

~~TANZANIA~~ TANZANIA

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



CERTIFICATE OF TITLE TO LEASEHOLD LAND
(ISSUED UNDER SECTION 38)

This is to certify that the annexed ^{Certified copy of} Certificate of Occupancy dated
the Eight day of April 1959
is registered in the Land Registry under Title No. 13280
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. 13280

Description of registered land.

ALL THAT piece or parcel of land at Msowero in Kilosa District
containing decimal point seven nought nine of an acre (.709) 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.

ENTRIES IN THE REGISTER

TITLE No. 13280

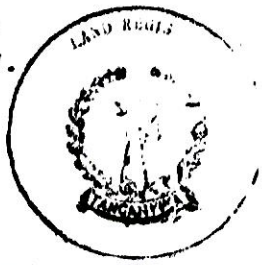
Ref. No. of filed document	Date of Registration	Nature of entry
-	7 - 9 - 1959	TANGANYIKA SISAL ESTATES LIMITED - Registered as Owners.

~~LAND REGISTRY, DAR ES SALAAM~~
PROHIBITORY ORDER
Filed Document No. 59356
Date of Registration 15-6-72 Time 10:45
By THE HIGH COURT OF TANZANIA
MISC. CIVIL CAUSE NO. 1 OF 1972
(Original Civil Case no. 8 of 1971)
CANCELLED on 29.6.89
at 11.30 a.m. FD 78389
[Signature]
Registrar of Titles
~~Land Reg. Officer~~

LAND REGISTRY, DAR ES SALAAM
CHANGE OF OWNERSHIP (Sec 7)
Filed Document No. 78494
Date of Registration 25.7.89 Time 11:00 a.m.
To TANZANIA SISAL AUTHORITY
277
of P.O. Box 2293, Tanga.
[Signature]
~~Land Reg. Officer~~

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.
(2 mm. mol.)

TITLE No. 13280.
 REGISTERED 7.9.59.
 at 10.30 a.m.
 Asst. Registrar of Titles



L.O. No. 15743.
 M.P. No. 40322.

TANGANYIKA
 Stamp Duty Shs. 1/- paid and
 Revenue Receipt No. R. 8199.02.12.357
 Issued
 Asst. Registrar-General

TANGANYIKA
 State of Tanganyika
 Revenue Authority
 Stamp 10/- paid on
 principal instrument
 Revenue Authority

CERTIFICATE OF OCCUPANCY

The Eighth day of April 1959
 One thousand nine hundred and fifty-seven nine

Title No. 13280

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 commencing on the Twenty-second day of January One thousand nine hundred and fifty-six and terminating on the Twenty-second day of January Two thousand and Thirty-four (i.e. co-terminous with Right of Occupancy L.O. No. 8037) 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 1948 and to the following special terms and conditions, viz.:-

1. The Occupier shall pay during the said term the rent of Shillings Fifty (Shs. 50/-) to be paid yearly in advance without any deduction on the Twenty-second day of January in each year during the said term PROVIDED ALWAYS that the said rent shall be subject to revision by the Governor on the Twenty-third day of January One thousand nine hundred and seventy-five 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 provided that such revision may take place only within Five years after the above mentioned

L.O. No 8567
113° 58' 10"
6702.6

L.O. No 10955
Area 1243 Acres

L.O. No 12661
Area 109 Acres

LB 3514
LB 12
LB 352
LB 352

7714.4'
117° 56' 10"

