

TANGANYIKA 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 Fifteenth day of September 19 38
is registered in the Land Registry under Title No. 4209
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. 4209

Description of registered land.

ALL THAT piece or parcel of land situated at Mvumi in the District of Kilosa containing in the aggregate approximately One thousand two hundred and sixty eight (1268) acres as delineated and edged red on the Registered Plan No. B 11 217/4945 annexed to the Certified Copy of Certificate of Occupancy hereto.

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

LAND REGISTRY
PROHIBITORY ORDER
 Filed Doc. No. 59356
 Date of registration 15-6-72 10:45 AM
 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
 MM 2004
 Senior Ass. 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
[Signature]
 Senior Ass. 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. sh. 3,000,000/=)
[Signature]
 Senior Ass. Registrar of Titles
 G.P. Dem

TANGANYIKA TERRITORY

The Land Ordinance (Cap. 66 of the Laws)

CERTIFICATE OF OCCUPANCY

The fifteenth day of September

Nineteen hundred and thirty eight

Title No. 4209

THIS IS TO CERTIFY that CHRISTOS ANTONIOU
of ~~Point~~ 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 Six hundred and thirty four~~-----
(Shs. 634/-) to be paid yearly in advance
without any deduction the first of such payments for the year ending on
the nineteenth 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 said right of occupancy shall be subject to the provisions~~
~~of the Land Ordinance and to the covenants on the Occupier's part~~

Entries in the Register

TITLE No. 4209.

Ref. No. of filed document	Date of Registration	Nature of Entry	Initials of Registrar
4530	22.5.40 at 9 a.m.	TRANSFER To JANSANNIKA SISAL ESTATES LIMITED. Cms. Shs. 1000,000/- (including Titles 3975, 4059, 4198 & 4085)	[Signature]
			Asst. Registrar of Titles

Ref. No. of filed document	Date of Registration	Nature of Entry	Initials of Registrar
4530	22.5.40 at 9 a.m.	CHARGE To JARDINE MATHESON & CO (EAST AFRICA) LIMITED to secure Shs. 100,000/- including Title No. 4198	[Signature]
			Asst. Registrar of Titles

Ref. No. of filed document	Date of Registration	Nature of Entry	Initials of Registrar
4745	20/2/47 at 9 a.m.	CHARGE To THE DIAMOND JUBILEE INVESTMENT TRUST LIMITED, to secure Shs. 1000,000/- (including Titles 3975, 4059, 4198 & 4085) Released. FD No. 12630 9.7.52 - 11.15 am.	[Signature]
			Asst. Registrar of Titles

Ref. No. of filed document	Date of Registration	Nature of Entry	Initials of Registrar
4745	20.2.47 at 10 a.m.	FURTHER CHARGE To JARDINE MATHESON & CO (EAST AFRICA) LIMITED to secure Shs. 30,000/- including Title No. 4198	[Signature]
			Asst. Registrar of Titles

Ref. No. of filed document	Date of Registration	Nature of Entry	Initials of Registrar
4088	21.2.56 at 3 p.m.	NOTICE OF REVISION OF RENT To Shs. 1268/- per annum as from 19th February, 1956.	[Signature]
			Asst. Registrar of Titles

Ref. No. of filed document	Date of Registration	Nature of Entry	Initials of Registrar
30.8.44 at 8 a.m.		TRANSFER ANTONIQU SISAL ESTATES LIMITED. Cms. Shs. 510,000/- including Titles Nos. 4198 and 3975.	[Signature]
			Asst. Registrar of Titles

Ref. No. of filed document	Date of Registration	Nature of Entry	Initials of Registrar
59356	15-6-72 at 10.15 am	PROHIBITORY ORDER By the High Court of Tanzania MISC. CIVIL CAUSE NO. 10F 1972 (Original Civil Case No. 80 of 1971)	[Signature]
			Asst. Registrar of Titles

2. The land shall be used solely for agricultural purposes and purposes ancillary thereto, and shall be effectively occupied to the satisfaction of the Governor.

Given under my hand and seal and by order of the Governor the day and year first above written.

William Hamm

Ag. Director of Lands and Mines

I, the within-named Christos Antoniou hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

Signed and delivered

by the said Christos Antoniou

who is able to read and write the language in which the above written document is written this 6th day of October, 1958 in my presence.

J. M. Miller
ADMINISTRATIVE OFFICER

Christos Antoniou

SCHEDULE

ALL those two pieces or parcels of land situated at Mvumi
in the District of Kilosa containing in the aggregate approximately
One thousand two hundred and sixty eight (1,268) acres as
delineated and edged with red on the Survey Division Plan No.

B 11 317
4945 annexed hereto.

TANGANYIKA TERRITORY

Stamp Duty Shillings 16/- paid and
Revenue Receipt Nos 96015 L of 19/2/36
and 65780 Q of 1/12/38.
issued by D. O. Kilosa

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

Notified True Copy
M. Manuay
Assistant Registrar of Titles
Date 30.5.89

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

ENTRIES IN THE REGISTER

TITLE No. 4209

F. No. of filed document	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 (Secured 2,000,000)**
 Including Ct. **3975, 4198, 13245, 13280, 13584, 15084, 15852**
 Registrar of Titles

LAND REGISTRY, DAR-ES-SALAAM
DISCHARGED ON 26.6.2000
 at **11:42 am** **FD 104941**
 No. **83730**
 Date **16-11-92** time **12:30 p.m.**
 NO: **NEDERLANDSE FINANCIERINGS-MAATSCHAPPIJ VOOR ONTWIKKELINGSLANDEN**
 No. of al. 62 **Beruidenbouksweg**
95063, '2509 The Hague the Netherlands
 (Secured Dfl 2000,000) Including title nos. **3975, 4198, 13245, 13280, 13584, 15084, 15852, 35076, 35077 & 35123**
 Registrar of Titles