

~~REPUBLIC OF TANZANIA~~ 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 - First day of November 1962
is registered in the Land Registry under Title No. 15084

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. 15084

Description of registered land.

ALL THAT piece or parcel of land at Msowero in Kilosa District
containing Four hundred and Forty-nine acres (449) as delineated and edged
red on the Registered Plan No. 111 217/1/7234 annexed to the Certified
Copy of Occupancy hereto.

Ref. No. of filed document	Date of Registration	Nature of entry	Incl. R.
-	11 - 1 - 1963	TANGANYIKA SISAL ESTATES LIMITED - Registered as Owners.	

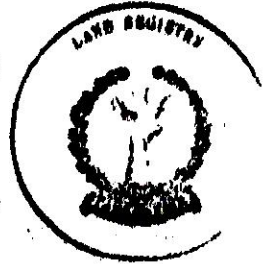
~~NO REGISTRY~~
PROHIBITORY ORDER
 of Documents No. 59356
 date of ... 15-6-79 10:45
 BY THE HIGH COURT OF TANZANIA
 MISC. CIVIL CASE NO. 1 OF 1972
 (Original Civil Case No. 8 of 1971)
 CANCELLED
 on 29-6-89 at 11:30 a.m.
 FD 78389
[Signature]
 Registrar of Titles
 Asst. Registrar of Titles

LAND REGISTRY, DAR ES SALAAM
CHANGE OF OWNERSHIP (Section 71)
 Filed Document No. 78494
 Date of registration 25-7-89 time 11:00 a.m.
 IN TANZANIA SISAL AUTHORITY
 of P.O. Box 271 Tanga.
[Signature]
 Senior Asst. Registrar of Titles

LAND REGISTRY, DAR ES SALAAM
TRANSFER
 Filed Document No. 78495
 Date of Registration 25-7-89 time 11:00 a.m.
 IN FARMLANDS TANZANIA LIMITED
 of P.O. Box 2293, Dar es Salaam
 (Cons. value 3,000,000/=)
[Signature]
 G P Dan
 Senior Asst. Registrar of Titles

TANGANYIKA
Stamp Duty Billings 1/2 paid and
Revenue No. 11 No. 32153 of 1963
Issued
[Signature]
Asst. Registrar-General

TITLE No. 15084
REGISTERED 11-1-63
at 9.45 in a.m.
[Signature]
Asst. Registrar of Titles



L.O. No. 12796.
M.P. No. 32153.

TANGANYIKA
Stamp Ordinance
Section 19
DUTY DENQTED
Shs. 24/- paid on
principal instrument
[Signature]
Revenue Authority

CERTIFICATE OF OCCUPANCY

The *twenty first* day of *November*

One thousand nine hundred and sixty-two.

Title No. 15084

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 Seventh day of January One thousand nine hundred and fifty-two and expiring 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 to 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 :-

1. The Occupier having paid rent calculated at the rate of One thousand and fifty Shillings (Shs. 1,050/-) per annum from the commencement of the said term to the thirtieth day of June 1962, shall thereafter pay rent of One thousand and fifty Shillings (Shs. 1,050/-) yearly in advance on the first day of July in every year during the said term PROVIDED that the said rent shall be subject to revision by the Governor-General on the first day of July in each of the years 1975, 1995 and 2015 or within five years thereafter in each case.

2. The said land shall be used solely for...

- (ii) to take all measures necessary to protect the soil, to preserve the soil fertility of the said land and to prevent soil erosion occurring thereon; not to allow soil erosion outside the boundaries of the said land to occur as the result of farming of the said land and to take any measures which may be required by the Commissioner for Agriculture to achieve the above objects;
- (iii) to make adequate arrangements for drainage and disposal of waste products and effluent from any factory or factories which are now or may hereafter be erected on the said land;
- (iv) to devote not less than fifty acres of the said land to the cultivation of annual food crops throughout the term of the said Right of Occupancy. Such cultivation to be to the satisfaction of the said Authority.

