

main Office

Item #8
B.12/70

TANGANYIKA TERRITORY

116

The Land Registry Ordinance (Cap 70 of the Laws)



RIGHT OF OCCUPANCY

~~GOVERNMENT~~
~~LEASEHOLD~~

CERTIFICATE OF TITLE TO FREEHOLD LAND

Asst. Registrar of Titles

This is to certify that the freehold land hereinafter described is registered in the land Registry under title No. 8047

Copies of the subsisting entries in the register are within.

Dated the FOURTEENTH day of FEBRUARY 1952

[Signature]
Asst. Registrar of Titles

Title No. 8047 Description of registered land:

ALL THAT piece or parcel of land at Gerazani Street, South of Pugu Road in the Municipality of Dar es Salaam containing two hundred and fifteen thousand one hundred and seven (215,107) square feet of thereabouts known as Plot No. 1433/202 Dar es Salaam, as delineated and edged in red on the

ENTRIES IN THE REGISTER

TITLE No. 83-7

FREEHOLD TITLE

No. — Registered 14.2.52 at 9 a.m.

To LIVERPOOL UGANDA COMPANY
LIMITED

[Signature]
Asst. Registrar of Titles

TRANSFER of Plot 2230

ALL SHOWN AND LIES ON PLAN ANNEXED AND MARKED

No. 15767 Registered 7.12.53 at 10 a.m.

To WALTER WYNNFIELD HIGGIN
CONS. SHS. 321,228/-

[Signature]
CT 9479 issued Asst. Registrar of Titles

INCUMBRANCE

No. 13708 Registered 6.8.52 at 3.30 p.m.

To RELATING TO A WATER PIPE
LINE IN FAVOUR OF THE GOVERNMENT.

[Signature]
Asst. Registrar of Titles

NOTICE OF DEPOSIT

No. 22931 Registered 15.1.57 at 3 p.m.

By BARCLAYS BANK D.C.O.
To WITHDRAWN - 29.5.62 - 2.50 p.m.
F.D. 37715.

[Signature]
Asst. Registrar of Titles

TRANSFER

No. 13898 Registered 3.10.52 at 11.15 a.m.

To LIVERPOOL UGANDA COMPANY
(TANGANYIKA) LIMITED
CONS. SHS. 610,000/-

[Signature]
Asst. Registrar of Titles

CHANGE OF NAME

No. 36337 Registered 7.11.61 at 2.20 p.m.

To LIVERPOOL TANGANYIKA COMPANY
LIMITED

[Signature]
Asst. Registrar of Titles

TRANSFER

No. 13906 Registered 6.10.52 at 3 p.m.

To LIVERPOOL UGANDA COMPANY
(TANGANYIKA) LIMITED
CONS. SHS. 610,000/-

[Signature]
Asst. Registrar of Titles

NOTICE OF DEPOSIT

No. 37716 Registered 29.5.62 at 2.50 p.m.

By BARCLAYS BANK D.C.O.

Withdrawn F.D. 40462
on 5.9.1963 at 9.35 a.m.

[Signature]
Asst. Registrar of Titles

ENTRIES IN THE REGISTER

TITLE No.

TRANSFER OF PART 290 sq ft

No. 40938 Registered 14.11.63 at 9 A.M

To BROOKE BOND TANZANIA

LIMITED Cons. shs. 5,000/-

CT 15411 issued

[Signature]

Asst. Registrar of Titles

CHANGE OF NAME

No. 58383 Registered 27.9.71 at 10 AM

To BROOKE BOND OXO TANZANIA LIMITED

[Signature]

Asst. Registrar of Titles

CHANGE OF NAME

No. 43899 Registered 1.3.65 at 10.20 AM

To L. T. C. LIMITED

(Including title 7647, 8370, 9685 and 186170/41)

[Signature]

Asst. Registrar of Titles

TRANSFER

No. 60340 Registered 13-2-73 at 12.30 PM

To BROOKE BOND LIEBIG TANZANIA

LIMITED

(Cons. shs. 113,400/-)

[Signature]

Asst. Registrar of Titles

CERTIFICATE OF TITLE. THE LAND ACQUISITION ORDINANCE CAP. 118. Plot No. 1468/202 (Part).

