

7.10/69 L/18/11

TANGANYIKA TERRITORY.

Land Registry Ordinances, 1923 to 1926.



14

CERTIFICATE OF TITLE TO LEASEHOLD LAND.

This is to certify that the annexed Certificate of Occupancy dated the Thirteenth day of July 1929 is registered in the Land Registry under title No. 1188. Copies of the subsisting entries in the register are within.

Dated the Third day of September 1929.

*Agony*

Registrar of Titles.

I certify that this is the true photostat copy of the original one

*Zaffa*

NOTARY PUBLIC MOSHI

Title No. 1188.

Description of registered land:

All that piece or parcel of land situated in the District of Moshi East of the Weru-Weru River and South of the Sanya Branch Railway containing approximately One thousand One hundred and Eighty seven (1,187) acres as delineated and edged with red on the plan annexed to the enclosed Certificate of occupancy.

ENTRIES IN THE REGISTER

TITLE No. 1188.

Ref. No. of filed document	Date of Registration	Nature of entry	Registrar
	1929	Leasehold Title	
	3rd September 8.40 a.m.	Certificate of Occupancy in favour of Fritz Birckel of Moshi in the District of Moshi, first registered owner.	
623	1930. 4 <sup>th</sup> June 2.30 pm	Transfer of Right of Occupancy dated 19/3/30 to United Real Estates Limited consideration Shs 23440/-	A4
624	1930. 4 <sup>th</sup> June 3.45 pm	Charge dated 25/3/30 for Shs 500,000/- and interest in favour of Leslie Frederick Smith of Tanga.	A4
N.P. 183	1932 4 <sup>th</sup> June 11 a.m.	Release of the above Charge (S.D. No. 124)	M.O.
N.P. 184	1932 4 <sup>th</sup> June 2 p.m.	John Helton Paton of Tanga registered as owner of Right of Occupancy as Liquidator of United Real Estates Limited (in liquidation)	M.O.
N.P. 185	1932 8 <sup>th</sup> June 9 a.m.	Transfer dated 4/3/1932 of Right of Occupancy to Leslie Frederick Smith of Tanga (consideration, including other properties, Shs 500,000/-)	M.O.

**TRANSFER**  
 No. 7993 Registered 6-12-47 at 11 a.m.  
 To KIYUN & SISAL ESTATES LIMITED  
 Consideration Shs 800,000/-

**CHARGE**  
 No. 8114 Registered 18-2-48 at 10 a.m.  
 To The Diamond Jubilee Investment Trust Limited for Security Shs 200,000/-



The Common Seal of *Yungu Sital*  
 Estates Limited was affixed hereto  
 in the presence of *V. M. Nyerere*  
*a duly qualified witness*  
 who are able to read and write  
 the language in which the above  
 document is written this 26<sup>th</sup>  
 day of *April* 1951 in the  
 presence of:

*Witness*  
*Witness*  
*Witness*

*V. M. Nyerere*  
 Director

I agree to the  
 variations of  
 the terms and conditions  
 set out in this  
 application.

*B. M. Kutt*  
 Acting GOVERNOR'S DEPUTY,  
 12.7.57

TANGANYIKA  
 Stamp Duty Shs/0/-  
 PAID ON ORIGINAL  
 Trans. No. 65212 No. 15-57  
*[Signature]*  
 Asst. Registrar-General

FILED DOCUMENT No. 12144  
 REGISTERED 28-9-57  
 m 46. m  
*[Signature]*  
 Registrar of Titles

APPLICATION FOR ALTERATION OF TERMS

Title No.1188

Date:

To: The Registrar of Titles,  
DAR ES SALAAM.

Kyungi Sisal Estates Limited, Dar es Salaam, hereby apply for the following variations of the terms and conditions contained in the Certificate of Occupancy registered under the above mentioned title:

1. That the words "for a term commencing on the Twenty sixth day of January, One thousand nine hundred and twenty seven and expiring on the Twenty sixth day of April, Two thousand and twenty seven" be substituted for the words "thirty three years from the Twenty sixth day of January, One thousand nine hundred and twenty seven" appearing in the fifth, sixth and seventh lines of the first paragraph of page one.

2. That the words "on the Twenty fifth day of January, One thousand nine hundred and twenty seven" appearing in the tenth and eleventh lines of Special Condition number one, page one be deleted and the following words be substituted at the end of the said Condition:

"After the expiration of twenty years from the date of commencement of the Right of Occupancy (and shall be subject to revision or further revision after the expiration of every subsequent period of twenty years throughout the term of this Right of Occupancy) provided that such revision may take place only within five years after the above mentioned revision dates".