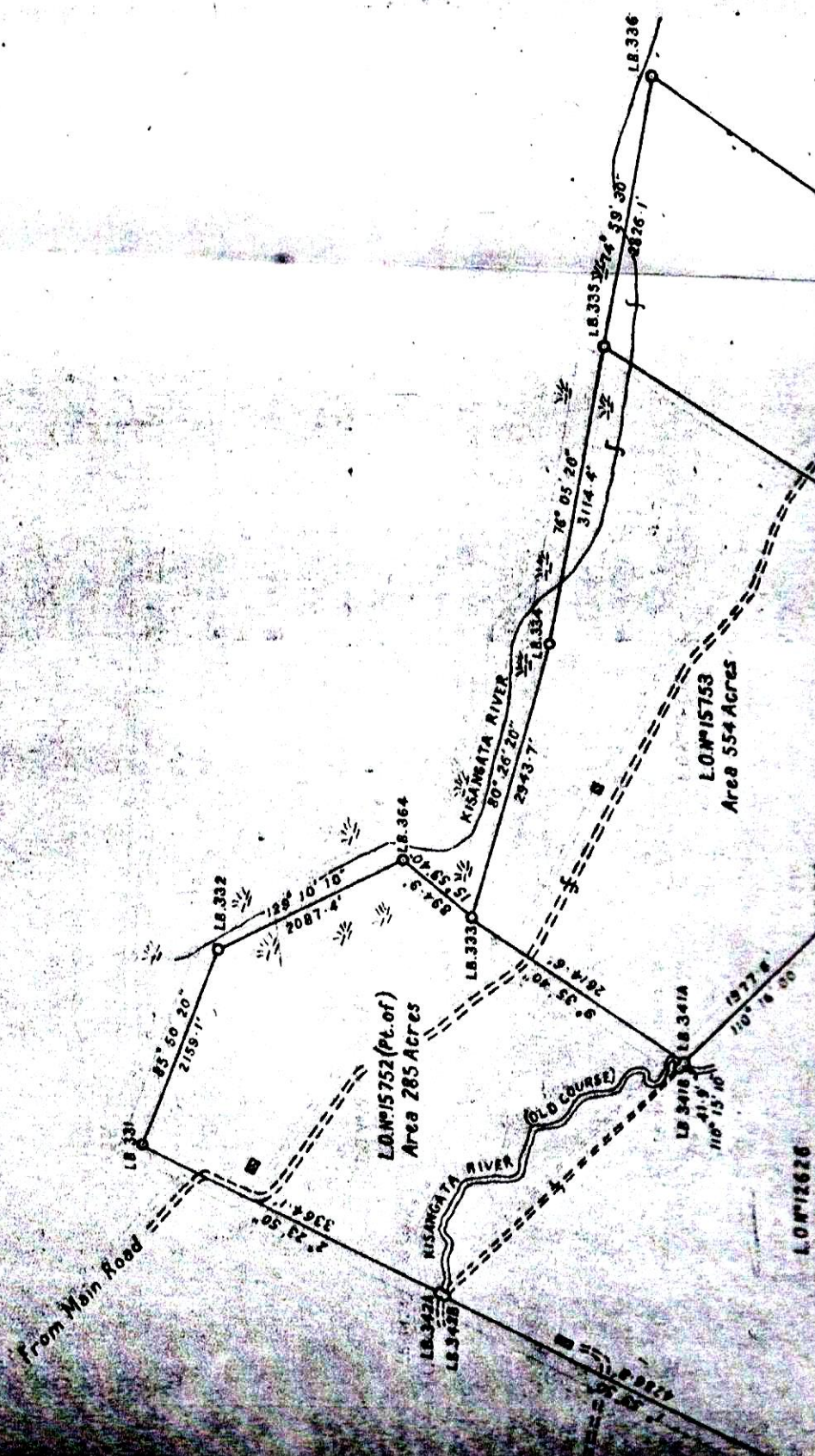
6571.8'
108° 42' 50"

CB 17
CB 18
CB 19

Transverse Mastor Projection
Concrete blocks shown
Line bearings

Distances consistent with co-ordinates, etc.
distances divide by 999514
Note:

L.O. No 15752	Area	285 Acres
"	"	373 "
Total	"	658 "



this Right of Occupancy under Section 10 (f) of the Land Ordinance.

5. The said land shall be held and used jointly with the land held by the Occupier under Right of Occupancy L.O. No. 8037 and shall not be transferred or sub-let apart from the land comprised in the aforesaid Right of Occupancy.

4. The Occupier hereby covenants:-

(a) to demarcate the boundaries of the said land to the satisfaction of the District Commissioner Kilosa (hereinafter called the "said officer") and thereafter to maintain such demarcation in such a manner that the boundaries are easily identifiable at all times during the currency of the term of the said Right of Occupancy;

(b) to erect on the said land within a period of one year from the commencement of the said Right of Occupancy a pump-house and ancillary buildings of a permanent nature as may be approved by the said officer and thereafter to maintain the same in good order and repair to the satisfaction of the said officer;

(c) the construction of a pipe line from the pumping station to the land held on Right of Occupancy L.O. No. 8037, provided that where the said pipeline runs beneath the Kilosa-Korogwe Road -
(1) it must

(i) be surrounded by concrete, not less than 4" thick for a length of 15 feet either side of the centre line of the carriageway.