No. 46132 Registered 15.4.66 at 11.10 AM

To THE PRESIDENT.

[Signature]

Asst. Registrar of Titles

TRANSFER

No. 64733 Registered 16-1-76 at 10 AM

To TANZANIA TEA BLENDERS

LIMITED, of P.O. Box 747, M'baluu

(Cons. shs 80,000/-)

[Signature]

Asst. Registrar of Titles

TRANSFER

No. 48614 Registered 31.5.67 at 11.40 AM

To BROOKE BOND TANZANIA LIMITED

Cons. shs. 100,000/-

TRANSFER

No. 108801 Registered 23.4.04 at 10.00 AM

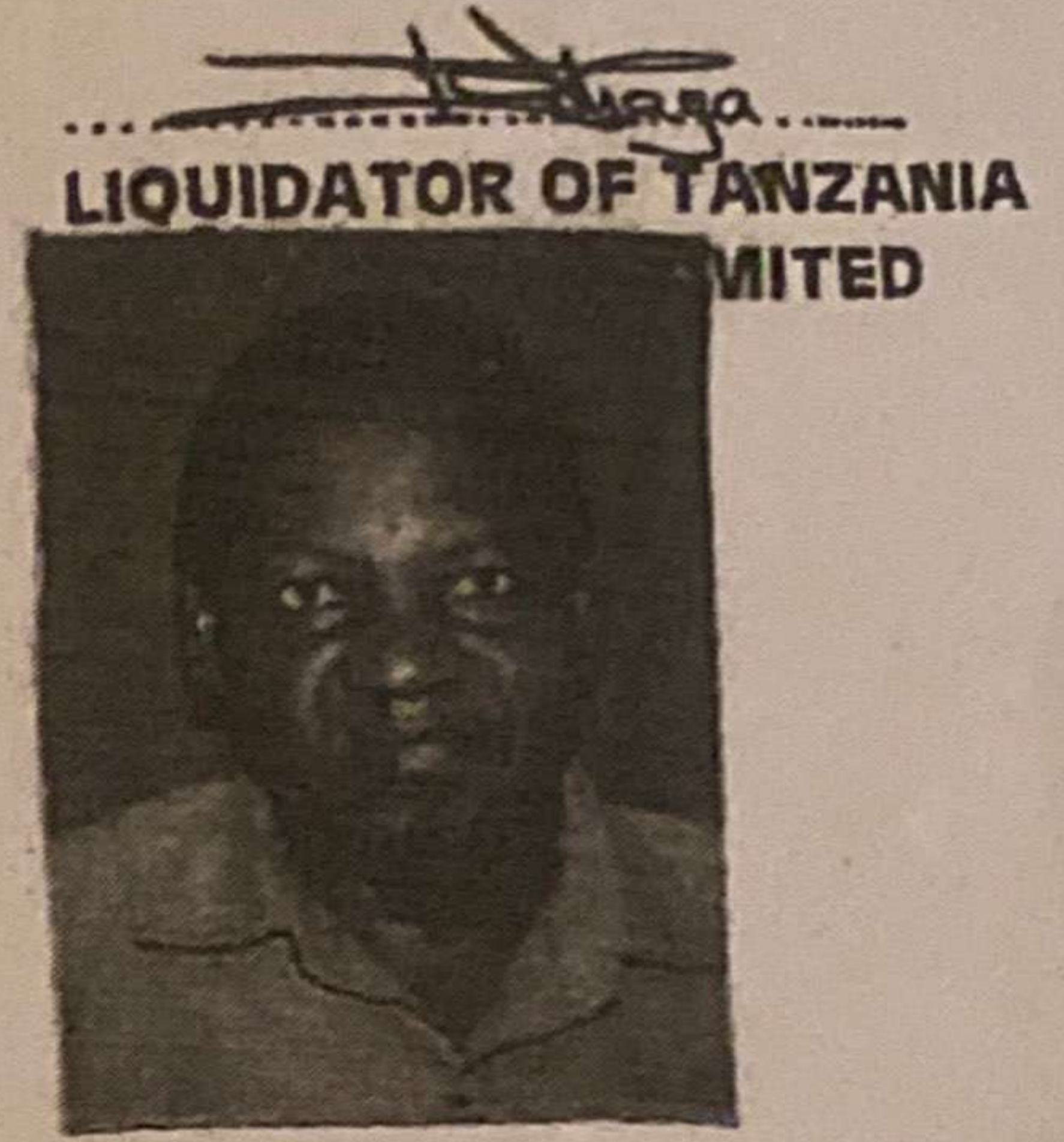
To LUSHOTO TEA COMPANY

LIMITED of P.O. Box 18, Lushoto
(Cons. shs. 10,000,000/-)

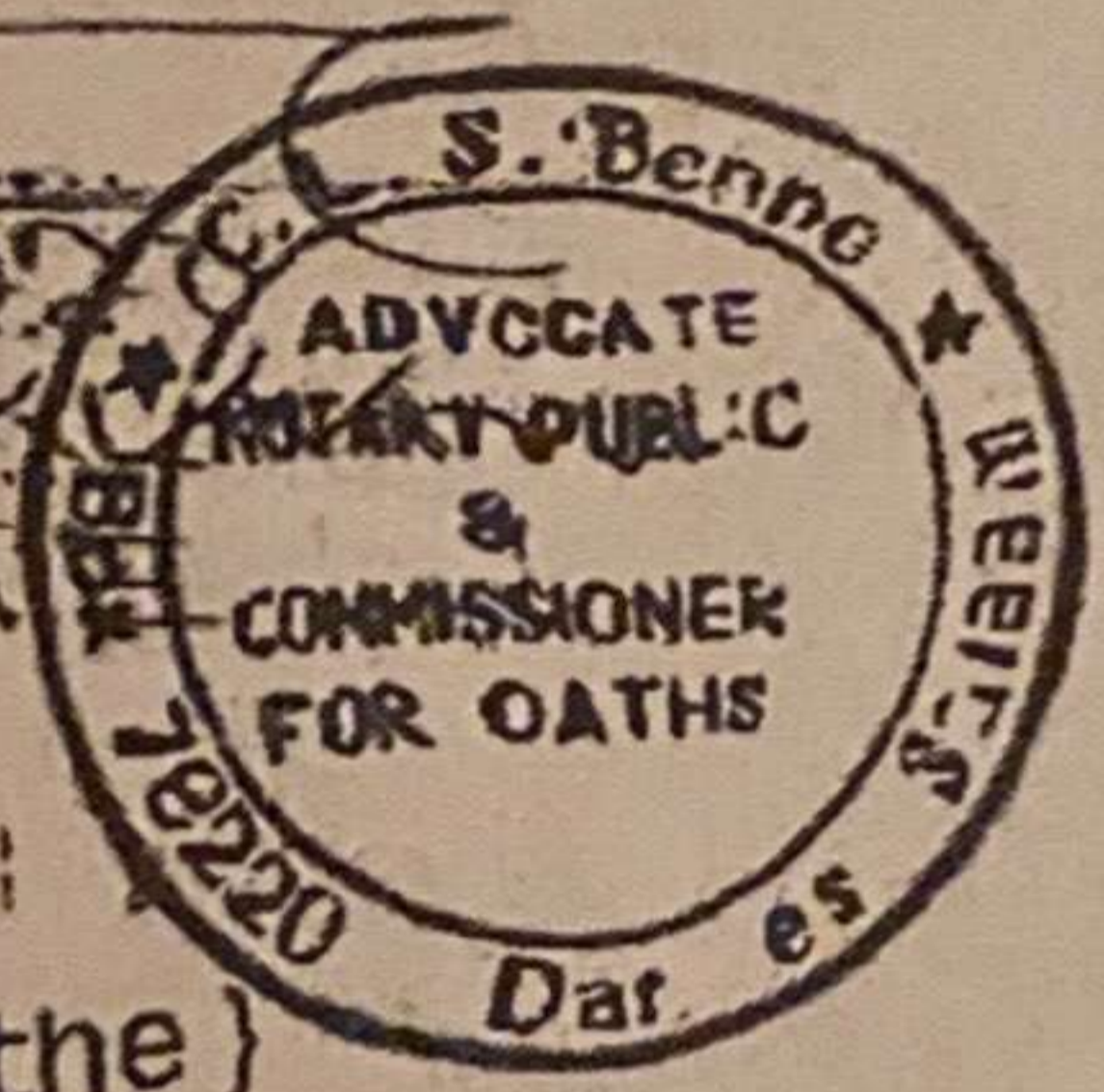
**THE LAND REGISTRATION ORDINANCE (CAP 334)
AND THE LAND ACT, 1999
TRANSFER OF A RIGHT OF OCCUPANCY
(I.R.O. C.T. NO. 8047)**

