

~~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~~ Certificate of Occupancy dated
 the ~~Twentieth~~ ^{Twentieth} day of July 19 38
 is registered in the Land Registry under Title No. 3975

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. 3975

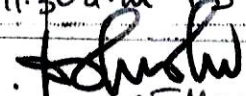
Description of registered land.


ALL THAT piece or parcel of land situated at Rudewa in the District of Kilosa containing approximately Four hundred and Seventy five (475) acres as delineated and edged red on the Registered Plan No. E 11 236/5152 annexed to the Certified Copy of Certificate of Occupancy hereto.

ENTRIES IN THE REGISTER

TITLE No. 3975

Ref. No. of filed document	Date of Registration	Nature of entry	In Re
7387	7 - 2 - 1947	TANGANYIKA SISAL ESTATES LIMITED - Registered as Owners.	MM

LAND REGISTRY, DAR-ES-SALAAM
PROHIBITORY ORDER
 Filed Document No. 59356
 Date of Registration 15-6-72 time 10:45 AM
 BY THE HIGH COURT OF TANZANIA
 Misc. Civil Cause No. 1 of 1972
 (Original Civil Case no. 5 of 1971)
 CANCELLED ON 29.6.89
 at 11:30 a.m. FD 78389

 Registrar of Titles
 Senior Asst. 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.
 TANZANIA SISAL AUTHORITY of
 P.O. Box 277, Tanga

 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.
 FARMLANDS TANZANIA LIMITED
 of P.O. Box 2293, Dar es Salaam
 (Cons. shs. 3,000,000/=)

TANGANYIKA TERRITORY

The Land Ordinance (Cap. 68 of the Laws)

CERTIFICATE OF OCCUPANCY

The *twentieth* day of *July* 18*89*
Nineteen hundred and thirty eight. *2 term*

Title No. *3975*

THIS IS TO CERTIFY that KHUSALBHAI SHANKIRBHAI PATEL
of Rudewa 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 nineteenth day of February - - - - -
Nineteen hundred and thirty six - - - - - 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 Two hundred and thirty eight - - - - -
- - - - - (Shs. 238/-) to be paid yearly in advance
without any deduction the first of such payments for the year ending on
the eighteenth day of February - - Nineteen hundred and
thirty seven - - - - - 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 nineteenth - - - - - day of February - - - - -
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, and be
effectively occupied to the satisfaction of Government.

2. The said right of occupancy shall be subject to the provisions
of the covenants on the Occupier's part

Entries in the Register

TITLE No. 3975

No. filed	Date of Registration	Nature of Entry	Initials of Registrar
68	18/3/38 at 2 p.m.	HOUSEHOLD TITLE Registered 18/3/38 at 2 p.m. ALBHAI SHANKIRBHAI PATEL TRUST LIMITED, to Secure Shs 1,000,000/- of which (including T.Ks. 4059, 4198, 4085 & 4209) Released F.D. No. 1232, 7.1.52 - 11.15 am 18/3/38 Asst. Registrar of Titles	

68	23.6.40 at 9 a.m.	TRANSFER Registered 23.6.40 at 9 a.m. RITOS ANTONIOU OF - Cons. Shs 1000/- Asst. Registrar of Titles	
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68	30.8.47 at 8 a.m.	TRANSFER Registered 30.8.47 at 8 a.m. ANTONIOU SISAL ESTATES - Cons. Shs. 510,000/- (including Titles Nos. 4209 and 4198) Asst. Registrar of Titles	
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387	7-2-47 at 2 P.m.	TRANSFER Registered 7-2-47 at 2 P.m. INGANNIKA SISAL ESTATES - Cons. Shs. 1,000,000/- (including Titles Nos. 4209)	
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No. 745	Registered 20/2/47 at 9 a.m.	CHARGE Registered 20/2/47 at 9 a.m. To THE DIAMOND JUBILEE INVESTMENT TRUST LIMITED, to Secure Shs 1,000,000/- of which (including T.Ks. 4059, 4198, 4085 & 4209) Released F.D. No. 1232, 7.1.52 - 11.15 am 18/3/38 Asst. Registrar of Titles	
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No. 20839	Registered 21.2.56 at 3 p.m.	NOTICE OF REVISION OF RENT Registered 21.2.56 at 3 p.m. To Shs. 475/- per annum as from 19th February, 1956. Asst. Registrar of Titles	
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No. 59356	Registered 15-6-72 at 10.45 a.m.	PROHIBITORY ORDER Registered 15-6-72 at 10.45 a.m. By THE HIGH COURT OF TANZANIA MISC. CIVIL CAUSE NO. 10 OF 1972 (Original Civil Cause No. 60 of 1971) Asst. Registrar of Titles	
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Given under my hand and seal and by order of the Governor the day
and year first above written.

