

ORIGINAL

L.O. No 1872

TANGANYIKA TERRITORY.

S.P. No. 5406

The Land Ordinances, 1923 to 1926.

CERTIFICATE OF OCCUPANCY

The Thirteenth day of July

Nineteen hundred and twenty nine.

Title No. 1189

THIS IS TO CERTIFY that ERIC KNIGHTING BAXTER 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 thirty three years from the Twenty sixth day of January Nineteen hundred and twenty seven and expiring on 26th April 2027 according to the true 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 Five hundred (Shs. 500/-) 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~~

Vertical text on the left margin: 'Rent reduced to Shs 455/- by the... with regard to Transfer L.O. No. P. 356. A.A. ditto. Prot. Registrar of Titles, Northern Province. Issued by 6/9/29'

FD 1245
WJ
JR 6/5

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

Donald L. ...

Governor.

I, the within-named Eric Knighting Baxter hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

Signed and delivered by the said Eric Knighting Baxter who is able to read and write the language in which the above written document is written this 14th day of August 1929 in my presence.

E. Baxter

[Signature]
1929

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 Sixty two (1,162) acres as delineated and edged with red on the plan annexed hereto.

The Common Seal of Kyungi Sisal Estates Limited was affixed hereto in the presence of V. M. Noyah, a director of the company

who are able to read and write the language in which the above document is written this 16th day of April 1951 in the presence of:

[Signature]
Witness
[Signature]

V. M. Noyah
Director


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

[Signature]

ACTING GOVERNOR'S DEPUTY,

12.7.51

TANGANYIKA
Stamp Duty Shs. 10/-
PAID ON ORIGINAL
Receipt No. 6322N of T. S. S.
[Signature]
Asst. Registrar-General

FILED DOCUMENT No. 13145
REGISTERED 28-8-51
4P
[Signature]
Commissioner of Titles


APPLICATION FOR ALTERATION OF TERMS

Title No. 1189

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".

TPC LIMITED

P.O. BOX 93
MOSHI
TANZANIA
TEL: +255 27 2754389
FAX: +255 27 2754391
E-MAIL: fin-tpc@africaonline.co.tz

District Land Development Officer
P.O. Box 97
MOSHI.

Your Ref: FEO/01/2001
Your Ref:
19th December 2001

Dear Sir,

Re: Payment of Land Rent for 2001/2002 TZS 9,001,476/=

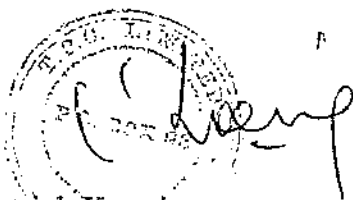
We acknowledge receipt of your Land Rent Tax Notice dated 13/12/2001 regarding the above subject.

Could you please forward us the list of Plots indicating amount of rent payable for each plot.

We are currently facing financial difficulties as we are experiencing low levels of Sugar sales. Consequently, our cash flow will only enable us to pay the rent in six installments of TZS 1,5002,246/= each with effect from this month.

Thanking you in advance for your co-operation and understanding,

Yours faithfully,
for TPC LIMITED



Patrick Koehig
ASS. FINANCE EXECUTIVE OFFICER

6

6



UNITED REPUBLIC OF TANZANIA

No 00000528

MINISTRY OF LANDS AND HUMAN SETTLEMENTS DEVELOPMENT

Land Ordinance Cap. 113
(Grant of Right of Occupancy under Section 6)

Telegrams: "ARDHI"
Telephone: 121241
P.O. Box 9230,
DAR ES SALAAM.

In ~~the~~ please quote:
Ref. No: MS/LB/13381/16/RMK T.P.C. *MSA*
To: ~~THE TANGANYIKA PLANNING COMPANY LIMITED,~~
P.O. BOX 93,
MDSH.
Sir/Gentlemen/Sdho:
RE: LAND DESCRIPTION: PIECE OF LAND KNOWN AS
FARM NUMBER 136 part of
ARUSHA CHINI VILLAGE - MDSH DISTRICT.

AREA: 176 HECTARES.