IN CONSIDERATION of the sum of Tanzanian Shillings Sixty Eight Million Four Hundred Thousand Only (Tshs 68,400,000/=) I FADHILI DAUD MBAGA OF INTER GLOBAL BUSINESS PARTNERSHIP LIMITED (in capacity of LIQUIDATOR OF TANZANIA TEA BLENDERS LIMITED and as an agent of THE LOANS AND ADVANCES REALIZATION TRUST appointed by THE PRESIDENTIAL PARASTATAL SECTOR REFORM COMMISSION) of P.O. Box 3254-Dar es Salaam DO HEREBY TRANSFER to LUSHOTO TEA COMPANY LIMITED of P.O. Box 18 LUSHOTO TANGA the Right of Occupancy registered under the above reference.

SIGNED and DELIVERED by the said }
FADHILI DAUD MBAGA (IN CAPACITY }
 OF LIQUIDATOR OF TANZANIA TEA }
 BLENDERS LIMITED who is identified }
 to me by }
 the latter being }
 known to me personally in my }
 presence this 19TH day of }
FEBRUARY 2003 }



Signature: [Handwritten Signature]
 Postal Address: P.O. BOX 78220
DAR ES SALAAM
 Qualification: ADVOCATE

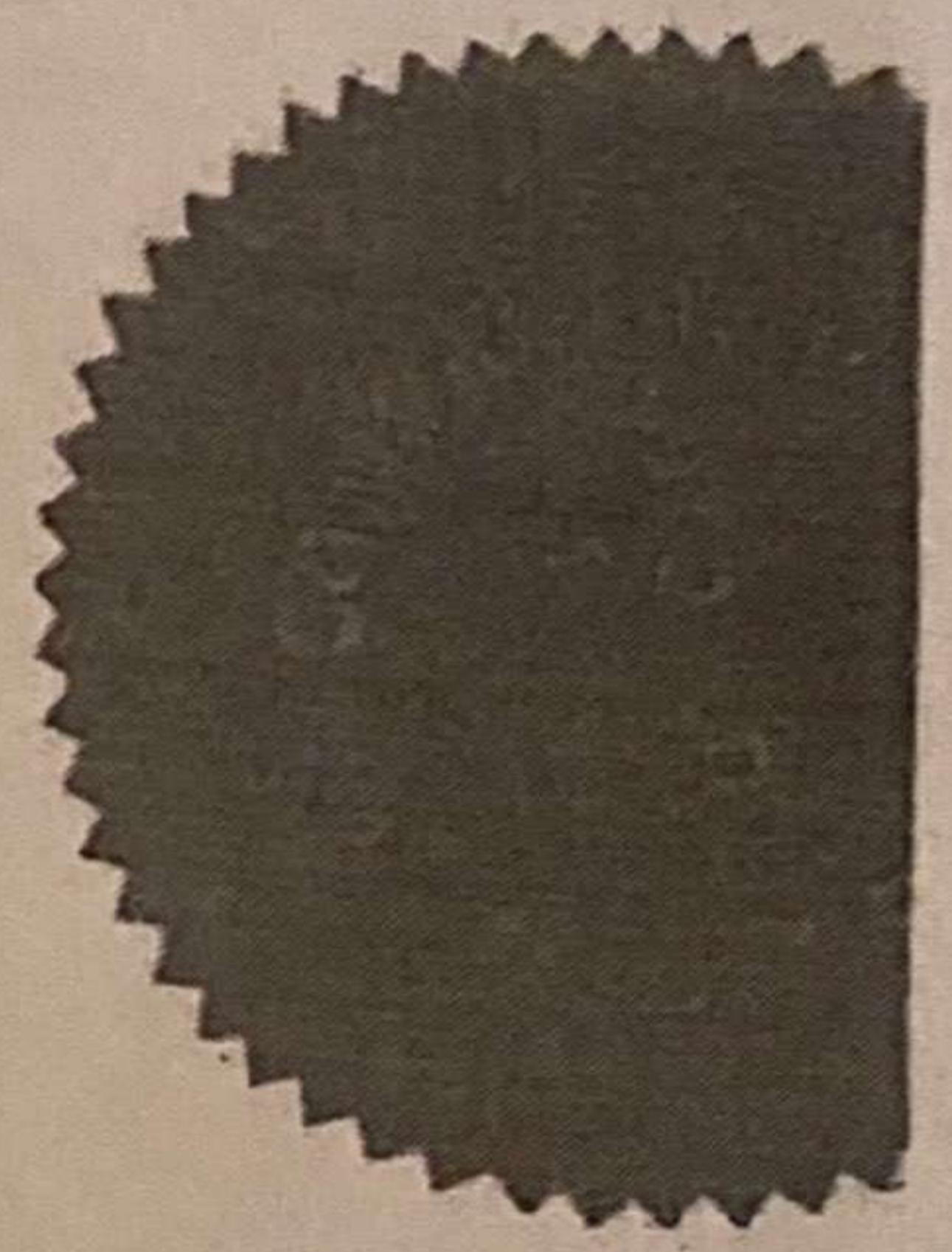


SEALED with the Common Seal of the }
LUSHOTO TEA COMPANY LIMITED }
 and **DELIVERED** in our presence }
 this 19TH day of FEB 2003 }

Signature: [Handwritten Signature]
 Postal Address: Box 74
DAR ES SALAAM
 Qualification: Director

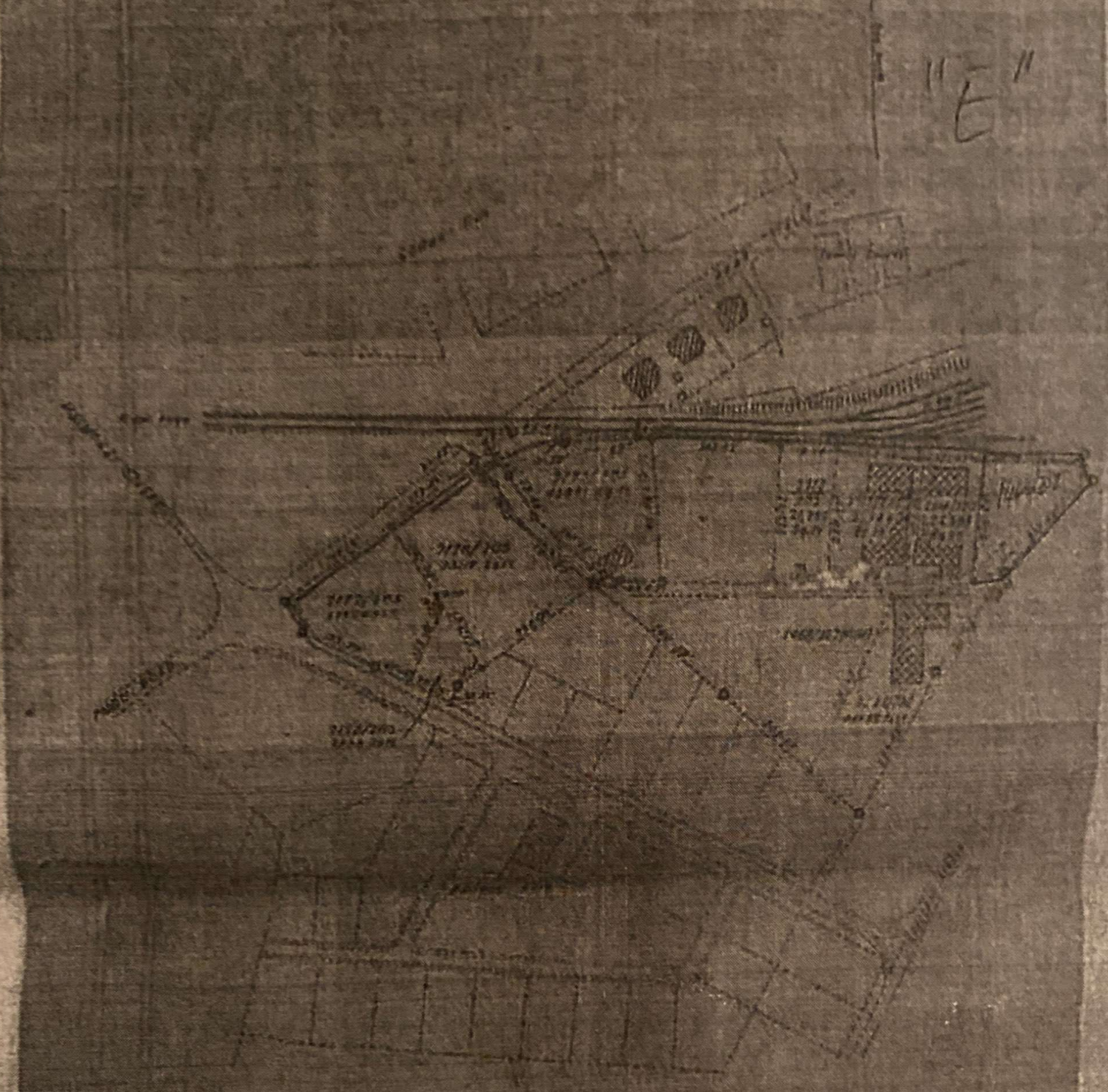
Signature: [Handwritten Signature]
 Postal Address: 253
ARUSHA
 Qualification: DIRECTOR

