

~~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 second day of December 19 64
is registered in the Land Registry under Title No. 15852

Copies of the subsisting entries in the register are within.

Dated the 30th day of May 19 89

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

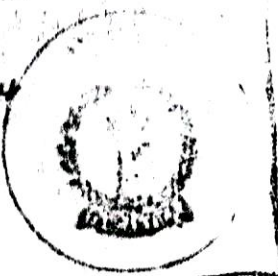
Title No. 15852

Description of registered land.

ALL THAT piece or parcel of land at Rudewa in Kilosa District containing Two hundred twenty two acres (222) as delineated and edged red on the Registered Plan No. 5342 annexed to the Certified Copy of Certificate of Occupancy hereto.

15852

22.12.64



Registrar of Titles

TANGANYIKA

Stamp Duty Shillings 24/- paid and
Revenue Receipt No 969631 of 12-4-64

Registrar General

L.O. No. 21554.

L. D. No. 9597/II.

CERTIFICATE OF OCCUPANCY

The *twenty second* day of *December*

One thousand nine hundred and sixty-four.

Title No. 15852

THIS IS TO CERTIFY that TANGANYIKA SISAL ESTATES LIMITED a Limited Liability Company incorporated in Tanganyika and having its registered office in Dar es Salaam (hereafter called "the Occupiers") are entitled to a Right of Occupancy (hereafter called "the Right") in and over the land described in the Schedule hereto (hereafter called "the land") for a term of Ninety-nine years from the Eighth day of May One thousand nine hundred and sixty-four 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 Occupiers having paid rent up to the thirtieth day of June 1964, shall thereafter pay rent of One thousand one hundred and ten Shillings (Shs.1,110/-) a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for Lands (hereafter called "the Minister") on the first day of July in each of the years 1984, 2004, 2024 and 2044 or within five years thereafter in each case.

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

3. The Occupiers shall:-

cause soil erosion outside its boundaries and do all things which may be required by the Director of Agriculture to achieve such objects.

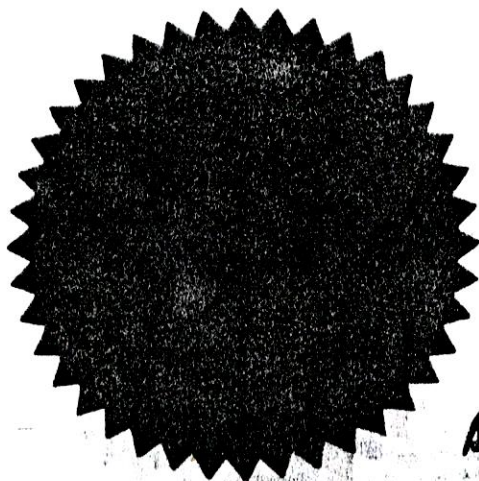
4. The Occupiers shall not subdivide the land or assign, sublet or otherwise dispose of it or of any part of it without the previous written consent of the Commissioner for Lands. Any person (other than the Occupiers) working or occupying the land otherwise than in the capacity of a servant or contractor of the Occupiers shall be deemed to be a sub-tenant for the purposes of this condition.

5. The President may revoke the Right for failure by the Occupiers to comply with the conditions expressly or impliedly contained in the Right.

SCHEDULE

Two hundred and twenty-two (222) acres of land at Rudewa in Kilosa District as shown on a plan prepared in accordance with Registered Survey No. 5342 deposited with the Survey Division, Ministry of Lands, Settlement and Water Development, Dar es Salaam, and edged white for identification purposes only on the plan attached to this Certificate.

GIVEN under my hand and seal and by Order of the Minister the day and year first above written.



