

TANGANYIKA

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of issue :

Title Number : 13362.

Land Office number : 16614.


Land : 1,246 acres, Unit No. 1 at Maswere in Mbulu District.

Term : Ninety-nine years.

Certified true copy of the Original



TITLE No. 13362
 REGISTERED 5-10-57
 at 1.45 P.M.
 Ass. Registrar of Titles



L.O. No. 16614
 M.P. No. 42714

TANGANYIKA
 Stamp Duty Shs. 4/- paid and
 cancelled
 Receipt No. 81142 of 22-1-57
 Ass. Registrar


TANGANYIKA
 Stamp Ordinance
 Section 10
 DUTY DEMONSTRATED
 Shs. 12/- paid on
 principal instrument
 Revenue Authority

CERTIFICATE OF OCCUPANCY

The *Thirteenth* day of *September*
 One thousand nine hundred and fifty-*nine*
 Title No. 13362.

THIS IS TO CERTIFY that ALBERT EDWARD LEVY and RHODA KATHERINE LEVY of Mbulu District (hereinafter called "the Occupiers") are entitled as joint tenants to a Right of Occupancy in and over the land described in the Schedule hereto (hereinafter called "the said land") and more particularly delineated on the plan annexed hereto for a term of ninety-nine years from the Twentieth day of November One thousand nine hundred and fifty-six according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulations made thereunder and any enactment in substitution therefor or amendment thereof and to the following special terms and conditions, viz.:-

1. The Occupiers having paid rent calculated at the rate of five hundred and six shillings (Shs. 506/-) per annum from commencement of the said term to the Thirtieth day of June 1959 shall thereafter pay rent of six hundred and twenty-three (Shs. 623/-) yearly in advance on the first day of July in every year during the said term PROVIDED that the said rent shall be subject to revision by the Governor on the first day of July in each of the years 1976, 1996, 2016 and 2036 or within five years thereafter in each case.
2. The said land shall be used solely for agricultural and pastoral purposes.
3. The Occupiers hereby covenant:-
 - (a) to demarcate the boundaries of the said land to the satisfaction of the District Commissioner, Mbulu and thereafter to maintain such

Certified true copy of the Original




demarcation in such a manner that the boundaries are easily identifiable at all times during the term of the said Right of Occupancy;

- (b) to take all measures necessary to protect the soil; to preserve the soil fertility of the said land and to prevent soil erosion occurring thereon; not to allow soil erosion outside the boundaries of the said land to occur as the result of farming of the said land and to take any measures which may be required by the Director of Agriculture to achieve the above objects;
- (c) during the first year of the said term to clear one-fifth of the total area of the said land of tsetse infested bush and during each of the next succeeding four years of the said term to clear a further one-fifth of the total area of the said land so that at the end of the fifth year of the said term the total area of the said land shall be cleared of tsetse infested bush and at all times thereafter to keep the said land so cleared.

4. The Occupiers shall not at any time subdivide the said land nor assign, sublet or otherwise dispose of it or of any portion thereof without the previous consent of the Governor.

5. This Right of Occupancy shall confer no water rights.

6. The Governor may revoke the said Right of Occupancy for good cause. Good cause shall include failure by the Occupiers to perform the covenants or to comply with the conditions expressly or impliedly contained in the said Right of Occupancy.

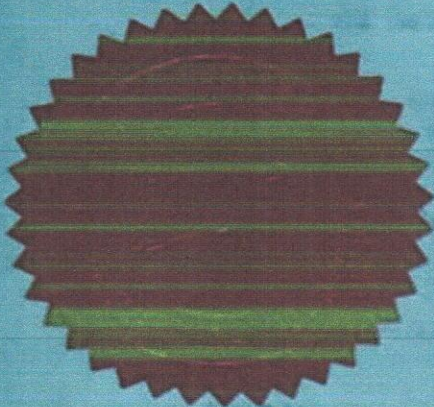
THE SCHEDULE HEREINBEFORE REFERRED TO:

ALL THAT piece or parcel of land situate in Wbulu District being Unit No. 1 at Maswere having an area of one thousand two hundred and forty-six (1246) acres as delineated on Registered Survey Plan No. 10096 deposited with the Survey Division of the Department of Lands and Surveys, Dar es Salaam and edged white for the purpose of identification only on the plan hereunto annexed.