DRAWN BY:-
 MAWENZI ADVOCATES' CHAMBERS,
 1ST FLOOR CRDB ACCOMMODATION
 SCHEME BUILDING,
 AZIKIWE STREET,
 P O BOX 78220,
 DAR ES SALAAM.



FLUR II
DAP-ES-SALAAM
SCALE 1:500

"E"



0/5/33

Handwritten notes and signatures in the bottom left corner, including the name 'M. H. ...' and some illegible text.

Handwritten notes and signatures in the bottom center, including the name 'M. H. ...' and some illegible text.

Handwritten notes and signatures in the bottom right corner, including the name 'M. H. ...' and some illegible text.

**TANZANIA
LAND REGISTRY
APPLICATION FOR OFFICIAL SEARCH**

Title no. 8047

To: The Registrar of Titles
WE, LUSHOTO TEA COMPANY

Hereby request to you to search the register in respect of the above and to advise me of the subsisting Entries.

Shs. 40, 000/= Search fee is enclosed

From: LUSHOTO TEA COMPANY
P.O. BOX
DAR ES SALAAM.

Date: 20.03.2024

For Official use

E.R.V. NO. 924080239535564 of 20.03.2024

Issued Shs. 40, 000/=

The following is a summary of the subsisting entries on property: -

Title no. 8047

District: ILALA MUNICIPALITY IN DAR ES SALAAM CITY

Place: GEREZANI SOUTH AREA.

Description: PLOT NO 1458/202 FLUR II

Tenure: RIGHT OF OCCUPANCY

Term: 99 YEARS FROM 1ST JULY, 1963

Rent: SHS -/=PER ANNUM (SUBJECT TO REVISION)

Area: 215,107 SQFT

Reservation: Terms and Conditions as contained in Certificate of Occupancy.

Owner: LUSHOTO TEA COMPANY LIMITED OF P.O BOX 18 LUSHOTO.

Encumbrance: NIL.

NOTE: The records shown on the Official Search does not guarantee as to the genuineness of The Certificate of Title, if you intend to do any transaction you are advised to submit the Certificate of Title before the office of the Registrar of Titles for authenticity.

Date: 26 MARCH, 2024


SILVERIUS PETER QORRO

ASSISTANT REGISTRAR OF TITLES.