

TANGANYIKA TERRITORY

Land Registry Ordinance (Cap. 70 of the Laws)



CERTIFICATE OF TITLE TO ~~FREEHOLD~~ LAND

GOVERNMENT
LEASEHOLD

This is to certify that the freehold land hereinafter described is registered in the Land Registry under title No. 3520.

Copies of the subsisting entries in the register are within.

Dated the Seventeenth day of August, 1957.



A handwritten signature in dark ink, appearing to read 'J. M. ...', written over the printed name of the Assistant Registrar of Titles.

Asst. Registrar of Titles

Title No. 3520 Description of registered land:

All that piece or parcel of land situated near Kole Kole, Ndigo, in the District of Tanga containing approximately Four thousand nine hundred and eighty five (4,985) acres as delineated and edged with red on the Survey Plan No.

E. 2 85 annexed to the enclosed Crown Grant and being Farms Nos 15 and 16 of the Tanga District.

ENTRIES IN THE REGISTER

TITLE No. 3520.

Ref. No. of filed document	Date of Registration	Nature of entry	Initials
2677	1937 17th August 2.20 p.m.	Crown Grant in favour of W.J. TAME LIMITED of Tanga first registered owner. ENCUMBRANCE dated 13th December 1935 in favour of THE STANDARD BANK OF SOUTH AFRICA LIMITED for Shs. 300,000/- and interest thereon (including other properties) subsisting at first registration.	Initials [Handwritten marks]

CHARGE
 No. 3306 Registered 1/3/39 at 2 p.m.
 TO THE STANDARD BANK OF SOUTH AFRICA LIMITED to secure 500,000/- and interest (including Titles Nos. 1855, 2353, 2373, 3006, 3262 and unregistered land)
 J. J. [Signature]
 Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 18500 Registered 2-2-55 at 11.10 a.m.
 By THE LIVERPOOL UGANDA COTTON COMPANY LIMITED
 Withdrawn: F.D. 22459 on 23/10/56 at 3 p.m.
 [Signature]
 Asst. Registrar of Titles

MORTGAGE BY DEPOSIT
 No. 5020 Registered 11.6.53 at 3.30 p.m.
 WITH BARCLAYS BANK (DOMINION COLONIAL AND OVERSEAS)
DISCHARGED
 F.D. 18268 of 16.12.54 at 2.55
 [Signature]
 Asst. Registrar of Titles

MORTGAGE
 No. 22460 Registered 23.10.56 3 p.m.
 TO Cissy Ivy Victoria (Peggy) ISHMAEL and BRYAN O'DONOVAN as trustee.
 To secure Shs. 1,000,000/-
 Discharged F.D. 27014 on 3.7.58 at 3 p.m.
 [Signature]
 Asst. Registrar of Titles

TRANSFER
 No. 18269 Registered 9.12.54 at 9.4 a.m.
 To ZAGORITIS ESTATES LIMITED. Cons. Sh. 1,700,000/-

TRANSFER
 No. [Blank] Registered [Blank] at [Blank] a.m.
 To [Blank]

MORTGAGE
No. 42385 Registered 22-6-64 11-456

BARCLAYS BANK O.C.O.

DISCHARGED

F.D. 2783 on 16-1-82
at 8:00 A.M.
[Signature]
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
CHANGE OF NAME FD 42385

Filed Document No. 2782
Date of registration 16-1-82 time 8:00 A.M.

To THE NATIONAL BANK
OF COMMERCE

DISCHARGED F.D. 2783

[Signature]
Asst. Registrar of Titles

LAND REGISTRY MOSHI
Notice under section 5(6) of
the Leasehold Conveyance (Right
of Occupancy) Act No. 44 of 1969

Filed Document No. 603
Date of registration 26-10-74 time 8:00 A.M.
The estate of the registered
owner is SUBJECT to the
terms and conditions as set
out therein including the following:
Term: 99 years with effect
from 1-7-63 with effect
Rent: Shs. 4985/= per annum from
1-4-1970.

[Signature]
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
TRANSFER

Filed Document No. 2794
Date of registration 18-3-82 time 9:50 A.M.

To MARUNGU SISAL ESTATE
LIMITED P.O. Box 2357,
Dar-es-Salaam. (Const. Shs.
6,500,000/=)

[Signature]
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
RECTIFICATION OF REGISTER

Filed Document No. 51972
Date of registration 20/5/2019 time 9:00 A.M.
To Land Register Rectified
as per Filed Document
NO. 51972 of 20/5/2019

[Signature]
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
TRANSFER

Filed Document No. 51973
Date of registration 20/5/2019 time 9:AM
To MARUNGU PLANTATION LIMITED
OF BOX 2294 TANGA
Const. Shs. 2,000,000,000/=

[Signature]
Asst. Registrar of Titles

TANGANYIKA TERRITORY

The Land Ordinance (Cap. 68 of the Laws)

Title No. 3520

THIS DEED made the *tenth* day of *August*

One thousand nine hundred and *thirty seven*

BETWEEN HENRY CHARLES DONALD CLEVELAND

MACKENZIE KENNEDY, Companion of the Most Distinguished

Order of Saint Michael and Saint George, Acting
Governor and Commander-in-Chief in and over the Territory of Tanganyika

(hereinafter called "the Governor," which term shall include his successors
in office and the officer for the time being administering the Government of
the Territory) of the one part, AND W. J. TAME LIMITED, a Company

incorporated in the Tanganyika Territory and registered as
required by the provisions of the Companies Ordinance, 1931,

and having its registered office at Tanga in the said Territory
(hereinafter called "the Grantee" which expression shall include ~~his heirs,~~ ^{its}

~~successors~~ ^{successors} and assigns where the context so admits) of the other part;