3. That the following paragraph be added after Special Condition One, page one:

"That this Right of Occupancy is subject to the Land Regulations, 1948".

ORIGINAL

L. 1011  
MPN. 5405

TANGANYIKA TERRITORY.

The Land Ordinances, 1923 to 1926.

CERTIFICATE OF OCCUPANCY.

The Thirteenth day of July,

Nineteen hundred and twenty nine.

Title No. 1188

THIS IS TO CERTIFY that FRITZ BIRCKEL of Moshi  
in the District of Moshi

(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 in the plan annexed thereto for a term of ~~SIXTY THREE~~ <sup>COMMENCING ON THE TWENTY</sup>  
~~SIXTH DAY OF JANUARY ONE THOUSAND NINE HUNDRED AND TWENTY SEVEN~~ <sup>AND TWENTY SEVEN</sup>  
years from the ~~Twenty sixth~~ <sup>January</sup> day of ~~January~~  
~~Nineteen hundred and twenty seven~~ according to the true

4) No. 1244  
ART.

intent and meaning of the said Ordinances and subject to the provisions  
thereof and to any regulations made thereunder and to the following  
special terms and conditions, viz:—

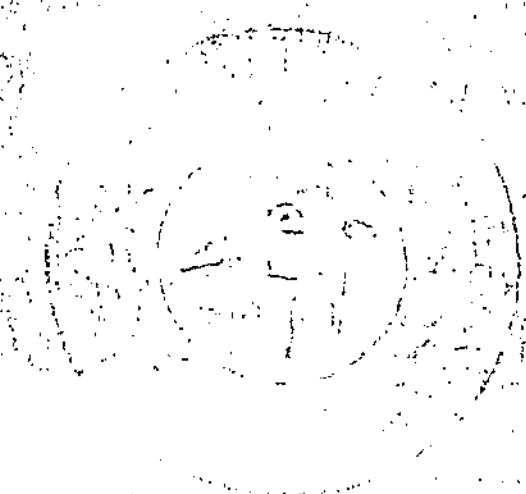
1. The occupier shall pay yearly during the said term the rent of  
Shillings Six hundred (Shs. 600/-) to be paid yearly in advance  
without any deduction the first of such payments for the year ending on the  
Twenty fifth day of January Nineteen hundred and  
twenty eight having been made on or before the execution of  
these presents and the subsequent payments to be made in advance for  
each year on the Twenty sixth day of January  
in each year during the said term. Provided always that the said rent  
shall be subject to revision by the Governor on the Twenty fifth  
day of January nineteen hundred and forty seven.

~~2. The occupier shall subject to any law now or hereafter enacted  
erect on the premises such buildings as shall be approved by the Competent  
Authority in the District of of a value of not less  
than Shillings~~

and such buildings shall be completed for occupation and use on or before

Stamp Duty 1/11-33  
Revenue Receipt No. 1188  
issued by [Signature]  
L. 1011  
MPN. 5405

Given under my hand and the Public Seal of the Territory the day and year first above written.



*David Carson*  
Governor.

I, the within-named Fritz Birckel hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

Signed and delivered by the said Fritz Birckel.

*by his duly authorized attorney acting under Power of attorney dated January 1929. The said Attorney being able to read & write the language in which the above written document is written this 14th day of August 1929 in my presence.*

*Fritz Birckel*  
*by his attorney*  
*G. B. Baker*

SCHEDULE.

All that piece or parcel of land situated in the District of Moshi East of the Weru-Weru River and South of the Sanya Branch Railway containing approximately One thousand One hundred and Eighty seven (1,187) acres as delineated and edged with red on the plan annexed hereto.

*Copy*  
*Part*

ENTRIES IN THE REGISTER

TITLE No. 1188

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
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**NOTICE OF MORTGAGE BY DEPOSIT**  
 No. 9207 Registered 22 APR 1949 at 11 a.m.  
 BY THE MORTGAGE COMPANY OF COSTA RICA AND GENERAL MORTGAGE CO. LTD.  
 Withdrawn - FD No. 1346  
 28.7.52 - 3.30 p.m.  
 1944  
 ROFT Assl. Registrar of Titles

**TRANSFER**  
 No. 18150 Registered 29-11-54 at 8.30 a.m.  
 TO KIYUNGI SISAL-PLANTATIONS LIMITED. CONS. S/L 27/174/  
 INCL. T. 821, 833, 832, 1184, 1189  
 N.P. 91, N.P. 430.  
 and Registrar of Titles

