

TANGANYIKA TERRITORY.

Land Registry Ordinances, 1923 to 1926.



3

CERTIFICATE OF TITLE TO LEASEHOLD LAND.

This is to certify that the annexed Certificate of Occupancy dated the Fifth day of January 1928. is registered in the Land Registry under title No. 821. Copies of the subsisting entries in the register are within.

Dated the Fourteenth day of June 1928.

Harry M. Kelly

Ag. Registrar of Titles.

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

Zoff

NOTARY PUBLIC
MOSHI

Title No. 821.

Description of registered land:

All that piece or parcel of land situated to the east of and bounded on the west by the Weru-Weru River in the Arusha Chini Area of the District of Moshi containing approximately seven hundred and fifty (750) acres as delineated and edged with red on the plan annexed hereto.



TANGANYIKA TERRITORY.

The Land Ordinances, 1923 to 1926

CERTIFICATE OF OCCUPANCY.

The Fifth day of January

Nineteen hundred and twenty eight

Title No. 821.

THIS IS TO CERTIFY that Emile Hartman 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 thirteenth day of January Nineteen hundred and twenty seven ^{commencing on} 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 three hundred and twenty five (Shs. 375/-) to be paid yearly in advance without any deduction the first of such payments for the year ending on the thirteenth 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 thirteenth day of January in each year during the said term.

The rental shall be subject to revision by the Governor on the thirteenth day of January 1925.

~~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 earnings
Revenue Receipt No. 11636 of P.B. 9. 27.
issued by D.D. Moshi.
A.W. Williams
Asst. Dy Land Officer
18.7.28.

FD 12140
17
9/11/27

commencing on
26th April 2027

To: The Registrar of Titles,
DAR ES SALAAM.

Kyungji 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 Thirteenth 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 Thirteenth 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 "The rental shall be subject to revision by the Governor on the twelfth day of January, One thousand nine hundred and forty 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:

"Provided always that the said rent shall be subject to revision by the Governor 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".

ENTRIES IN THE REGISTER

THESE No. 821.

Ref. No. of filed document	Date of Registration	Nature of entry
	1928.	Leasehold Title.
	14th June 10.a.m.	Certificate of Occupancy in favour of E. J. Mwanjama of Moshi in the District of Moshi, first registered owner.
620.	1930 4 th June 11:35 a.m.	Transfer of Right of Occupancy dated 19/3/30 to United Sisal Estates Limited considered for Shs 286080/=
624	1930 4 th June 3:45 p.m.	Charge dated 25/3/30 for Shs 500,000/= and interest in favour of Leslie Frederick Smith of Tanga
N.P. 183	1932 4 th June 11 a.m.	Release of the above Charge (F.S. to 624)
N.P. 184	1932 4 th June 2 p.m.	John Milton Mton of Tanga registered as owner of Right of Occupancy as liquidator of United Sisal Estates Limited (in liquidation).
N.P. 185	1932 8 th June 9 a.m.	Transfer dated 4.3.1932 of Right of Occupancy to Leslie Frederick Smith of Tanga (Consideration, including other benefits Shs 500,000/=)

TRANSFER
 No 7993 Registered 6-12-47 at 11 a.m.
 To KIVUNGI SISAL ESTATES LIMITED
 Cons. Shs. 800,000/- including title 820

RELEASED
 9260
 18-2-48
 1200,000
 including Title 820 830



Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
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NOTICE OF MORTGAGE BY DEPOSIT
 No. 9267 Registered 22. APR 1949 at 11 a.m.
 To THE MORTGAGE COMPANY OF COSTA RICA AND GENERAL MORTGAGE CO. LTD.
 Withdrawn. F.D. No. 13666
 25.7.52 - 330 p.m.
 10/11/54
 Asst. Registrar of Titles

TRANSFER
 18150
 No. Registered 29. 11. 50 at 8.30
 To KIYUNGI SISAL PLANTATIONS LIMITED CONS. SH 2/17174/-
 INCL. T. 832, 833, 1184, 1188, 1189
 N.P. 91 N.P. 430
 10/11/54
 Asst. Registrar of Titles