M. V. S. - D. S.
Ag: Director of Lands and Mines

I, the within-named **Khusalbai Shankirbhai Patel** hereby
accept the terms and conditions contained in the foregoing Certificate
of Occupancy.

Signed and delivered
by the said **Khusalbai**

Khusalbai Shankirbhai Patel

Shankirbhai Patel this
29th July, 1938 in English
Characters in my presence
it having been first
interpreted and explained
to him, when he appeared
perfectly to understand its
contents.

Before me:

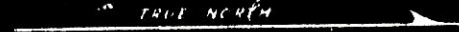
Jo. Aulis
Magistrate
29.vii.38

KILOSA DISTRICT

Rudewa

Scale 1:25000

TRUE NORTH



L.O. No 4689

To Turiani

L.O. No 8429

L.O. No 8555

CB10

CB11

CB18

CB19

CB17

CB2

L.O. No 8587

Area 222 Acres

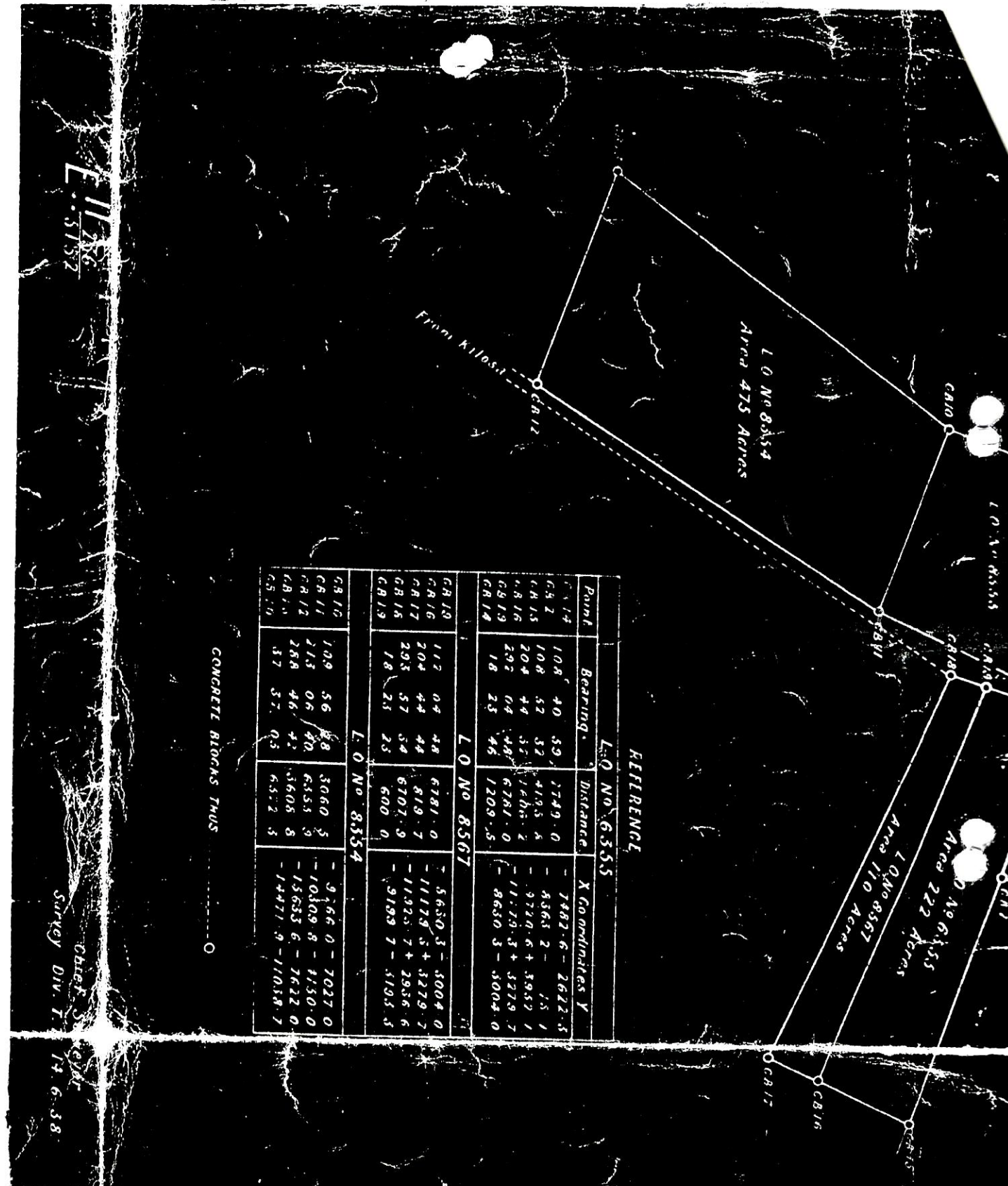
Area 110 Acres

L.O. No 8554

CB17

CB16

CB15



REFERENCE

L.O. No. 8554

Point	Bearing	Distance	X Coordinates	Y
CA14	108° 40' 59"	1749.0	-7482.6	-2612.5
CA12	108° 52' 52"	4195.5	-8565.2	-75.1
CA15	204° 44' 32"	1608.2	-9720.6	3932.1
CA16	292° 04' 48"	6781.0	-11729.3	3229.7
CA13	18° 23' 46"	1209.5	-8650.3	-3004.0
CA14				

L.O. No. 8567

CA10	112° 04' 48"	6781.0	-5650.3	-3004.0
CA16	204° 44' 44"	819.7	-11179.5	3229.7
CA17	293° 57' 54"	6707.9	-11925.7	2956.6
CA18	18° 23' 25"	600.0	-9199.7	-3193.5
CA19				

L.O. No. 8554

CA10	109° 56' 58"	3060.3	-9766.0	-7027.0
CA11	213° 06' 40"	6555.9	-10109.8	-1150.0
CA12	268° 46' 42"	3608.8	-15633.6	-7622.0
CA13	37° 57' 05"	6572.3	-14471.9	-11058.7

CONCRETE BLOCKS THUS

L.O. No. 8554

Chief Survey Div. T. 14.6.58

TANZANIA STAMP DUTY ACT

Stamp Duty Shs. 25/- Paid

and Revenue Receipt No. 8/070937

of 17-12-88 issue.

M. Marway

