

TANGANYIKA

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 **Thirty-First** day of **May** 19 **49**

is registered in the Land Registry under Title No. **6192**

Copies of the subsisting entries in the register are within.

Dated the **14th** day of **July** 19 **75**

Sen. Asst. *ombaya* Registrar of Titles

Title No. **6192**

Description of registered land.

ALL THAT piece or parcel of land Situated to the south of Mwanza Township containing Three decimal one three acres or thereabouts, as delineated and edged red on Registered Survey, Plan No. D¹²₁₄₁₃¹⁵ annexed to the enclosed Copy of Certificate of Occupancy hereto.

ENTRIES IN THE REGISTER

TITLE No. 6192

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
34783	6-4-61	GAILEY AND ROBERTS (TANGANYIKA) LIMITED, Registered as owner.	<i>B</i>

LAND REGISTRY DAR ES SALAAM
CHANGE OF NAME
 (SEC. 71)
 Filed Document No. 64210
 Date of registration 8.9.75 time 10.20am
 To THE UNITED AFRICA COMPANY
OF TANZANIA LIMITED.

[Signature]
 Senior Asst. Registrar of Titles

LAND REGISTRY DAR ES SALAAM
CHANGE OF NAME
 (SEC. 71)
 Filed Document No. 68343
 Date of registration 26-6-78 time 11.10 a.m.
 To UAC OF TANZANIA LIMITED
of P.O. Box 9262, Dar-es-Salaam.

[Signature]
 Senior Asst. Registrar of Titles

LAND REGISTRY DAR ES SALAAM
TRANSFER
 Filed Document No. 68344
 Date of registration 26-6-78 time 11.10 a.m.
 To RUBY ROADWAYS LIMITED
of P.O. Box 4180, Dar-es-Salaam
(Cons. Shs. 200,000/=)

[Signature]
 Senior Asst. Registrar of Titles

MWANZA LAND REGISTRY
CHANGE OF NAME
 Filed Document No. _____
 Date of registration _____ time _____
 To _____

L.O. No.9745.
M.P. No.22060.

TANGANYIKA TERRITORY.

The Land Ordinance (Cap.68 of the Laws)

CERTIFICATE OF OCCUPANCY.

The *Twenty-first* day of *May*
Nineteen hundred and forty-nine.

TITLE No. *6192*

THIS IS TO CERTIFY that THE UNITED AFRICA COMPANY (TANGANYIKA) LIMITED a Limited Liability Company incorporated in Tanganyika Territory 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 and more particularly delineated on the plan annexed hereto for a term of ninety nine years from the ninth day of December Nineteen hundred and thirty eight 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 (a) for the term from the ninth day of December Nineteen hundred and thirty eight until the twenty-eighth day of May Nineteen hundred and forty three the yearly rent of Shillings six hundred and fifty (Shs.650/-) and (b) during the residue of the said term the yearly rent of Shillings seven hundred and fifty (Shs.750/-) which shall be paid yearly in advance without any deduction the payments of rent already made for the period expiring on the eighth day of December Nineteen hundred and forty eight being in satisfaction of the rent for the term already expired the subsequent payments to be made in advance for each year on the ninth day of December in each year during the said term. Provided always that the said rent shall be subject to revision by the Governor after the expiration of twenty years from the date of commencement of the said Right of Occupancy and shall also

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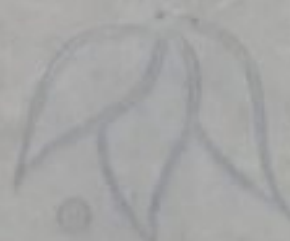
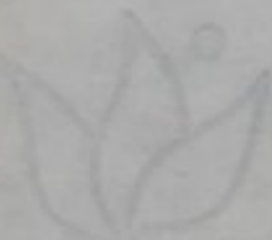
49
1000

Certified True Copy

Smt. Smt. Smt.

Admission Officer of T.M.C.

Date 21-8-75



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Mwanga
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Mwanga

be subject to revision or further revision after the expiration of every subsequent period of twenty years throughout the term of the said Right of Occupancy.

2. The occupier undertakes :-

- (i) To maintain on the plot in good order and repair to the satisfaction of the Township Authority of Mwanza approved buildings and machinery of a value of not less than Shillings Twenty thousand (Shs.20,000/-);
- (ii) the land shall be used as a site for the erection of Godowns for the storage of hides skins foodstuffs and other goods handled by the occupier or as a site of an oil, rice or flour mill, or of a soap factory and for purposes directly ancillary thereto, provided that if soap is manufactured in such buildings the factory will be conducted in such manner as may be approved and required by the Township Authority of Mwanza and that failure to comply with the requirements of the said Township Authority will constitute good cause for revocation of the right of occupancy and provided further that adequate arrangements shall be made by the occupier for water supply, drainage, and the disposal of trade refuse and effluent to the satisfaction of the said Township Authority.
- (iii) the right of occupancy shall confer no water rights;
- (iv) the right of occupancy shall confer no rights of user in the pier adjoining or close to the plot nor any rights in the structure thereof.

