

THE LAND REGISTRATION ORDINANCE, 1953.  
~~The Land Registry Ordinance (Cap 116 of the Laws)~~



## CERTIFICATE OF TITLE TO FREEHOLD LAND

This is to certify that the freehold land hereinafter described is registered in the land Registry under title No. 11742  
 Copies of the subsisting entries in the register are within.

Dated the Twenty-first day of June,

1957 11/8/57

*[Signature]*  
 Asst. Registrar of Titles

Title No. 11742 Description of registered land :

ALL THAT piece or parcel of land situate on Pugu Road in the Municipality of Dar es Salaam containing Thirty four thousand sixty four (34,064) square feet or thereabouts and known as Plot No. 2 part of Plot No. 46/3 of Enemy Property Lot No. 20 as delineated and edged in red on the plan annexed hereto  
SUBJECT to the obligations and restrictions set out in the Schedule annexed hereto

Ex CT/11516

ENTRIES IN THE REGISTER

TITLE No. 11742

FREEHOLD TITLE

No. - Registered 21.6.57 at 3.15 p.m

To LALJI MAKANJI KARANIA 52/100  
VITHALBHAI BHULABHAI PATEL 16/100  
BHIMJI RAMJI 16/100  
KHMJI RAMJI 16/100

*[Signature]*  
Asst. Registrar of Titles

TRANSFER

No. 48384 Registered 12.4.67 at 9.00 a.m

To M/s. PATEL'S CONSTRUCTION COMPANY

LIMITED. Cons. Shs. 35,000/-

(Including title No. 11743)

*[Signature]*  
Asst. Registrar of Titles

PARTITION

No. 28452 Registered 5.2.59 at 3 p.m

To KHMJI RAMJI REGISTERED

AS SOLE OWNER

*[Signature]*  
Asst. Registrar of Titles

TRANSFER

No. 50360 Registered 25.3.68 at 9.35 a.m

To HASHAM JAMAL & SONS LTD

CONS SHS. 75,000/-

(Including Title No 11743)

*[Signature]*  
Asst. Registrar of Titles

TRANSFER

No. 46139 Registered 15.4.66 at 11.30 a.m

To V. B. PATEL & COMPANY LIMITED

Cons. Shs. 35,000/-

(Including title No. 11743)

*[Signature]*  
Asst. Registrar of Titles

TRANSFER

No. 53048 Registered 28.12.68 at 11.00 a.m

To PAN AFRICA ENTERPRISES LIMITED

CONS. SHS. 100,000/-

*[Signature]*  
Asst. Registrar of Titles

NOTICE UNDER SECT. 44 (1) OF THE FREEHOLD TITLES (CONVERSION) AND GOVERNMENT LEASIS ACT. 1963.

No. 46140 Registered 15.4.66 at 11.30 a.m

"The estate of The Registered Owner is subject to the Development Requirements as set there in".

*[Signature]*

NOTICE UNDER SECTION 44 (1) OF THE FREEHOLD TITLES (CONVERSION) AND GOVERNMENT LEASIS ACT 1963.

No. 54326 Registered 10.10.69 at 11.55 a.m

"The estate of the registered owner is subject to the Development Requirements as set out therein"



## SCHEDULE

---

### Conditions Imposed by the Former German Government

1. The registered owner shall at any time on demand of the Government and on receipt of a proportionate part of the original purchase price ( **Shillings six per hectare** - - - ) and on payment of compensation for such expenditure as may have increased the value of the land, surrender and yield up such portion or portions of the land as shall be required for (a) the construction of railways, streets, roads, ditches, canals, telegraph lines including such protective strips as may be deemed necessary, and other public works, especially measures for drainage; (b) the getting and dumping of earth, stone and other material, and the dumping on the said land of such material got elsewhere and required for the said public works, even when such works are constructed only parallel to or abutting on the boundary of the said land, and the provision of necessary roads of access to such works.

2. The registered owner shall keep open for public traffic all existing roads and also, at the request of the Government, roads made by the registered owner so far as they traverse the said land.

( The foregoing is a translation of an extract from a Contract of Purchase dated 18th August, 1912 made between Landesfiskus of the one part and Paul Devers of the other part ).

ENTRIES IN THE REGISTER

TITLE No.

**MORTGAGE**  
**DISCHARGED**  
 No. 54356 Registered 14-10-64 at 11.10am  
 On 30-10-2000 At 11:00 AM  
 To THE NATIONAL BANK OF COMMERCE  
 UNDER FD 105,300  
 To secure an Unspecified Amount.

REG. OF TITLES *[Signature]* Asst. Registrar of Titles

No. .... Registered ..... at ..... m  
 To .....

Asst. Registrar of Titles

**CHANGE OF NAME**  
**DISCHARGED ON**  
 No. 104870 Registered 12-5-2000 at 11.00m  
 30-10-2000 At 11.00 AM  
 To THE NBC (1997) LIMITED  
 UNDER FD 105,300.

REG. OF TITLES *[Signature]* Asst. Registrar of Titles

No. .... Registered ..... at ..... m  
 To .....

Asst. Registrar of Titles

**CHANGE OF NAME**  
**DISCHARGED ON**  
 No. 105299 Registered 30-10-2000 at 11.00am  
 30-10-2000 At 11.00 AM  
 To THE NATIONAL BANK OF COMMERCE LIMITED  
 UNDER FD 105,300.

REG. OF TITLES *[Signature]* Asst. Registrar of Titles

No. .... Registered ..... at ..... m  
 To .....

Asst. Registrar of Titles

**MORTGAGE**  
 No. 105792 Registered 13-6-2001 at 10.00am  
 To SAVINGS AND FINANCE

No. .... Registered ..... at ..... m  
 To .....