DEFINITION OF REGISTER
 No. 12140 Registered 29. 8. 51 at 4 p.m.
 To TERMS OF RIGHT OF OCCUPANCY
 VARIED.
 Inter alia terms extended to 26th April 2051.
 10/11/54
 Asst. Registrar of Titles

TRANSFER
 No. 44269 Registered 17.4.61 at 10.20 a.m.
 To KIYUNGI PLANTATIONS 1964 LIMITED.
 Cons. shs. 7,040,000/-
 incl. titles 1184, N.P. 430, N.P. 91, 1188, 1189, 832, 833.
 10/11/54
 Asst. Registrar of Titles

MORTGAGE BY DEPOSIT
 No. 18667 Registered 26.7.51 at 3.30 p.m.
 To THE MORTGAGE COMPANY OF COSTA RICA AND GENERAL MORTGAGE COMPANY LIMITED (including titles 831, 832, 1184, 1188, 1189 N.P. 430 and L.O. No. 13795) Withdrawn - F.D. No. 15424 - 25.1.54 - 3.30 p.m.
 PROOF OF COMPLIANCE WITH THE PROVISIONS OF THE COMPANIES ORDINANCE SECTION 79 HAS NOT BEEN PRODUCED.
 10/11/54
 Asst. Registrar of Titles

NOTICE OF DEPOSIT
 No. 45518 Registered 3.1.66 at 10.7 a.m.
 BY ARBUTHNOT LATHAM & CO. LIMITED.
 WITHDRAWN F.D. 55224 ON 10.12.69 AT 8.30 A.M.
 10/11/54
 Asst. Registrar of Titles

MORTGAGE BY DEPOSIT
 No. 5925 Registered 25.1.54 at 3.30 p.m.
 To THE MORTGAGE COMPANY OF COSTA RICA AND GENERAL MORTGAGE COMPANY LIMITED.
 WITHDRAWN. F.D. 18169 of 29.11.54.
 10/11/54
 Asst. Registrar of Titles

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. shs. 980,000/-
 incl. titles 832, 833, 1189, 1188, 1184
 N.P. 430 (P.T.)
 10/11/54
 Asst. Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE

Filed Document No. 5523
Date of registration 12-10-89 time 1:30:00 A.M.

EAST AFRICAN DEVELOPMENT BANK
TO SECURE VARIOUS FOREIGN CURRENCY
EQUIVALENT TO SHS. 500,000/- amount
C.A. NO. 1865, 1869, 1188, 833, 1442, 1412
* 10624, 18656, 14669, 832

[Signature]
Asst. Reg. of Titles

LAND REGISTRY, MOSHI
MORTGAGE
Filed Document No. 12018
Date of registration 09-02-08-2018 time 5-10-2000
To: CAPPB BANK LIMITED
To secure 35HS 1500 000 000/-
including C.I. No: NP 267, 430, 832,
833, 1184, 1189, 1189, 1442, 10624, 14669,
1865, 18656 &
NP 12
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE

Filed Document No. 7081
Date of registration 13-10-1990 time 3:00 P.M.

THE NATIONAL COMMERCIAL BANK
TO: F.D. NO. 12174
ON 7-10-99 at 11:00 am
832, 1442, 14669, NP. 12, 10624,
1188, 1189, and 832

[Signature]
Asst. Reg. of Titles

LAND REGISTRY, MOSHI
DEED OF VARIATION
Filed Document No. 14468
Date of registration 18-04-2001 time 11:00 A.M.
To: CAPPB BANK LIMITED
To secure 2 000 000 000/-
including C.I. Nos: NP 267, 430, 832, 833,
1188, 1189, 1442, 10624, 14669, 1865, 18656
& NP 12
Asst. Registrar of Titles

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

12008
Date of registration 27-8-99 time 9:00 A.M.

TO: NBC (1997) LIMITED
of P.O. Box 1863,
DAR. ES-SALAAM.

[Signature]
Asst. Reg. of Titles

LAND REGISTRY, MOSHI
MORTGAGE
Filed Document No. 13591
Date of registration 11-06-2001 time 11:00 P.M.
To: BARCLAYS BANK (ZANZANIA) LIMITED
To secure US \$ 16,000 000
subject to conditions with effect from 1st Oct 1998
of exchange nullifying any and all other debts plus interest
during the term of the charge including
C.I. No. NP 267, 430, 832, 833, 1188, 1189, 1442,
10624, 14669, 1865, 18656, NP 12, NP 1184
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
CHANGE OF NAME - F.D. 5337

Filed Document No. 12936
Date of registration 4-9-2000 time 8:30 P.M.