Stamp Duty

Certified True Copy

M. Marway

Assistant Registrar

Date 30/5/89

TANZANIA STAMP DUTY ACT

Stamp Duty Shs. 50/- Certified Fee Paid

and Revenue Receipt No. 8/070937

of 17-12-88 issue.

M. Marway

Stamp Duty

M

30

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SCHEDULE

ALL that piece or parcel of land situated at Rudewa
in the District of Kilosa containing approximately
Four hundred and seventy five (475) acres as delineated
and edged with red on the Survey Division Plan No.E. ¹¹ 236/5152
annexed hereto: *M*

TRANSVAAL TERRITORY.

97.
Lafors 19/2/16
D.O. Kilomy

Jan. J. J. J.

ENTRIES IN THE REGISTER

TITLE No. 3975

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
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DAR-ES-SALAAM
MORTGAGE

Date of registration

PROPOSED CANCELLED

Date of Registration _____ *time* _____

PROPOSED CANCELLED

Senior Asst. Registrar of Titles

DAR-ES-SALAAM
MORTGAGE

Filed Document: 80336

DISCHARGED ON 27.3.2000

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

AT 1:00 PM ED: 104685

EAST AFRICAN DEVELOPMENT BANK to secure (SDR 1,000,000) including G.I. 4198, 4209, 13945, 13280, 13584, 15084, 15852

Sen. Asst. Registrar of Titles

DAR-ES-SALAAM
MORTGAGE

DISCHARGED ON 26.6.2000

at 10:42 am 83730 104971

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

TO NEDERLANDSE FINANCIERINGS-MAATSCHAPPIJ VOOR ONTWIKKELINGSAFZAKEN N.V. g'at 62, Beuningenhousweg, P.O. Box 90060, 2509 AB The Hague, The Netherlands

to secure Dfl 2,000,000 including G.I. nos. 4198, 4209, 13246, 13280, 13584, 15084, 15852, 35076, 35077, 35195.

Registrar of Titles