Certified true copy of the Original



GIVEN under my hand and seal and by Order of the Governor the day and year first above written.



F. Akenhead

LAND OFFICER

We, the within-named ALBERT EDWARD LEVY and RHODA KATHERINE LEVY hereby jointly and severally accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SIGNED and DELIVERED by the said ALBERT EDWARD LEVY who is known to me personally/ identified to me by

Albert E. Levy

.....
the latter being known to me personally/ in my presence this ¹⁵ day of *September* 1959.

(Witness' Signature).....*[Signature]*

(Postal Address).....*[Address]*

.....
(Qualification).....*[Qualification]*

SIGNED and DELIVERED by the said RHODA KATHERINE LEVY who is known to me personally/ identified to me by

R. Levy

.....
the latter being known to me personally/ in my presence this ¹³ day of *September* 1959.

(Witness' Signature).....*[Signature]*

(Postal Address).....*[Address]*

.....
(Qualification).....*[Qualification]*

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[Signature]



THE LAND REGISTRATION ORDINANCE

TRANSFER OF A RIGHT OF OCCUPANCY

SLIP NO. 13362

IN CONSIDERATION of the sum of Shillings Eight hundred eighty one seven hundred and ten (Shs.881,710/-) we, ALBERT EDWARD LEVI and THE STATE BANKING LEVI joint tenants in equal shares, of Post Office Message, Arusha HEREBY TRANSFER to the NATIONAL AGRICULTURAL AND FOOD CORPORATION a public Corporation established by and under the Public Corporation Act 1963, General Notice No.89/69 of Post Office Box Number 903 Dar es Salaam the Right of Occupancy registered under above reference.

SIGNED and DELIVERED by the said ALBERT EDWARD LEVI who is known to me personally in my presence this 20th day of August, 1978

[Signature]

SIGNATURE:

[Signature]

POSTAL ADDRESS:

Box 2203
Dar-es-Salaam

QUALIFICATION:

Advocate



SIGNED and DELIVERED by the said ALBERT EDWARD LEVI who holder of Power of Attorney of THE STATE BANKING LEVI who is known to me personally in my presence this 20th day of August, 1978

[Signature]

SIGNATURE:

[Signature]

POSTAL ADDRESS:

Box 2203
Dar-es-Salaam

QUALIFICATION:

Advocate



Certified true copy of the Original

[Signature]



SEALED with the Common Seal
of the said NATIONAL AGRICULTURE
AND FOOD CORPORATION and DELIVERED
in the presence of us, this 23rd
DAY OF August, 1978

SIGNATURE: A. M. S. M. M. M.
POSTAL ADDRESS: Box 903
Dar es Salaam
QUALIFICATION: General Manager

SIGNATURE: [Signature]
POSTAL ADDRESS: Box 901 D877
QUALIFICATION: DIRECTOR

Stamp Duty Shs. 20/= Paid
and Revenue Receipt No. 515292
of 23-8-78 issued.
[Signature]
Asst. Registrar of Titles

TANGANYIKA
STAMP DUTY PAID ON
ORIGINAL Shs. 22,045/-
Receipt No. 515292 of 23-8-78
[Signature]
Asst. Registrar of Titles

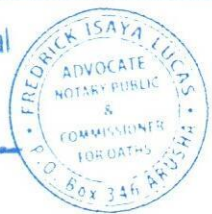
~~Consent for the
paid on
Dated
Received and
Arusha~~
Consent Fee Shs. 1000/-
on G.R. No. 994080
23/8/78
Regional Land Office
Arusha
[Signature]

Under the authority conferred
on me by Section 473 of the
Act of 1962, I approve
the disposal on behalf of the
President.