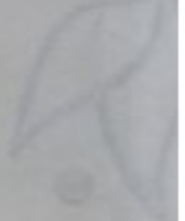
3. No subdivision or sub-leasing of portions of the plot will be permitted. --

4. Failure to comply with any of the terms or conditions herein contained or implied will be deemed to constitute good cause for revocation of this Right of Occupancy. --

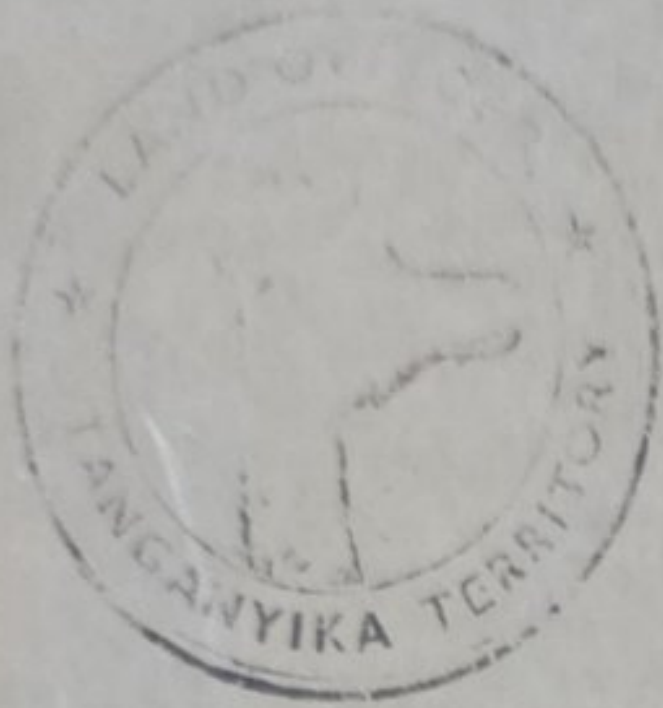
Certified True Copy

S. Sambayya
Assistant Registrar of Titles

Date 21-8-75



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



W. Haywood
Land Officer.

THE SCHEDULE HEREINBEFORE REFERRED TO;

All That piece or parcel of land situated to the south
of Mwanza Township in the Mwanza District containing three
decimal one three acres or thereabouts as the same is more
particularly delineated and described on the Survey Division
Plan No. D¹² $\frac{15}{1413}$ annexed hereto and thereon bordered red.

We, the within-named THE UNITED AFRICA COMPANY
(TANGANYIKA) LIMITED hereby accept the terms and conditions
contained in the foregoing Certificate of Occupancy.

The Common Seal of the
United Africa Company
(Tanganyika) Limited
was hereunto affixed
in the presence of
S. McKNIGHT
R. POTTER.

S. McKnight
Director
R. Potter
Secretary

who are able to read
and write the language
in which the above -
written document is
written and have also
signed their names -
this *fourth* day of
March 1949
in my presence:

R. Scott
Secretary
P.O. Box 670
Mwanza

Certified True Copy

Smt. Smt. Smt.
Secretary, Ministry of P.W.D.

