

REGISTERED ON
17-6-89
8.00 a.m.



Marshall Lewis
Asst. Registrar of Titles

L. O. NO. 93473
REF. NO. KMS/605

TANZANIA

CERTIFICATE OF OCCUPANCY
(Section 9 of the Land Ordinance)

The 29th day of March One Thousand Nine
Hundred and Eighty Eight None *James*

TITLE NO 6140 LAND REGISTRY - MOSHI

THIS IS TO CERTIFY THAT MESSRS KANE ESTATES LIMITED of P. O. BOX 1812, MOSHI (hereinafter called "the Occupier") are entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the schedule hereto (hereinafter called "the Land") for a term of ninety nine years from the first day of July, One Thousand Nine Hundred and Eighty Seven according to the true intent and meaning of Land Ordinance and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the covenants implied in the Right under provisions of the Land Regulations 1948 and to the following special terms and conditions:-

1. The Occupiers having paid rent up to the thirtieth day of June, 1988 shall thereafter pay rent of shillings Six Thousand Eight Hundred and Fifteen (Shs. 6,815/=) a year in advance on the first day of July in every year of the term without any deduction PROVIDED that the rent may be revised by the Minister for the time being responsible for Lands (hereinafter called "the Minister") on the first day of July in each of the years 1997, 2007, 2027, 2037, 2057, 2067 and 2077 or within three years thereafter in each case.
2. The land and the buildings thereon shall be used for Agricultural, Pastoral and for purposes ancillary thereto.
3. The occupiers shall at all time during the term of the Right:-
 - (i) Cultivate and maintain the areas under cultivation amounting to Six tenth of the total area of the erable land to the satisfaction of the Director of Agriculture;
 - (ii) Have and maintain the fully stocked areas with own cattle amounting to three tenths of the total area of the erable land to the satisfaction of the Director of Livestock Development;
 - (iii) Maintain on the land buildings including such other improvements of permanent establishments in good order and repair designed for use in accordance with the conditions of the Right to the satisfaction of the Moshi District Council (hereinafter called "the Authority").
4. The Occupiers shall further:-
 - (i) demarcate the boundaries of the Land to the satisfaction of the Authority and thereafter so maintain such demarcations that the boundaries are always easily identifiable.
 - (ii) be responsible for protection of all the beacons on the land throughout the term of the Right. Missing beacons will be re-established at any time at the occupier's expenses as assessed by the Director of Surveys and Mapping.

Stamp Duty Shs. 100/=	Paid
and Revenue Receipt No. 6/158481	
of 11-12-87 issued.	
<i>Marshall Lewis</i>	

Stamp Duty Shs. 340/=	Paid
on Original Revenue Receipt No. 6/158481	
cf 11-12-87.	
<i>Marshall Lewis</i>	

(iii) do everything necessary to protect the soil and preserve soil fertility and prevent soil erosion on the land and cultivate or graze the land so as not to cause soil erosion outside its boundaries and do all things which may be required by the Directors of Agriculture and Director of Livestock Development to achieve such objects.

5. (i) The Occupiers shall not subdivide the land or assign, sublet or otherwise dispose of it or any part of it without a prior written consent of the Director of Land Development Services (hereinafter called "the Director").

(ii) Occupation or use of the whole or any part of the land or buildings on it by any person other than the Occupiers or their employees or agents or contractors shall be deemed a dealing with the land or buildings.

6. Except as hereinbefore provided the Director shall have an absolute discretion to give or withhold consent under condition 5. Any dealing or agreement (other than a mortgage or charge) entered into before compliance with condition 3 will not receive consent except in special circumstances of which the Director shall be the sole judge.

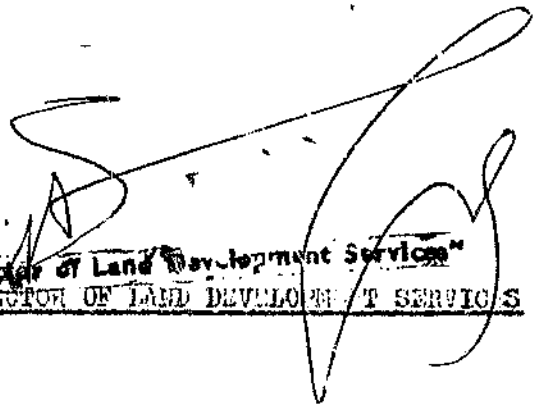
7. The Right confer no water right.