(ii) The work of laying and concreting to be inspected and approved by the Provincial Engineer or his representative.

(iii) Should repairs or replacements be required to the part of the pipe within the road reserve, arrangements must be made for traffic to pass and proper safeguards, with warning signs lamps etc. as necessary, all to be approved by the Provincial Engineer.

5. The Occupier shall not at any time subdivide the said land nor assign, sub-let or otherwise dispose of it or any portion thereof without the previous consent of the Governor. The occupation or working of the said land or any part thereof by any persons other than the Occupier or their employees or contractors (as such) shall be deemed

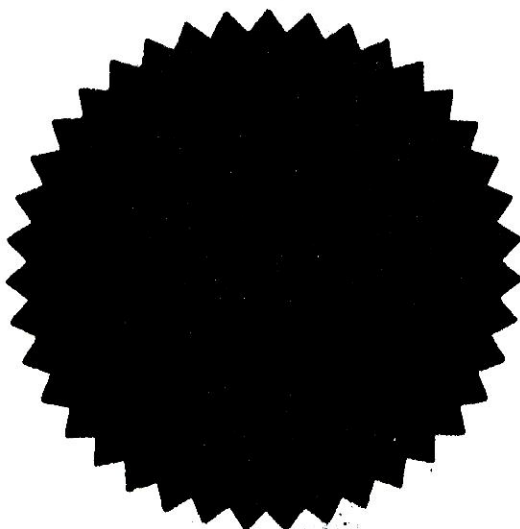
6. The said Right of Occupancy is subject to the grant of a water permit from the District Water Court.

7. Failure to comply with any of the terms or conditions herein contained will be deemed to constitute good cause for revocation of the said Right of Occupancy.

THE SCHEDULE HEREINBEFORE REFERRED TO:

ALL THAT piece or parcel of land situate at Msowero in the District of Kilosa having an area of decimal point seven nought nine of an acre (.709) 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.



E. 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)
1959.

(Signature).....

(Postal Address).....

(Qualification).....

(Signature)..... *F. J. Kassar*

(Postal Address).....

P.R. Oguni
Director
P.O. box 489
Dares Salaam.

PROHIBITORY ORDER

1955 Registered 15-1-1971 (19-532-2)

HIGH COURT OF TANZANIA
CIVIL CAUSE NO. 1 OF 1972
(as Civil Case No. 8 of 1971)

Amboya
Asst. Registrar of Courts

1972

Verified True Copy

M Mawey

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 Issue.

M Mawey

Stamp Duty Officer

TANZANIA STAMP DUTY ACT

Stamp Duty Shs. 50/= **Certifying** Paid

and Revenue Receipt No. 8/070937

of 17-12-88 Issue.

M Mawey

Stamp Duty Officer

ENTRIES IN THE REGISTER

TITLE No. 13280

No. of Document	Date of Registration	Nature of entry	Initials of Registrar
		<p>LAND REGISTRY, DAR-ES-SALAAM</p> <p style="text-align: right; font-size: 1.2em;">80336</p> <p>DISCHARGED ON 27-3-2000</p> <p>5-11-90 11:00 a.m.</p> <p>AT 11:00 AM FD. 104685</p> <p>EAST AFRICAN DEVELOPMENT BANK (to secure SDZ 1,000,000)</p> <p>including C.T. 3975, 4198, 4209, 13245, 13584, 15084, 15884</p> <p>Sen. Asst. Registrar of Titles</p>	
		<p>LAND REGISTRY, DAR-ES-SALAAM</p> <p style="text-align: right; font-size: 1.2em;">83730</p> <p>DISCHARGED ON 26.6.2000</p> <p>at 4.42 am FD 104971</p> <p>Document No. 83730</p> <p>Date of Registration 16-11-92 time 12:30 P.M.</p> <p>10: NEDERLANDSE FINANCIERINGS - MAATSCHAPPIJ VOOR ONTWIKKELINGS LANDEN</p> <p>N.Y. of at: 52, Benvidenhouising P.O. Box 93080, 2509 The Hague, the Netherlands (to secure SDZ 2,000,000)</p> <p>including title nos. 3975, 4198, 4209, 13245, 13584, 15084, 15884, 35016, 35077</p> <p>35135</p> <p>Registrar of Titles</p>	