Date 21.8.75



MWANZA

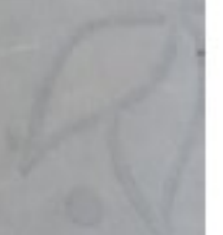
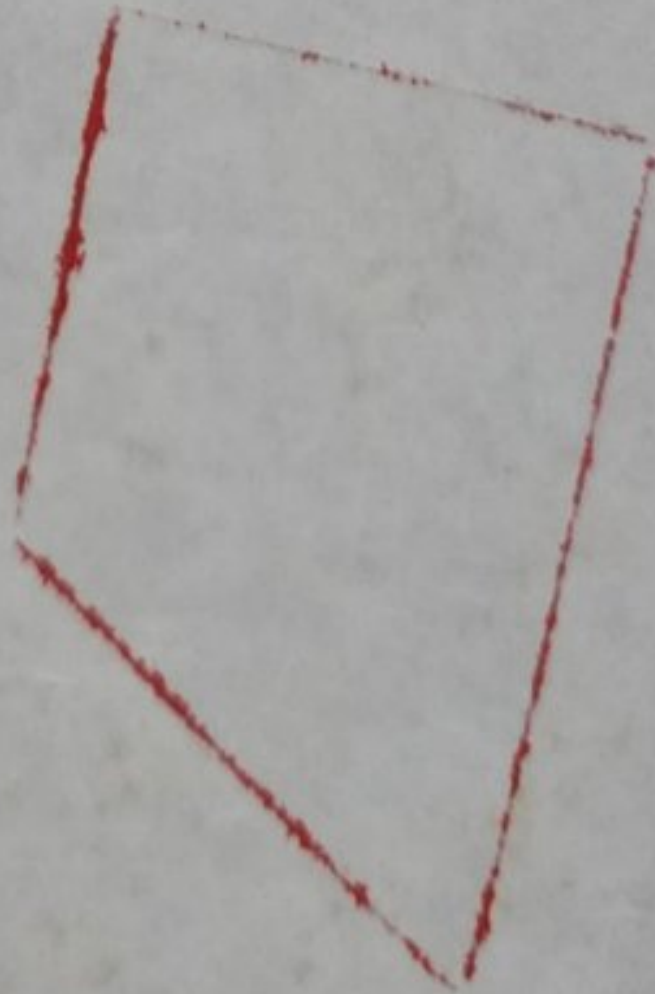
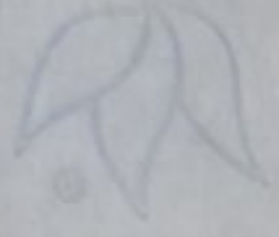


PETROL
STATIONS
SITES



VICTORIA

Certified True Copy
Embaya
Assistant Registrar of Titles
Date 21.8.75



TANGANYIKA TERRITORY
STAMP DUTY No. 25734 T. 1/1640
Receipt No. 25734 T. 1/1640
25/11/59
Asst. Registrar

NOTICE OF REVISION OF DEBT
No. 29543 Registered 17.59 at 8a
To Shs. 1174/- per annum
a from 17.59
Asst. Registrar of Taxes

TRANSFER
No. 34783 Registered 6461 at 3p
T. GAILEY AND ROBERTS (TANGANYIKA) LIMITED
Cons. Shs. 61,940/-
Asst. Registrar of Taxes

Certified True Copy

Smbaya
Sen. Asst. Registrar of Titles

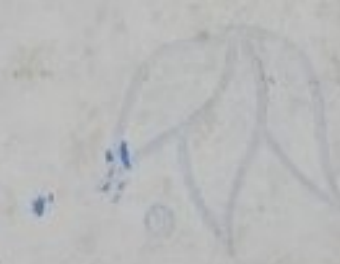
Date 21.8.75

Stamp Duty Shs. 2/- Paid

and Revenue Receipt No. 896807

of 2-5-75 issued.

Smbaya
Sen. Asst. Registrar of Titles



ENTRIES IN THE REGISTER

TITLE No. 6192

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
		<p>MWANZA LAND REGISTRY</p> <p>TRANSFER</p> <p>Filed Document No. 1186</p> <p>Date of Registration 20-1-86 time 8:00am</p> <p>To FARAI RETRADING</p> <p>ENTERRISES LIMITED of P.O. Box 436, Mwanza (Cons Shs 500,000/=</p> <p><i>J.R. Himig</i> Senior Asst. Registrar</p>	
		<p>MWANZA LAND REGISTRY</p> <p>MORTGAGE</p> <p>Filed Document No. 4709</p> <p>Date of Registration 26-07-95 8:00 AM</p> <p>NATIONAL BANK OF COMMERCE</p> <p>(TO SECURE AN UNSPECIFIED AMOUNT)</p> <p>DISCHARGE PD 14592 ON 22-02-06 At 11:45 AM Princ. Asst. Registrar</p> <p><i>[Signature]</i> Registrar</p>	
		<p>MWANZA LAND REGISTRY</p> <p>CHANGE OF NAME</p> <p>7844 (PD. 4709)</p> <p>Filed Document No. 7844</p> <p>Date of Registration 20-7-2000 12:15 P.M</p> <p>THE NBC (1997) LTD (TO SECURE AN UNSPECIFIED AMOUNT)</p> <p>DISCHARGE PD 14592 ON 22-02-06 At 11:45 AM Princ. Asst. Registrar</p> <p><i>[Signature]</i> Registrar</p>	

REGISTRY
CHANGE OF NAME (7844)
File Document No. 9264
Date of Registration 30-5-2002 time 1:00 PM
To NATIONAL BANK OF COMMERCE
LIMITED (To secure an unpaid
amount)
DISCHARGE PD
14592 ON
22-2-05
A1-1145
D/S NC
Senior Asst. Registrar of Titles