8. The President may revoke the Right for good cause and in the public interest.

SCHEDULE

Farm No. 1331 measuring One Thousand Eight Hundred and Thirty Nine (1,839) hectares situated at Kahe, Moshi District shown for identification purposes only edged red on the plan attached to this Certificate and defined on registered survey plan numbered 18027 deposited at Office of the Director of Survey and Mapping at Dar es Salaam.

GIVEN under my hand and seal and by order of the Minister the day and year first written above.


"Director of Land Development Services"
DIRECTOR OF LAND DEVELOPMENT SERVICES

WE the within named MESSRS KAHE ESTATES LIMITED hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of the said MESSRS KAHE ESTATES LIMITED and DELIVERED in the presence of us this 11th day of February, 1968

JEREMIAH SARUNI KAAYA
Name
Signature.....
Postal Address..... P.O. BOX 1812 - MOSHI
KAHE ESTATES LIMITED.
Qualification..... ESTATE MANAGER

PHILLIP KANTI
Name.....
Signature.....
Postal Address..... KAHE ESTATES LIMITED
P.O. BOX 1812, - MOSHI.
Qualification..... ACCOUNTANT

LAND REGISTRY, MOSHI
MORTGAGE
Filed Document No. 6534
Discharged FD 13292 on 17-10-91
To THE NATIONAL BANK OF COMMERCE
12-01-2001 AT 10:30 A.M.
in secure an unspecified amount.
Asst. Reg. of Titles

LAND REGISTRY, MOSHI
CHANGE OF NAME - FD. 6534
13291
Discharged 22-01-2001 time 10:30 A.M.
To: NBC HOLDING CORPORATION
DISCHARGED FD 13292 on 22-01-2001 AT 10:30 A.M.
Asst. Reg. of Titles

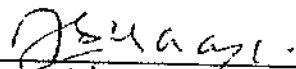
THE LAND REGISTRATION ORDINANCE (CAP. 334)

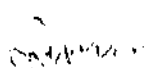
TRANSFER OF A RIGHT OF OCCUPANCY

CERTIFICATE OF TITLE NUMBER 6140

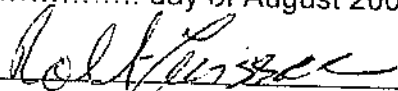
IN CONSIDERATION of the sum of Tanzania shilling one only (Tshs. 1). We, **KAHE ESTATES LIMITED** of Post Office Box 1812, Moshi, **DO HEREBY TRANSFER** to **TPC LIMITED** of Post Office Box 93 Moshi, the Right of Occupancy registered under the above reference.

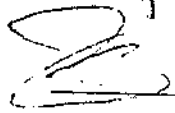
SEALED and DELIVERED by the said
KAHE ESTATES LIMITED
in the presence of us this 18th day of August 2000

Signature : 
Postal Address: Kahe Estates Ltd Box 1812 Moshi
Qualification Estate Manager.

Signature: 
Postal Address: Kahe Estates Ltd Box 1812 Moshi
Qualification: Assistant Accountant

SEALED and DELIVERED by the said
TPC LIMITED
in the presence of us this 18th day of August 2000

Signature : 
Postal Address: TPC Ltd P.O Box 93 MOSHI
Qualification Chief Executive Officer

Signature: 
Postal Address: TPC Ltd P.O. Box 93 MOSHI
Qualification: Corporate Services, Ex Officer

DRAWN BY:
The Legal Unit
Presidential Parastatal Sector Reform Commission
2nd Floor, Sukari House
Ohio Street/Sokoine Drive
P.O.Box 9252
DAR ES SALAAM

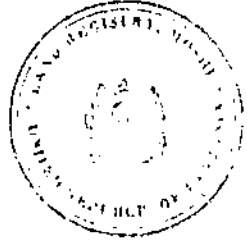
STAMP DUTY ON ORIGINAL AND
 DUPLICATE Sh. 500/=
 PAID ON ERV No. 11901646
 DATED 25.01.2001
 District Land Dev. Officer - Moshi

Stamp Duty Shs. 200/= Paid
 and Revenue Receipt No. 11901646
 of 25-1-2001 issued
 Asst. Registrar of Titles

Consent Fee Shs. 2,000/=
 Paid on ERV No. 11901647
 Dated 25.01.2001
 District Land Dev. Officer - Moshi

Stamp Duty Shs. 4,900/= Paid
 on Original Revenue Receipt No.
 11901646 of 25-1-2001
 Asst. Registrar of Titles

FILED DOCUMENT No. 13304
 REGISTERED ON
 25-1-2001
 at 9.00 a.m
 Asst. Registrar of Titles



Under the authority conferred on me
 by Government Notice No. 478 of 1964
 I approve this disposition on behalf
 of the President.
 Date 25.01.2001

Senior Land Officer

In exercise of the power to that effect
 vested in me in terms of Government
 Notice No. 399 of 1968.