**RECTIFICATION OF REGISTER**  
 No. 12144 Registered 28.8.51 at 4 p.m.  
 To TERMS OF RIGHT OF OCCUPANCY  
 VARIED.  
 INTER. AHA TERMS EXTENDED TO TWENTY-NINE APRIL TWO THOUSAND AND TWENTY SEVEN  
 1944  
 A.A.T. Registrar of Titles

**TRANSFER**  
 No. 44270 Registered 17-4-65 at 10.20 a.m.  
 To KIYUNGI PLANTATIONS 1964 LIMITED.  
 Cons. S/L 7040 000/  
 incl. titles 1189, N.P. 430, N.P. 91, 1184, 833, 832, 821.  
 Registrar of Titles

**MORTGAGE BY DEPOSIT**  
 No. 13667 Registered 28.7.52 at 3.30 p.m.  
 To THE MORTGAGE COMPANY OF COSTA RICA AND GENERAL MORTGAGE COMPANY LIMITED (including titles Nos. 821, 832, 833, 1184, 1189, N.P. 91 & N.P. 430 & L.S. 12, 13705 WITHDRAWN & F.D. No. 15924 - 26.7.54 - 5.30 p.m.)  
 Proof of compliance with the provisions of the Companies Ordinance, Section 191, has not been produced.  
 Registrar of Titles

**NOTICE OF DEPOSIT**  
 No. 45818 Registered 3-1-66 at 10.35 a.m.  
 BY ARBUTHNOT LATHAM & CO. LIMITED.  
 WITHDRAWN F.D. 55224 ON 10-12-69 AT 8.30 a.m.  
 Registrar of Titles

**MORTGAGE BY DEPOSIT**  
 No. 18926 Registered 25.1.54 at 3.30 p.m.  
 To THE MORTGAGE COMPANY OF COSTA RICA AND GENERAL MORTGAGE COMPANY

**TRANSFER**  
 No. 58337 Registered 11.9.71 at 10.05 a.m.  
 To THE TANGANYIKA PLANTING COMPANY LIMITED of P.O. Box 93, Moshi  
 CONS. S/L 980,000/  
 incl. titles 821, 832, 833, 1189, 1184 (FD 1120 m.)

LAND REGISTRY, MOSHI  
MORTGAGE

Filed Document No. ~~5502~~ DISCHARGED FD. 12919  
Date of registration 12-10-89 AT 8:30 A.M.  
To EAST AFRICAN DEVELOPMENT BANK  
to secure various foreign currencies  
equivalent to S.R. 1,853,000 (including  
C.T. Nos: 1189, 832, 833, 821, 1442, 10624,  
18655, 18656, 14669 + NP. 12)

*[Signature]*  
Asst. Registrar of Titles

TITLE NO. 1188

LAND REGISTRY, MOSHI  
MORTGAGE DISCHARGED

Filed Document No. 13018 FD 49822  
Date of registration 5-10-2000 9:00 a.m.  
ON 02-08-2018  
To CRDB BANK LIMITED to  
Secure US\$ 1,500,000.00 including  
C.T. NO: NP 267, 430, 821, 832, 833,  
1184, 1189, 1442, 10624, 14669, 18655,  
18656, & NP 12.

*[Signature]*  
Asst. Registrar of Titles

LAND REGISTRY, MOSHI  
MORTGAGE

Filed Document No. 7081  
Date of registration 18-10-99 8:00 A.M.  
DISCHARGED FD 10761  
To THE NATIONAL BANK OF COMMERCE  
to secure sum of US\$ 2,000,000.00  
(including C.T. Nos: 18655, 18656, 832,  
833, 1442, 14669, NP. 12, 10624, 1189 &  
833).

*[Signature]*  
Asst. Registrar of Titles

LAND REGISTRY, MOSHI F.D. NO  
DEED OF VARIATION 13018

Filed Document No. 13468 DISCHARGED  
FD 49822  
Date of registration 18-4-2001 time 11:00 am  
ON 02-08-2018  
To CRDB BANK LIMITED to secure  
additional sum of US\$ 2,000,000.00  
including C.T. Nos NP 267, 430 & 21, 832, 833,  
1184, 1189, 1442, 10624, 14669, 18656,  
18655, & NP 12.