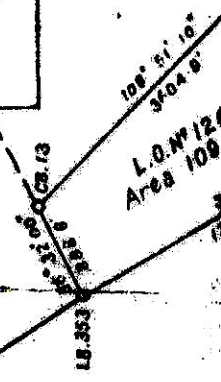
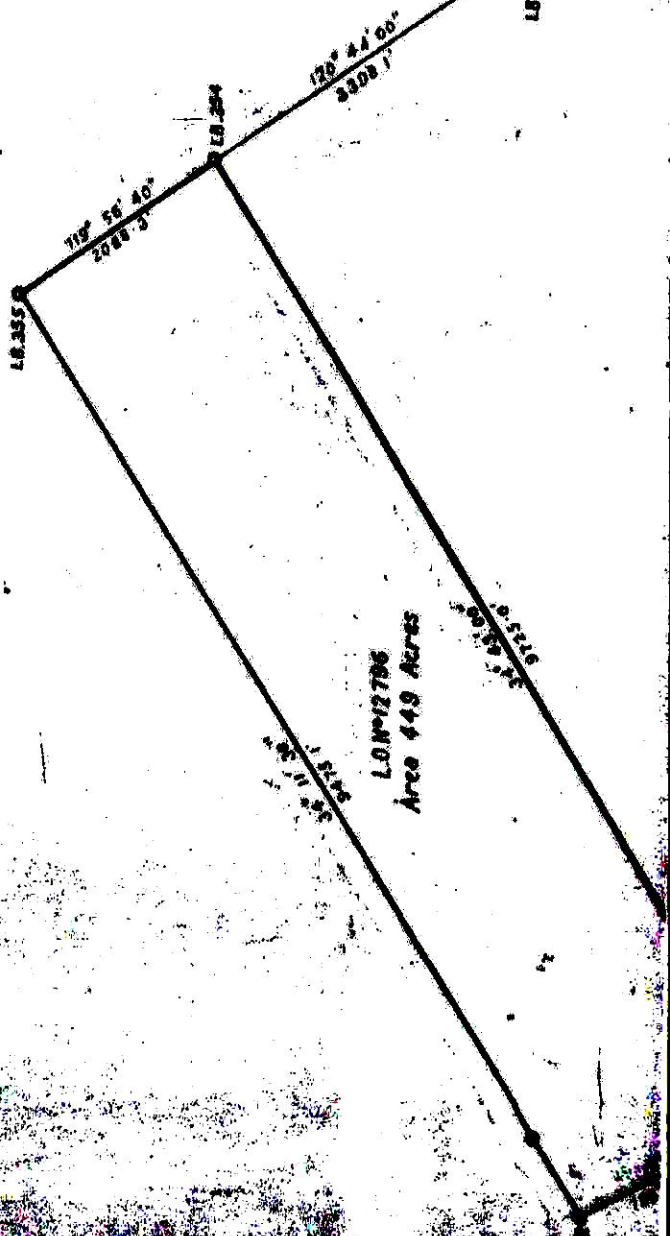
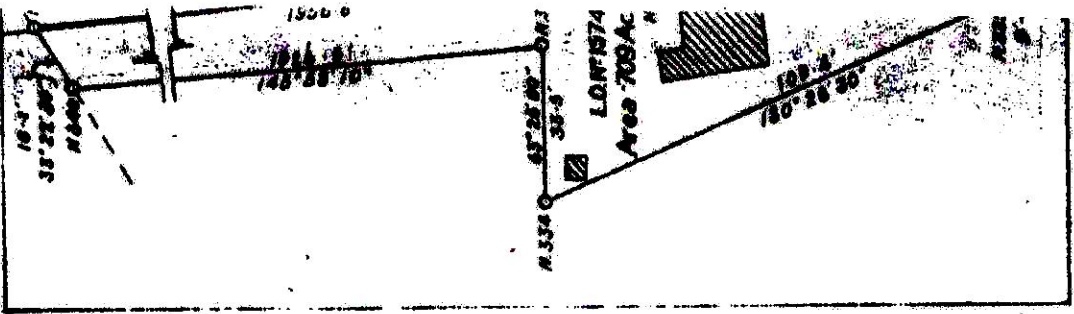
4. The said Right of Occupancy shall be deemed to be an adjunct to the land comprised in Title No.13245 and shall not be transferable except with that land. This Right of Occupancy shall be liable to revocation by the Governor-General without previous notice if at any time the said land is not held occupied and used as an adjunct to the land comprised in Title No.13245.

5. The Governor-General may revoke the said Right of Occupancy for failure by the Occupier to perform the covenants or to comply with the conditions expressly or impliedly contained in the said Right of Occupancy.

In this Certificate of Occupancy the expression "the Governor-General" shall include any Minister or other officer to whom the Governor-General's powers and functions of granting rights of occupancy and of issuing certificates of occupancy may be transferred.

THE SCHEDULE HEREINBEFORE REFERRED TO:

ALL THAT land situate at Msowero in the district of Kilosa having an area of Four hundred and forty-nine (449) acres as delineated on Survey Division Plan No.E11: 217/1/7254 annexed hereto and thereon edged in red.



1906.6

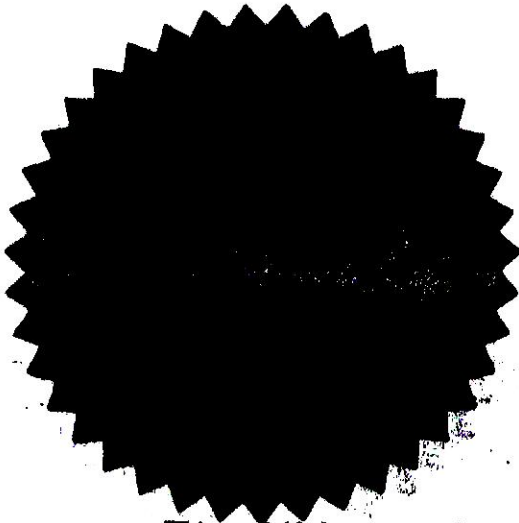
L.O.N. 774
Area 708 AC

L.O.N. 8

L.O.N. 127
Area 109

L.O.N. 12786
Area 449 Acres

Governor-General the day and year first above written.



P. J. Gallaher

COMMISSIONER FOR LANDS

The within-named TANGANYIKA SISAL ESTATES LIMITED hereby accepts 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 19th)
day of *November* 1962.)

(Signature) ... *P. J. Gallaher*

(Postal Address) *P.O. Box 394* ...
..... *Dar es Salaam*

(Qualification) *Director*

(Signature) .. *James Karim*

(Postal Address) *P.O. 217* ...
..... *Dar es Salaam*

(Qualification) *Director*

PROHIBITORY ORDER
No. 59356 Registered 15-6-72 at 10.460.0
BY THE HIGH COURT OF TANZANIA
MISC. CIVIL CAUSE NO. 1 OF 1972
(Original Civil Case No. 971911)

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

Certified True Copy
M. M. Mawaji
Assistant Registrar of Titles
30.5.89
6.437

TANZANIA STAMP DUTY ACT
Stamp Duty Shs. 50/- Paid
and Revenue Receipt No. 8/070937
of 17-12-88 Issue
M. M. Mawaji
Stamp Duty Officer

