STAMP DUTY ACT

Stamp Duty Shs. 25/- Paid
and Revenue Receipt No. 8/070937
of 17-12-88 Issued

M. M. Mawry
Stamp Duty Officer

TANZANIA STAMP DUTY ACT

Stamp Duty Shs. 50/- Paid
and Revenue Receipt No. 8/070937
of 17-12-88 Issued

M. M. Mawry
Stamp Duty Officer

ENTRIES IN THE REGISTER

TITLE No. 13245

No. of Document	Date of Registration	Nature of entry	Initials of Registrar
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~~LAND INHOUT, 243-243AAN~~

MORTGAGE

DISCHARGED

Filed Document No. **80336**

FD. **104685**

Date of Registration **5-11-90** time **11:00 a.m.**

ON **27-3-2000** AT **1:00 PM**

TO **EAST AFRICAN DEVELOPMENT**

BANK (to secure SDR 2000,000)

including C.T. **3975, 4198, 4209**

13280, 13577, 15004, 15852. *W.M.N.*

W.M.N. Senior Assst. Registrar of Titles

~~Asst. Registrar of Titles~~

~~LAND INHOUT, 243-243AAN~~

MORTGAGE

DISCHARGED ON

26.6.2000 FD **104971**

Filed Document No. **83730**

Date of Reg. **16-11-92** time **12:30 P.M.**

TO **NEDERLANDSE FINANCIERINGS-**

MAATSCHAPPIJ VOOR ONTWIKKELINGSLANDE

N.V. of 'at' 62, Benuidenhoutsweg

Box 93060, 2509 The Hague, The

Netherlands. (to secure SDR 2,000,000)

including title nos. **3975, 4198, 4209, 13280**

13284, 13552, 35074, 35077 & 35135

W.M.N.

Registrar of Titles *W.M.N.*

Senior Assst. Registrar of Titles