*[Signature]*  
Asst. Registrar of

LAND REGISTRY, MOSHI  
CHANGE OF NAME - F.D. 7081

Filed Document No. 12008  
Date of registration 27-8-99 9:00 A.M.  
DISCHARGED FD NO. 12714 ON 1-10-99  
To: NBC (1997) LIMITED  
of P.O. Box 1863,  
DAR. ES. SALAAM.

*[Signature]*  
Asst. Registrar of Titles

LAND REGISTRY, MOSHI  
CHANGE OF NAME - F.D. 58337

Filed Document No. 12930  
Date of registration 4-9-2000 8:30 A.M.  
To TPC LIMITED of P.O.  
Box 93, MOSHI.

*[Signature]*  
Asst. Registrar of Titles

LAND REGISTRY, MOSHI  
MORTGAGE DISCHARGED  
Filed Document No. 18591 FD 49411  
Date of registration 11-06-2001 1:00 P.M.  
ON 16-07-2018 AT 1:00 P.M.  
To BARCLAYS BANK (TANZANIA) LIMITED  
to secure US \$ 1,600,000 Subject to  
fluctuations in the effective foreign exchange  
rate on any given date plus interest during  
the continuation of the change including C.T. Nos: NP 267,  
NP 430, NP 821, NP 832, 833, 1184, 1189, 1442, 10624, 14669,  
NP 18655, 18656, NP 12 & NP 1184  
A.R.I. *[Signature]*  
Asst. Registrar of Titles



LAND REGISTRY, MOSHI

MORTGAGE **DISCHARGED**

Filed Document No.

17465

FB 49822

Date of registration

ON 02-08-2018 AT 1:00 PM

12-11-2004 AT 10:45 AM

TO CRDB BANK LIMITED and NATIONAL BANK OF COMMERCE LIMITED to secure an unspecified amount including CT NO NP 267, NP 430, NP 2, 832, 833, 1184, 1442, 10624, 14669, 18655, 18656, NP 91, 15492 + 16179.

Asst. Registrar of Titles

AAI.

LAND REGISTRY, MOSHI U/S 71

CHANGE OF NAME **DISCHARGED**

Filed Document No.

A9821

FA 49822

Date of registration

02-08-2018 AT 1:00 PM

ON 02-08-2018

TO CRDB BANK PLC OF P.O. BOX 268 DAR ES SALAAM

Asst Registrar of Titles

AAI.

AGED 322

0.9 m

0

including

33,

8655

7.45

NO

8

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2

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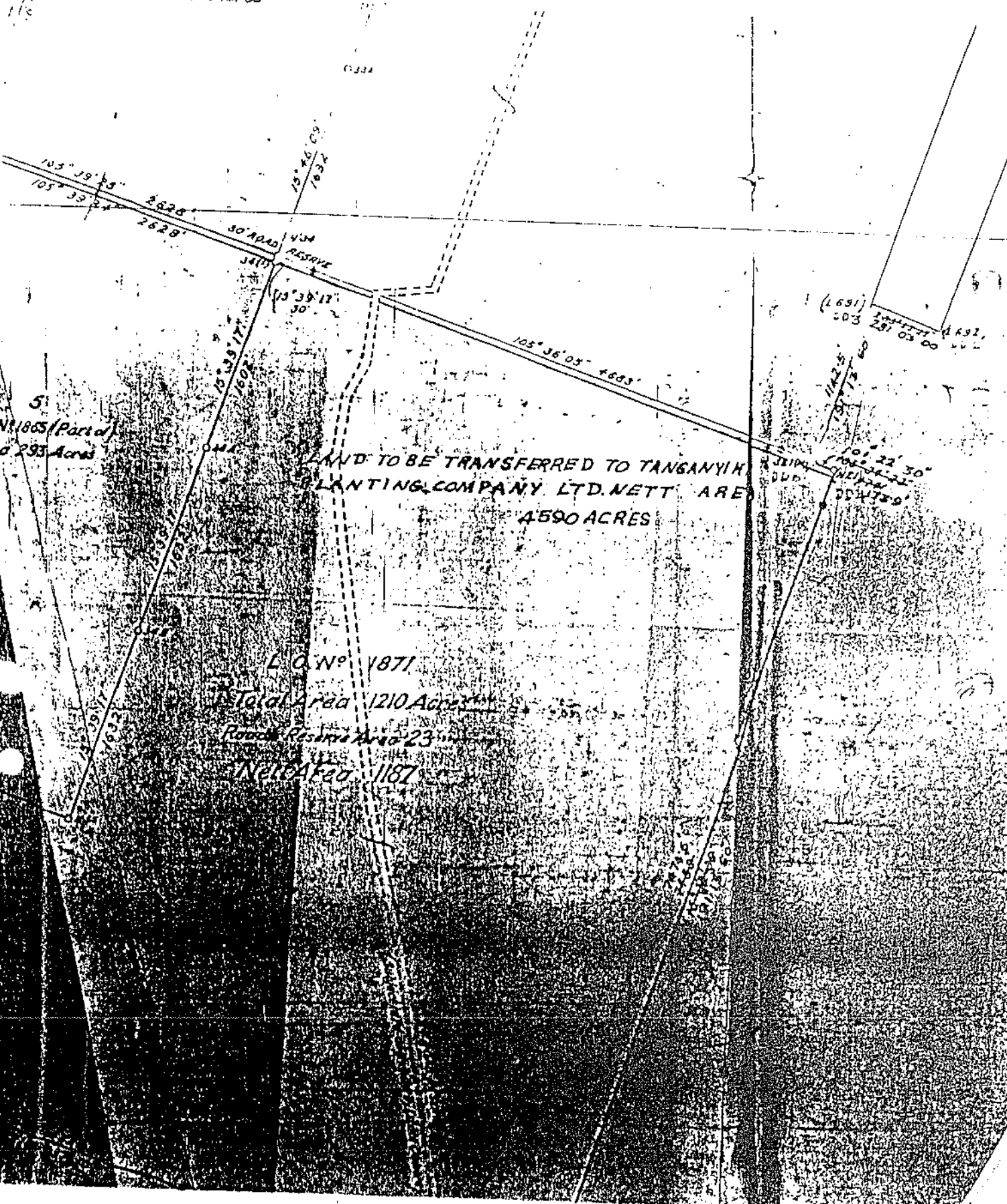
09,000