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

[Signature]
Asst. Registrar of Titles

LAND REGISTRY, MOSHI U/571

CHANGE OF NAME *DISCHARGED*

Registered Document No

49807 FD 49808

Date of registration

02-08-2018 Time *1:00 P.M.*

To

*CABA BANK PLC OF P.O.
BOX 268 DAR ES SALAAM*

ARI.



Asst Registrar of Titles



SCHEDULE. ✓

All that piece or parcel of land situated to the east of and bounded on the west by the Weru-Weru River in the Arusha Chini area of the District of Moshi containing approximately seven hundred and fifty (750) acres as delineated and edged with red on the plan annexed hereto.

1102



Area 197 Acres

No

1864

5

Area 293 Acres

L.O.Nº 1865

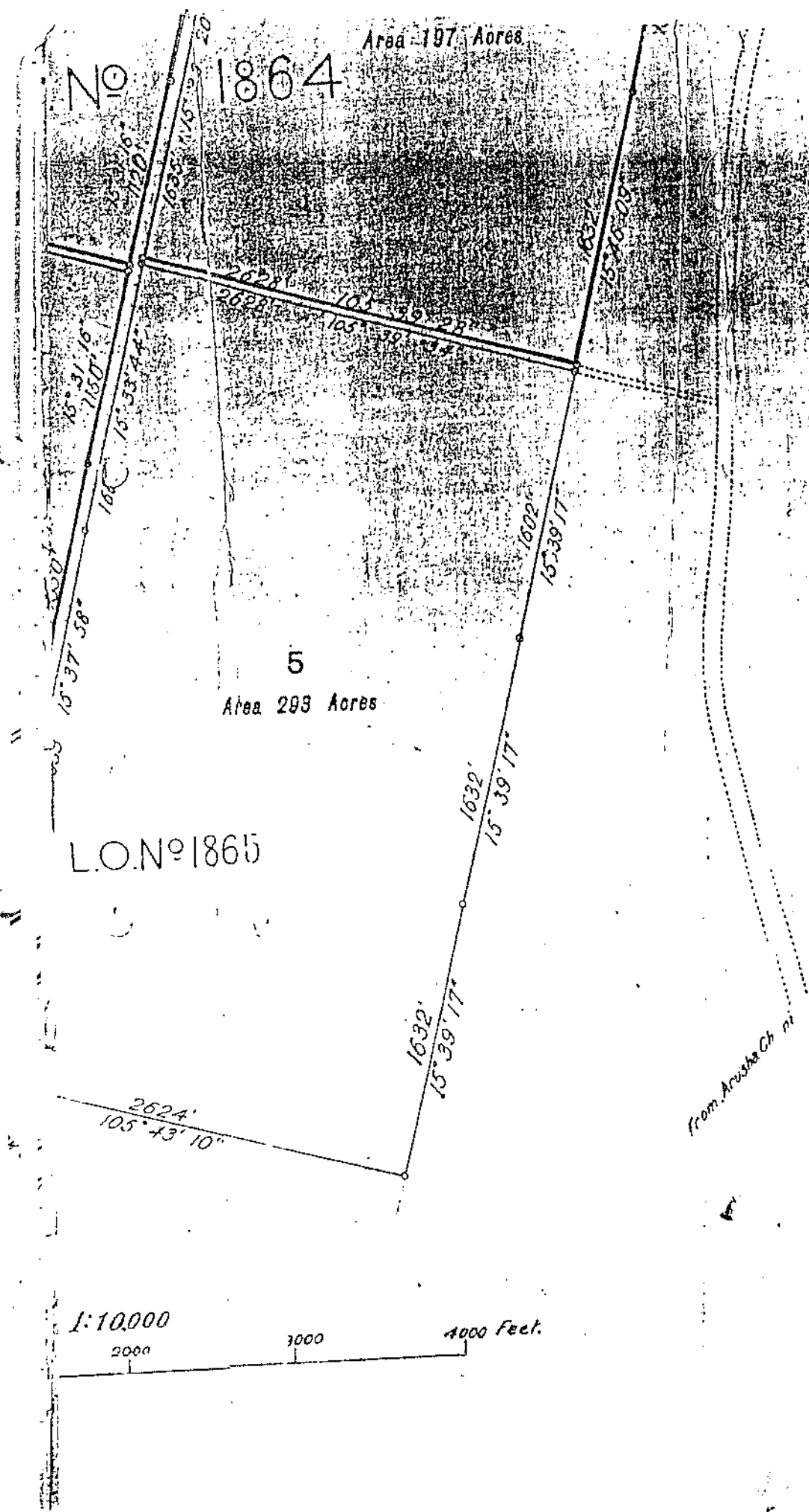
from Arusha Ch. ni

1:10,000

2000

3000

4000 Feet.



Plot No. 1 Part L.O. No. 1864 Aranga Ghini.Plot No. 1

2			+ 8 748 004.7	- 78 230.9
	89 32 10	1050.1		
AGE 1			+ 8 743 913.2	- 78 300.0
	191 35 10	2225.0		
31			+ 8 740 753.7	- 78 031.5
	191 33 10	2200.5		
22			+ 8 744 578.3	- 78 122.1
	191 20 00	1120.1		
21A(a)			+ 8 743 460.0	- 78 342.2
	281 49 00	3263.1		
11B			+ 8 744 143.1	- 76 535.4
	281 40 00	675(s)		
River				
River	Curvilinear Bdy.	Wera Wera River Bank.		
	89 32 10	50(s)		
2				

Area = 350 Acres

Plot No. 2, Part L.O. No. 1864

11.A			+ 8 744 117.4	- 76 535.7
	101 49 00	3257.3		
21.A			+ 8 743 450.6	- 78 343.1