I, R. M. KITIMBO
 Land officer hereby approve this disposition
 Date 25.01.2001
 Senior Land Officer

JAMHURI YA MUUNGANO WA TANZANIA
THE UNITED REPUBLIC OF TANZANIA
STAKABADHI YA SERIKALI
EXCHEQUER RECEIPT

11901646 1



KIASI
Amount

Shs.					Cts.
				5100	

IMPEKEA KWA
Received from

TPC

JUMLA YA SHILINGI (Kwa maneno)
The Sum of Shillings (Words)

Five thousand one hundred only.

NA SENTI
And Cents

KWA MALIPO YA
In respect of

Stamp duty on transfer Farm No. 133 Kabe.

KWA FEDHA TASLIMU/HUNDI NAMBA
By Cash/Cheque No.

Cash.

Kituo—Station

SAHIHI YA MPOKEAJI—
Signature

[Signature]

CHEO—
TAREHE—Date
25.11.2001

MASHI RURAL.

Govt. Press, Dar.

JAMHURI YA MUUNGANO WA TANZANIA
THE UNITED REPUBLIC OF TANZANIA
STAKABADHI YA SERIKALI
EXCHEQUER RECEIPT

11901647 1



KIASI
Amount

Shs.					Cts.
				2000	

IMPEKEA KWA
Received from

PSRC

JUMLA YA SHILINGI (Kwa maneno)
The Sum of Shillings (Words)

Two thousand only.

NA SENTI
And Cents

KWA MALIPO YA
In respect of

Consent fees Farm No. 133 Kabe.

KWA FEDHA TASLIMU/HUNDI NAMBA
By Cash/Cheque No.

Cash.

Kituo—Station

SAHIHI YA MPOKEAJI—
Signature

[Signature]

CHEO—
TAREHE—Date
25.11.2001

MASHI RURAL.

Govt. Press, Dar.

JAMHURI YA MUUNGANO WA TANZANIA
THE UNITED REPUBLIC OF TANZANIA
STAKABADHI YA SERIKALI
EXCHEQUER RECEIPT

11907198 1



KIASI
Amount

Shs.					Cts.
				150	

IMPEKEA KWA
Received from

T. P. C. LTD.

JUMLA YA SHILINGI (Kwa maneno)
The Sum of Shillings (Words)

ONE THOUSAND ONE HUNDRED & FIFTY ONLY

NA SENTI
And Cents

NIL

KWA MALIPO YA
In respect of

REG. FEES ON TRANSFER OF RIO - CIT. NO: 6140

KWA FEDHA TASLIMU/HUNDI NAMBA
By Cash/Cheque No.

Principal Assistant Registrar of Titles

Kituo—Station

SAHIHI YA MPOKEAJI—
Signature

[Signature]

CHEO—
TAREHE—Date
25/11/2001

MASHI

Govt. Press, Dar.

P. O. Box 130 - MASHI



Telegrams: WARAKA
TELEPHONE: 2753210

MINISTRY OF LANDS
OFFICE OF REGISTRAR- TITLES,
P.O. Box 190,
MOSHI. 25th JAN - 2001

In reply please quote*

Ref: No. LR/MS/7/6140/16

REGISTERED POST

Sir/Gentlemen,

RE: TRANSFER OF A RIGHT OF OCCUPANCY
C.T. NO: 6140, L.O. NO: 93473, Plot no 133 at KAPE
MOSHI DISTRICT.

I have the honour to refer to your letter No:
dated and enclosures b thereto.

2. I return herewith Certificate of Title No: 6140 forward
above-mentioned Deed having been registered
against the Title Under F.D. Nos. 13304 on 25-1-2001

My official receipt No:
for shs..... is enclosed herewith/has already been
dispatched to you.

3. Please acknowledge receipt of the enclosures heretc.

I have the honour to be
Sir/Gentlemen,
Yours Obedient Servant



ASST. REGISTRAR OF TITLES
MOSHI

ENCLOSURES: 1) C.T. NO: 6140
2) Copy of Transfer deed

To: TPC LIMITED,
P.O. Box 93,
MOSHI.

cc M.L.A.O.
MOSHI.