32,833

56,



112  
115



105° 39' 45" 2628'  
105° 33' 34" 2628'

15° 42' 00" 7691'

30' ROAD  
RESERVE

105° 38' 17" 30'

105° 36' 05" 4663'

(L 691)  
287° 03' 00"

5  
No. 1865 (Part of)  
293 Acres

LAND TO BE TRANSFERRED TO TANGANYIKA  
PLANTING COMPANY LTD. NETT AREA  
4590 ACRES

L.O. No 1871

Total Area 1210 Acres

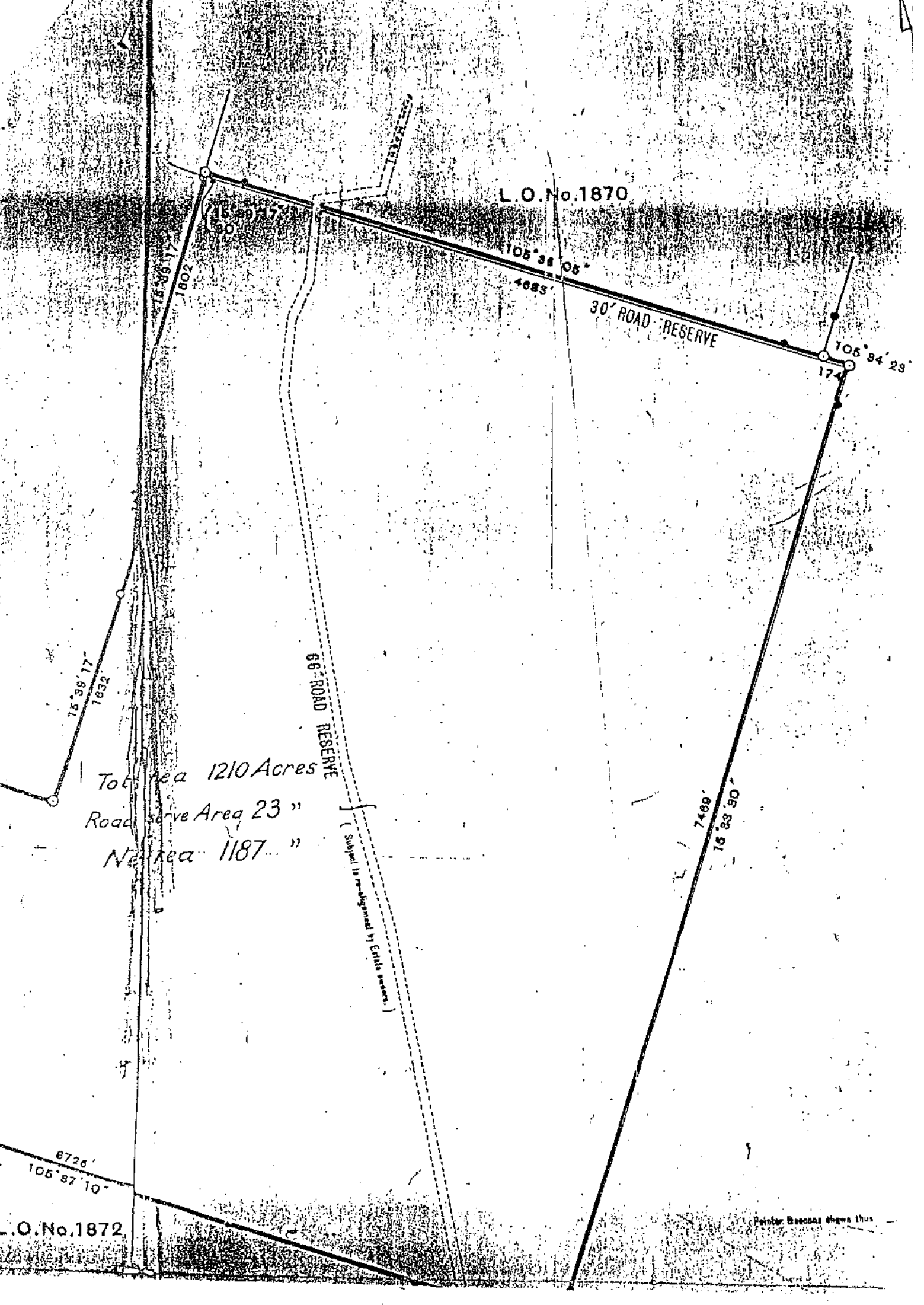
Reserve Area 23

NET AREA 1187

101° 22' 30"  
100° 21' 21"  
100° 21' 21"  
100° 21' 21"



L.O.No.1870



Total Area 1210 Acres  
 Road reserve Area 23 "  
 Net Area 1187 "

(Subject to re-assignment by Critical section)

Printer Beacons shown thus

6726'  
 105° 87' 10"  
 L.O.No.1872



Comps. 399, E<sup>5</sup> 99A  
 File 673  
 Plan E<sup>5</sup> 24, E<sup>5</sup> 99A

Block 8  
 Sheet 22.1.23  
 Year 1957

		<u>L.O.No. 1871</u>	<u>AFASHU</u>	<u>SAHA</u>	<u>OSHI</u>
H <sup>5</sup> 34			+ 8 742	196.0	- 70 692.5
	101 24 50	4698.8			
SMI(II)			+ 8 742	069.5	- 66 102.9
	101 23 10	174.0			
NE 1			+ 8 742	055.1	- 65 992.3
	101 22 10	7468.6			
SE 1			+ 8 734	714.5	- 67 404.5
	281 25 00	796.6			
Nb(3x)			+ 8 734	871.9	- 66 135.2
	231 25 50	6725.6			