	191 20 00	1150.1		
21			+ 8 742 335.1	- 78 574.1
	191 27 50	1350.1		
20.B			+ 8 741 000.0	- 78 342.4
	281 50 10	3115.1		
15.A			+ 8 741 631.2	- 78 304.1
	281 30 10	30(s)		
River				
River	Curvilinear Bdy.	Wera Wera River Bank		
	101 44 00	630(s)		
11.A				

Area = 203 Acres

Plot No. 3 Part L.O. No. 1864

31.A			+ 8 740 730.7	- 78 616.3
	101 33 10	2635.6		
33			+ 8 740 193.2	- 79 037.1
	191 33 00	1632.1		
33.A			+ 8 744 594.6	- 79 504.7
	191 35 00	1632.1		
34			+ 8 740 906.0	- 79 032.5
	281 23 20	2625.5		
40.A			+ 8 743 510.0	- 78 307.6

Cont on Page 126...



Line No. 8965

TP 6	125 05 50	13 793.1	+ 8 734 52.0
TP 5	75 01 00	2 743.8	+ 8 725 042.0
DD 20	75 15 10	1 230.5	+ 8 725 747.4
DD 21	77 56 20	1 420.5	+ 8 726 061.2
DD 22	151 47 20	5 242.4	+ 8 726 353.0
GA 221	67 25 50	22 594.5	+ 8 722 854.6
DD 29	544 50 20	379.1	+ 8 731 558.2
DD 25	77 57 40	1 323.7	+ 8 731 627.6
DD 26	140 44 50	5 253.5	+ 8 731 562.0
TP 2	213 45 10	1 052.1	+ 8 723 322.6
DD 27	520 45 10	5 356.0	+ 8 728 543.1
DD 23	219 25 20	22 657.3	+ 8 731 373.5
GA 222	126 27 40	14 241.3	+ 8 722 710.4
DD 30	213 45 00	21 055.2	+ 8 714 153.0
TP 5	231 09 50	4 397.7	+ 8 697 770.7
* SD (2012)	523 10 40	13 607.2	+ 8 693 526.0
* A	544 50 20	15 301.5	+ 8 731 252.4
* NY (2011)	231 09 40	3 303.7	+ 8 724 353.9
SE 1	545 55 20	5 411.1	+ 8 733 145.2
TP 3			

Gross Area 9768
 Less 50% of 60% of 100%
 Net Area 9768