[Signature]
6/24/1978
Secretary General

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[Signature]



INCUMBRANCE SUBSTING AT
 No. 1188 Registered 14/58
 To The Land Bank of Tanganyika
 DISCHARGED FD 1875 ON
 Registered in Registry of
 Documents under serial No.
 52/59 14/58
 Pyaluba
 ASST. REG. OF TITLES

LAND REGISTRY, MOSHI
 CHANGE OF NAME FD 21679
 Filed Document No. 1847
 Date of registration 17-2-78 time 11:00 A.M.
 To THE TANZANIA RURAL DEVELOP-
MENT BANK
 DISCHARGED FD 1848 ON
 17-2-78 AT 11:00 AM.
 Pyaluba Pyaluba
 ASST. REG. OF TITLES

INCUMBRANCE SUBSTING AT
 FIRST REGISTRATION
 No. 1875 Registered 30-3-78
 To The Land Bank of Tanganyika
 AT 11:00 AM.
 Registered in Registry of Documents
 under serial No 531/59
 Pyaluba
 ASST. REG. OF TITLES

LAND REGISTRY, MOSHI
 CHANGE OF NAME Ser. No. 64/58
 and Ser. No. 531/59
 Filed Document No. 1874
 Date of registration 30-3-78 time 11:00 A.M.
 To TANZANIA RURAL DEVELOPMENT
BANK DISCHARGED FD 1875 ON
30-3-78 AT 11:00 AM.
 Pyaluba Pyaluba
 ASST. REG. OF TITLES

MORTGAGE
 No. 34679 Registered 17-3-61 at 1:30 P.M.
 To THE LAND BANK OF TANGANYIKA
 To secure Shs. 20,000/-
 DISCHARGED FD 1848 ON
 17-2-78 AT 11:00 AM.
 Pyaluba
 ASST. REG. OF TITLES

LAND REGISTRY, MOSHI
 TRANSFER
 Filed Document No. 2520
 Date of registration 18-9-80 time 8:00 A.M.
 To MRS. NATIONAL AGRICULTURE
AND FOOD CORPORATION OF
P.O. Box 903, DAR-ES-SALAAM
CONS. SHS. 881,710/-
 George P
 ASST. REGISTRAR OF TITLES

MORTGAGE
 No. 36844 Registered 20-1-62 at 9:30 AM
 To THE LAND BANK OF TANGANYIKA
 To secure Shs. 17,400/-
 Discharged FD 40286 on
 3-8-63 at 9:30 AM
 Ambaya
 ASST. REGISTRAR OF TITLES

LAND REGISTRY, MOSHI
 TRANSFER
 Filed Document No. 6195
 Date of registration 28-2-91 8:00 A.M.
 JAVESH BAGU ODEDRA a trustee
 TOOF: - JAVESH BAGU ODEDRA,
 HITESH BAGU ODEDRA, MAYUR
 BAGU ODEDRA, BAGU NATHA
 ODEDRA, and MRS. JETHIBEN BAGU
 ODEDRA all of P.O. Box 7103, Arusha
 (Cons. Shs. 1,907,669.60)
 including C.T.
 No. 11128.
 Wadhwa
 ASST. REGISTRAR OF TITLES

