

**TANGANYIKA**

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



**LEASEHOLD LAND  
CERTIFICATE OF TITLE TO ~~RIGHT OF OCCUPANCY~~**

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copy of

This is to certify that the annexed Certificate of Occupancy dated

the **21st** day of **June** ~~20...~~ **1967**

is registered in the Land Registry under Title No. **11745**

Copies of the subsisting entries in the register are within

Dated the **2nd** day of **July** **20...15**

*Victor Robert*  
**VICTOR ROBERT**  
Sen. Asst. Registrar of Title

Title No. **11745/1**

Description of registered land

**All that land known as Plot No.5 Part of Plot No.46/3 Lot No.20 Block 18 Pugu Road situated at Ilala Municipality in Dar es Salaam City containing (28,889) Square Feet shown for identification only edged red on the plan attached to this lease agreement registered under the Filed Document Number 169729 annexed hereto and defined on the registered Survey Plan Numbered E1 159/B/7271 deposited at the office of the Director for Surveys and Mapping at Dar es Salaam.**

ENTRIES IN THE REGISTER  
TITLE NO. 11745/1

No. 26.06.2015 Registered at 10.10. a.m.  
To PAN AFRICA ENTERPRISES LTD,  
P.O. BOX 21207, DAR ES SALAAM.

*Sen* Asst. Registrar of Titles

No. Registered at m  
To

Asst. Registrar of Titles

No. Registered at m  
To

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No. Registered at m  
To

Asst. Registrar of Titles

ENTRIES IN THE REGISTER

TITLE No. 11745

~~LEASE~~

No. — Registered 21-6-57 at 3 1/2 m

To LALJI MAKANJI KARANIA 52/100  
VIT ALHAI BHALHAI 16/100  
PATEL  
BHIMJI RAJJI 16/100  
KILIMJI RAJJI 16/100

Asst. Registrar of Titles

LEASE OF GODOWN No. 10

No. 24128 Registered 27-6-57 at 9.40 m

To VAN EEGHEN AND MACLAINE (EAST AFRICA) LIMITED: from 15th December, 1956 for the term of five (5) years at the yearly rent of Shs. 8,400/-

Asst. Registrar of Titles

LEASE OF GODOWN No. 9.

No. 24129 Registered 27-6-57 at 9.40 m

To VAN EEGHEN AND MACLAINE (EAST AFRICA) LIMITED: from 15th September, 1956 for the term of five (5) years at the yearly rent of Shs. 8,400/-

Asst. Registrar of Titles

LEASE OF GODOWN No. 8.

No. 24130 Registered 27-6-57 at 9.40 m

To VAN EEGHEN AND MACLAINE (EAST AFRICA) LIMITED: from 1st January, 1957 for the term of five (5) years at the yearly rent of Shs. 8,400/-

Asst. Registrar of Titles

AMENDING LEASE

No. 24131 Registered 27-6-57 at 9.40 at

To AMENDING THE PLOT REFERRED TO IN LEASES FILED DOCUMENTS NOS. 24128; 24129, and 24130.

Asst. Registrar of

TRANSFER

No. 24132 Registered 27-6-57 at 9.40 at

To KIVUNGU SISAL ESTATE LIMITED  
Cons. Shs. 190,000/-

Asst. Registrar of

LEASE

No. 35741 Registered 24-8-57 at

To VAN EEGHEN AND MACLAINE (EAST AFRICA) LIMITED: from 1st January 1957 for term of 5 years at yearly rent of Shs. 8,400/-

Asst. Registrar of

TRANSFER

No. 44372 Registered 14-5-65 at 8

To JUMA HAJI (TANZANIA) LIMITED. Cons. Shs. 175,000/-

Asst. Registrar of

NOTICE UNDER SECT 44(V) OF THE FREEHOLD TITLES (CONVERSION AND GOVERNMENT LEASES) ACT 1963.

CHANGE OF OWNERSHIP (S. 71)

44373 Registered 14.5.65 at 8.00am

No. 86547 Registered 5.12.94 at 12.45 P.m

The estate of the Registered Owner is subject to the development Requirements as set there in II.

To TREASURY REGISTRAR, of P.O. Box 9111, Dar-es-Salaam

*Ambaya*  
Asst. Registrar of Titles

*[Signature]*  
Asst. Registrar of Titles

MORTGAGE OF 1/2 SHARE

TRANSFER

54680 Registered 23-3-70 at 11.00am

No. 86548 Registered 5.12.94 at 12.45 P.

THE NATIONAL BANK OF COMMERCE. To secure an unspecified amount. DISCHARGED F.D. 56105 ON 1-7-70 AT 11.45am

To Z. E. K. LADHANI LIMITED, of P.O. Box 489, Mwanza (Cons: Shs 5,670,000/=)

*Ambaya*  
Asst. Registrar of Titles

*[Signature]*  
Asst. Registrar of Titles

TRANSFER

MORTGAGE

57281 Registered 9-1-71 at 8.00am

No. 107078 Registered 3-7-2002 at 1.00 P.m.

THE STATE TRADING CORPORATION of P.O. Box 883, Dar-es-Salaam Cons. Shs. 285,000/-

To EXIM BANK TANZANIA LIMITED (To secure an unspecified amount)

*Ambaya*  
Asst. Registrar of Titles

*[Signature]*  
Asst. Registrar of Titles

DECT. II

MORTGAGE DISCHARGED

63470 Registered 11-2-70 at 11.00am

No. 109382 Registered 8.11.2004 at 1.00pm

DOMESTIC APPLIANCE AND REFRIGERATION COMPANY LIMITED.

ON 12.3.2012 AT 11.45 AM TO EXIM BANK (TANZANIA) LIMITED OF P.O. BOX 1431, DAR-ES-SAL (To secure an unspecified amount)

*Ambaya*  
Asst. Registrar of Titles

*[Signature]*  
Asst. Registrar of Titles

12/03/12

~~Atchela~~

LEASE

169739

26-6-15 10:10A.

PAN AFRICA ENTERPRISES

LIMITED of P.O. BOX 21207,

Nairobi from 2<sup>nd</sup> June 2015.

*[Signature]*