WHEREAS the Grantee is entitled to the residue unexpired of ^{two} ~~a~~ leases with
option of purchase dated the *twelfth* day of December 1912
and the third day of May Nineteen hundred and thirteen

and granted by the Landesfiskus of German East Africa to Doctor W. Schnell-
mann and to Ludwig Thomas and Carl Kinselbach respectively

over the land therein comprised and hereinafter more particularly described;

AND WHEREAS the Grantee having complied with certain contractual
obligations under the aforesaid lease with option of purchase and having
paid the purchase price, is now entitled to an estate in fee simple in respect

of the land hereinafter described: Now THIS DEED WITNESSETH that in
pursuance of the terms of the said lease with option of purchase and in
consideration of the sum of Shillings Fifty two thousand four hundred
and fifty and cents six/ five (Shs.52,450/65)-----

paid by the Grantee to the Governor on or before the execution of these presents (the receipt whereof the Governor hereby acknowledges) and by virtue of the provisions of section 20 (a) of the Land Ordinance aforesaid the Governor hereby grants unto the Grantee ALL ^{those two} ~~that~~ pieces or parcels of land both situated ~~at~~ near Kole Kole, Ndigo in the District of Tanga

respectively containing approximately two thousand seven hundred and eighty three () and two thousand two hundred and two (2202) ² acres as delineated and described on the Survey Plan No. E 85 ~~annexed~~ and ~~annexed~~ to these presents and thereon edged with red To HOLD the same unto and to the use of the Grantee in fee simple PROVIDED ALWAYS that the Grantee shall at any time on demand of the Governor and on receipt of a proportionate part of the original purchase price of Fifty two thousand four hundred and fifty shillings and sixty five cents (Shs. 52,450/65)

and on payment of compensation for expenditure in so far as the value of the land shall have been increased thereby surrender and yield up such portion or portions of the said land as shall be required for (a) the construction of railways, streets, roads, telegraph lines, canals and other public works whatsoever including such protective strips as may be deemed necessary (b) the cutting of drainage ditches and any measures deemed necessary to promote the flow of water from higher levels to lower levels (zur Schaffung der Vorflut) (c) the raising and storage of any necessary material—such as earth and stone—and the dumping on the said land of material raised elsewhere and required for the said public works even when such works are constructed only alongside of or abut on the boundary of the said land and the provision thereto of the necessary roads of access and PROVIDED ALSO that no water rights in respect of the said land are conferred by these presents AND PROVIDED ALSO that the Grantee shall keep open for public traffic all existing roads and also at the request of the Governor roads made by the Grantee in so far as they traverse the said land.

IN WITNESS whereof the Governor has hereunto set his hand and caused the Seal of the Tanganyika Territory to be affixed hereto and the Grantee has hereunto set his hand the day and year first herein written.

Signed and delivered by the said
Henry Charles Donald
Cleveland Mackenzie Kennedy

and the Seal of the Territory
affixed in the presence of

H. C. Kennedy

A. Hillier
Private Secretary

10.8.37

~~Signed and delivered by the said~~

The seal of the said
W. J. TAME, LIMITED was
hereto affixed in the
presence of JOHANNES
FRIEDRICH TAME and MATHILDE
MARGARETE TAME Directors
thereof both of whom are
able to read and write
the language in which the
above written document is
written this 30 day
of July 1937 in my
presence.

Joh. Tame
M. M. Tame

V. E. Hillier
Secretary

Tang.

TANGANYIKA TERRITORY
1060/-
22208 M 10/8/1936
Director of Land & Mines

H. Hillier
Officer

ENTRIES IN THE REGISTER

TITLE No.

Ref. No. of filed document

Date of Registration

Nature of entry

Initials of Registrar

CAVEAT
 No. ~~26964~~ Registered ~~34.58~~ at ~~3p.~~
 To ~~BY NGOLIBA ESTATES LIMITED~~
 Withdrawn FD 27013 on ~~3~~ 7.58 at 3 p.m.
 Ant. R. of Titles Registrar of Titles

TRANSFER
 No. 38926 Registered 2.1.63 at 2.50
 To NGOLIBA ESTATES LIMITED
 CONS. SHS. 1,580,000/-
 Registrar of Titles

TRANSFER
 No. 27015 Registered 3.7.58 at 3p.
 To LIVERPOOL UGANDA COMPANY (TANGANYIKA) LIMITED.
 Cons. Shs. 2,224,374/-
 Ant. Registrar of Titles

NOTICE OF DEPOSIT
 No. ~~39367~~ Registered ~~18.3.63~~ at ~~3.00p~~
 To ~~BY BARCLAYS BANK D.C.O.~~
 WITHDRAWN FD 39612
 on ~~3.5.63~~ at ~~9.30A~~
 Embaya Asst. Registrar of Titles
 ASST REGISTRAR OF TITLES

CHANGE OF NAME
 No. 36242 Registered 20.10.61 at 2.30p
 To LIVERPOOL TANGANYIKA COMPANY LIMITED.
 Asst. Registrar of Titles

TRANSFER
 No. 39636 Registered 10.5.63 at 9.50A
 To JAMHURI SISAL ESTATES LIMITED.
 CONS. SHS. 2,698,055/-
 Embaya Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 37641 Registered 22.5.63 at 2.30p
 BY BARCLAYS BANK D.C.O.
 WITHDRAWN FD 38875
 on 21.12.62 at 10.45 a.m.
 Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 40671 Registered 7.10.63 at 8.00A
 BY BARCLAYS BANK D.C.O.
 Withdrawn FD. 42384
 on 22/6/64 at 11.45 a.m.
 Asst. Reg. of Asst. Registrar of Titles