Your are hereby granted a Right of Occupancy (herein-after called "the Right") over the land subject to the Conditions under Section 9, 10, 14, 14C and 14D:

- (i) Term: 83 years from 01st day of January 2002
- (ii) Rent: T. Shs 87,000/- per year payable after every ten years. Rent must be paid in advance annually.
User: The land shall be used for AGRICULTURAL PURPOSES.
Use Group: R Use classes (a), (b) and (c) as defined in the Town and Country Planning (Use Classes) Regulations 1960.
(These classes) regulations 1960.
- (iii) Special conditions:
 1. Maximum Plot Coverage 15%
 2. Minimum Plot Kabon 0.20
 3. Building Height: Single storey building
 4. 10 planted trees around the building
- (iv) The Occupier shall be responsible for the protection of all Beacons on the land throughout the term of the Right. Missing Beacons will have to be re-established at any time at the Occupier's expense as assessed by the Director for Surveys and Mapping.

(vi) There shall be no subdivision or assignment without the prior written consent of the Commissioner for Lands or his authorised officers.

2. The following information is required by the undersigned:-

- (a) Your full name in block letters. Request to have the Certificate of Occupancy issued in the name of a person or persons other than the officer shall not be entertained.
- (b) Your full residential address, giving the house number, name of street and your post office box number (if any).
- (c) Whether you wish to hold the Right individually or as joint tenant or as tenants in common. If it is tenancy in common indicate the share to be taken by each of you. In the case of joint tenancy, the Right of a deceased joint tenant passes automatically to the survivor(s) according to law.

3. On acceptance of the Right the following amount should be paid:

Fees for Certificate of Occupancy	3,000.00	DD
Registration fees	47,400.00	DD
Survey fees	NIL	DD
Deed plans fees	6,000.00	DD
Stamp Duty	4,440.00	DD
Land Rent from <u>01st Jan 2002 to 30th June 2002</u>	43,500.00	DD
TOTAL	74,340.00	DD

4. The sum listed above should be paid to the Commissioner for Lands or his authorised officers. The original exchange receipts so obtained should then be sent to me with the information requested above

5. UNLESS this grant is accepted all fees paid and the receipts obtained under 4 above are submitted to the undersigned within thirty days from the date of the grant, the Right shall lapse without any further reference to you.

I am Sir/Gentlemen/Sdho,
Your Obedient Servant,

Name: ROBERT M. KITIMBO
Authority: SENIOR LAND OFFICER

for COMMISSIONER FOR LANDS

AFFIX PHOTO [Signature]
SIGNATURE OF OFFEREE
DATE 25.02.2002

(Signature on the Photo)
CC: COMMISSIONER FOR LANDS,
P.O BOX 9230,

DAR-ES-SALAAM.

RYAR BUTHNOT LATHAM

CO. LIMITED

WILDRYAN ROAD, 553/24
DINDI 12 57 37 830 AM

Received by
Registrar of Titles

TRANSFER

No 58337 Registered 11.9.71 at 10.05 AM

TO THE TANGANYIKA PLANTING COMPANY

LIMITED OF P.O. Box 93, Moshi
Cons. value: 980,000/=
incl. of 821,832,833,1188,1184(1) &
NP 12(10P)

Embaya
Asst. Registrar of Titles

Filed Document No. 12931
Date of registration 11-9-2000 time 8:30 AM
To TPC LIMITED of P.O. Box 93, Moshi

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

Filed Document No. 12931
Date of registration 11-9-2000 time 8:30 AM
To TPC LIMITED of P.O. Box 93, Moshi

Embaya
Asst. Registrar of Titles

LAND REGISTRY, MOSHI MORTGAGE

Document No. 5503
DISCHARGED F.D. NO. 17913
Date of registration 12-10-89 time 8:00 AM
To secure various foreign currencies
equivalent to SD.R. 1,853,000/- including
C.T. Nos. 1188, 832, 833, 821, 10524, 18655,
18656 & 14669, NP 12, 1442

Walidius
Asst. Registrar of Titles

LAND REGISTRY, MOSHI MORTGAGE

Filed Document No. 13018
Date of registration 5-10-2000 time 9:00 AM
To CRDB BANK LIMITED
to secure TSHS 1,500,000,000/-
including C.T. Nos. 257, 430, 821, 832,
833, 1184, 1188, 1442, 10524, 14669, 18655,
18656 & NP 12

Walidius
Asst. Registrar of Titles

LAND REGISTRY, MOSHI MORTGAGE

Document No. 7081
Date of registration 18-10-99 time 8:00 AM
THE NATIONAL BANK OF COMMERCE
to secure an unsecured amount
including C.T. Nos. 18655, 18656, 821,
832, 1442, 14669, NP 12, 10624, 1188
(+833)