Attest
A7 COMMISSIONER FOR LANDS

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

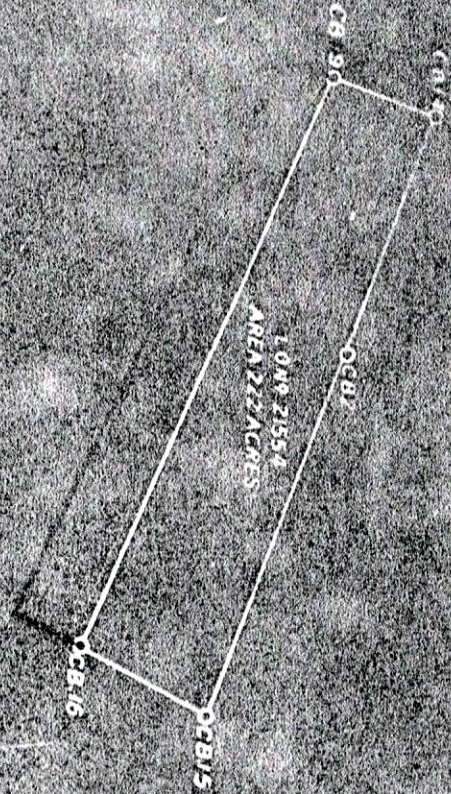
KILOSA DISTRICT

L.O. NO. 21554 (FORMERLY L.O. NO. 6355) - MVUMI.

CB 14	108	41	00	2749.0
CB 2	108	52	30	4195.8
CB 15	204	44	50	1606.2
CB 16	292	04	50	6781.0
CB 19	18	23	50	1209.5
CB 14				

Area = 222 Acres.

The issue of this plan implies no guarantee or admission of title by the Government.



This plan prepared in accordance with Registered Survey No. [redacted] is approved for the purposes of the Land Registration Ordinance. Date: 3/8/1954. Commissioner for Surveys, [redacted] Survey Division, Ministry of Lands, Forests & Wildlife, Dar es Salaam.

SEALED with the COMMON SEAL of
the said TANGANYIKA SISAL ESTATES
LIMITED and delivered in the
presence of us this 17th day of
December, 1964.

Date?

(Signature) *[Signature]*

(Postal Address) G. R. P. M. T. V. P.O. Box 913

(Qualification) .. D.I.A.E.C.TOR ..

(Signature) *[Signature]*

(Postal Address) P. V. RAJANI P.O. Box 394

(Qualification) .. D.I.E.C.TOR ..

REFFIX
SEAL
HERE

PROHIBITORY ORDER
59356 Registered 15-6-72 at 10.52am
BY THE HIGH COURT OF TANZANIA
MISC. CIVIL CAUSE NO. 10 OF 1972
(Original Civil Case no. 80 of 1971)
[Signature]
Asst. Registrar of Titles

TANZANIA STAMP DUTY ACT

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

MMZway
Stamp Duty Officer

Stamp Duty Paid

MMZway

Stamp Duty Paid

30.5.89

TANZANIA STAMP DUTY ACT

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

MMZway

Stamp Duty Officer

ENTRIES IN THE REGISTER

TITLE No. 15852

P. d ent	Date of Registration	Nature of entry	Initials of Registrar
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LAND REGISTRY, DAR-ES-SALAAM
MORTGAGE
DISCHARGED
Filed Document No. 80336
ON 27-3-2000 AT 1:00 PM
Date of Registration 5-11-90 time 11:00 a.m.
FD. 104685
To EAST AFRICAN DEVELOPMENT
BANK. (To secure SFR 2,000,000)
including titles 15084, 13584, 13290,
13245, 4209, 4198, 3975.
W. J. M. W. J.
Sen. Asst. Registrar of Titles

LAND REGISTRY, DAR-ES-SALAAM
MORTGAGE
DISCHARGED ON 26.6.2000
at 11:42 a.m. FD 104971
Filed Document No. 83730
Date of Reg. 16-11-92 time 12:30 p.m.
To: NEDERLANDSE FINANCIERINGS-
MAATSCHAPPIJ VOOR ONTWIKKELINGSLANDEN
N.V. of 'al '62, Benuidenhoutseweg
P.O. Box 9360, 2509 AE The Hague, The
Netherlands, (to secure Dfl 2,000,000)
including title nos. 15084, 13584, 13280,
15084, 13245, 4209, 4198, 3975, 3507, 3507
& 35135
W. J. M. W. J.
Registrar of Titles