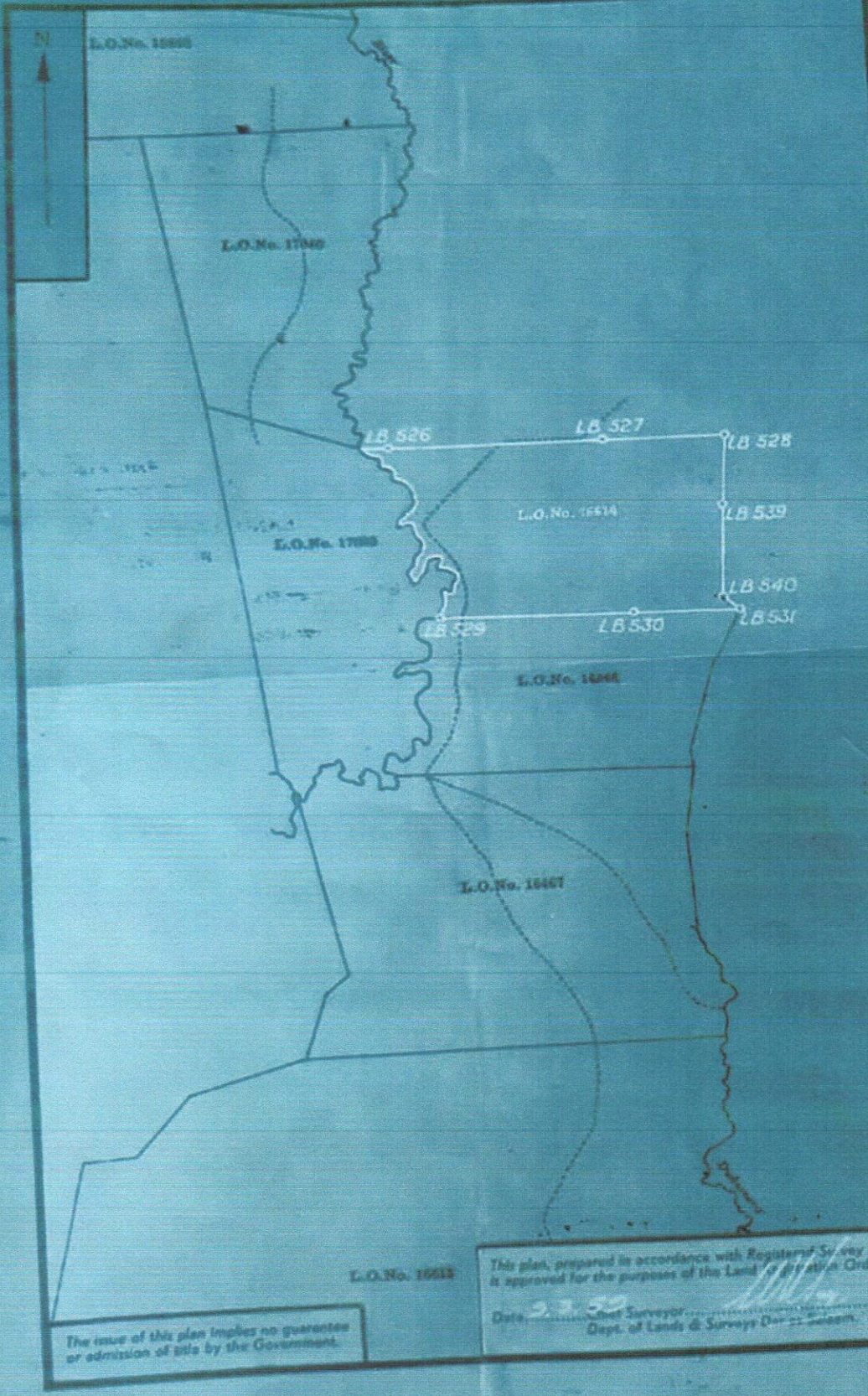
DEED OF VARIATION
 No. 58176 Registered 3-8-71 at 10:00 A.M.
 To TERMS OF RIGHT OF
OCCUPANCY VARIED.
 Ambaya
 ASST. REGISTRAR OF TITLES

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MBULU DISTRICT

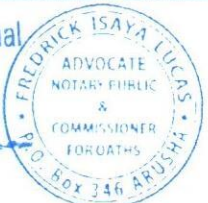


The issue of this plan implies no guarantee or admission of title by the Government.

This plan, prepared in accordance with Register of Survey No. 1111, is approved for the purposes of the Land Registration Ordinance.
Date 23/3/55 The Surveyor [Signature]
Dept. of Lands & Surveys Dar es Salaam.

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[Handwritten Signature]

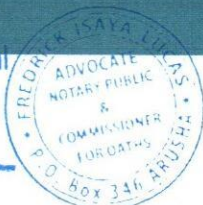


FILED DOCUMENT No. 2520
REGISTERED
18.9.80
at 8.00 A.m
George
Asst. Registrar of Titles



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George



COPIED BY

L.O. NO. 16814 UNIT NO. 1 MASWARI
WASU DISTRICT

LB 526		8 556 480.5	- 654 155.4
	89 44 30	6505.6	
LB 527		8 550 509.6	647 649.9
	90 06 00	5789.6	
LB 528		8 556 508.0	643 860.5
	183 44 30	2375.3	
LB 539		8 554 184.8	644 015.2
	183 02 10	3096.0	
LB 540		8 551 045.1	644 179.2
	133 45 00	664.2	
LB 531		8 550 585.8	645 699.4
	271 02 00	3272.8	
LB 530		8 550 642.9	646 971.7
	271 06 20	5743.3	
LB 529		8 550 753.6	652 715.9
	271 06 20	75 ft	

River Bank

Curvilinear Boundary - Kou River.

River Bank

89 44 30 735 ft

LB 526

Area = 1248 Acres

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