E 14a			+ 8 736	204.7	- 74 776.3
	191 24 50	2042.7			
Hx 18			+ 8 734	202.7	- 75 150.5
	Curvilinear ldy. Vera Vera River and				
H <sup>5</sup> 19			+ 8 739	635.3	- 77 125.2
	101 29 20	2394.5			
25(a)			+ 8 733	457.4	- 74 235.2
	11 20 30	249.1			
H <sup>5</sup> 57			+ 8 738	722.7	- 74 536.5
	101 31 50	2624.3			
H <sup>5</sup> 55			+ 8 734	193.2	- 71 655.5
	11 20 00	4896.4			
H <sup>5</sup> 34					

Total Area = 1210 Acres  
 Road Reserves = 23 "  
 Net Area = 1187 "

True distances are shown. To find distances connect the co-ordinates multiply true distances by .999999.

P-plane distances are shown.

Originally surveyed on local s.d.g.n; later a fault, correction was made to trig. by swing computation (Co-ordinates of British Petroleum used for observations at certain point)

The co-ordinates shown above are therefore in error by amounts up to 200 feet, but should be correct in relation to each other.

SMI(II), SMI and SEI were replaced in 1953 by ED.6 and ED.4 and ED.7 the following were accurate co-ordinates calculated (Comps. E<sup>5</sup> 100)

ED.6	+ 8 741	913.2	- 66 000.0
ED.4	+ 8 741	875.9	- 65 535.5
ED.7	+ 8 734	524.5	- 67 100.0