MHURU YA MUUNGANO WA TANZANIA
THE UNITED REPUBLIC OF TANZANIA
STAKABADHI YA SERIKUJI
EXCHANGE RECEIPT

12789568

Received from
T.P.C. LTD

JUMBA YA SHILINGU (Kwacha)
The Unit of Shilling (Words)

FIVE THOUSAND EIGHT HUNDRED
FIVE THOUSAND SIX HUNDRED

KWA MACHO
In Figures

KAHATI ON BOMA NO 133 KAHATI

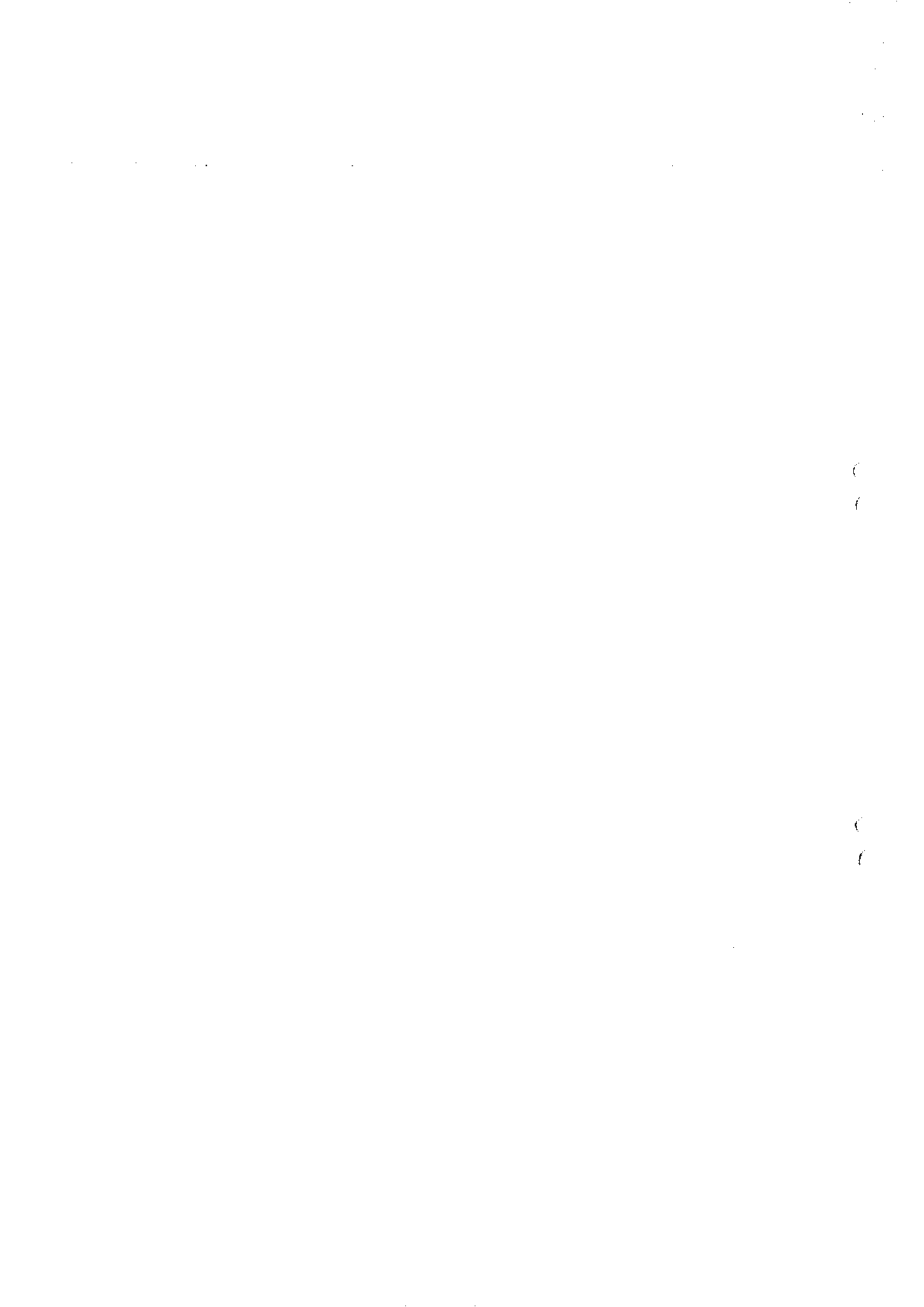
KWA BEDE YA SHILINGU
BY Cash/Changu

C/A 17666 CASH

SAHIHIA MPOKEJE
Signature

Wassan 5/10/82

Govt Press D



LAND REGISTRY, MOSHI

TRANSFER

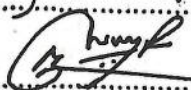
Filed Document No. 13304

Date of registration 25-1-2001 time 9.00 a.m.

TPC LIMITED of P. O. BQ

93, MOSHI

Cons TSHS 1/-)


Asst. Registrar of Titles

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