Walidius
Asst. Registrar of Titles

LAND REGISTRY, MOSHI

Filed Document No. 13018
Date of registration 5-10-2000 time 9:00 AM
To CRDB BANK LIMITED
to secure TSHS 1,500,000,000/-
including C.T. Nos. 257, 430, 821, 832,
833, 1184, 1188, 1442, 10524, 14669, 18655,
18656 & NP 12

Walidius
Asst. Registrar of Titles

ORIGINAL T-76/63 100
TANGANYIKA TERRITORY

Land Registry Ordinances, 1923 to 1926

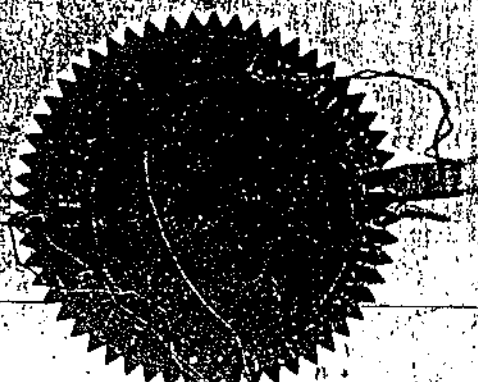


(15)

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. 1189. Copies of the subsisting entries in the register are within.

Dated the Third day of September 1929.



Registrar of Titles

Registrar of Titles

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

Title No. 1189.

Description of registered land:

Notary Public
NOTARY PUBLIC
MOSHI

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 Sixty two (1,162) acres as delineated and edged with red on the plan annexed to the enclosed Certificate of Occupancy.

Area advanced to one thousand and fifty eight (1,058)

ENTRIES IN THE REGISTER

TITLE No. 1189.

Ref. No. of filed document	Date of Registration	Nature of entry	Initials Registrar
	1929	Leasehold Title	
	3rd September	Certificate of Occupancy in favour	
	8.55 a.m.	of Eric Knighting Baxter of Moshi in the District of Moshi, first registered owner.	
622	1930	Transfer of Right of Occupancy dated	
	14 th June	19/3/30 to United Real Estates Limited	
	2.5 p.m.	consideration Shs 43440/-	
624	1930	Charge dated 25/3/30 for Shs 100,000/-	
	4 th June	and interest in favour of Leslie Frederick Smith of Panga	
	3.45 p.m.		
N.P. 183	1932	Release of the above Charge	
	4 th June		
	11 a.m.		
N.P. 184	1932	John Allan Bates of Panga registered	
	4 th June	as owner of Right of Occupancy as	
	2 p.m.	Liquidator of United Real Estates Limited (in liquidation)	
N.P. 185	1932	Transfer dated 4/3/1932 of Right of	
	8 th June	Occupancy to Leslie Frederick Smith	
	9 a.m.	of Panga (Consideration, including other properties, Shs 500,000/-)	
N.P. 356.	1934	Transfer dated 15.1.1934 of 10 1/2 acres	
	9 th February	portion of the Right of Occupancy to	
	11.30 a.m.	The Tanganyika Planting Company Limited (vide Plan B annexed and L.C. NO. 110 156) in consideration of Shs 150	

UNITED KINGDOM OF GREAT BRITAIN
TANGANYIKA TERRITORY

Land Registry Ordinances - 1923 to 1926

(15)



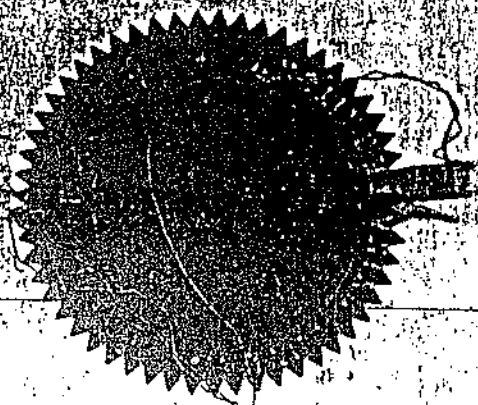
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[Signature]

Registrar of Titles



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NOTARY PUBLIC
MOSHI

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Area reduced to one thousand and fifty eight (1,058)

L.O. No. 1871

104° 52' 10"
6726'

WERU
WERU
RIVER

Area 1168
Total Area 1166 Acres
Roads Reserve Area 4 "
Nett Area 1162 "

66' ROAD RESERVE

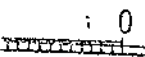
L.O. No. 2017

Scale 1 : 10,000

285° 27' 13"
6004'

80' ROAD RESERVE

3,000 Ft.



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