

1-10101 LU 1865  
7  
TANGANYIKA TERRITORY.

Registry Ordinances, 1923 to 1926.

(12)



CERTIFICATE OF TITLE TO LEASEHOLD LAND.

This is to certify that the annexed Certificate of Occupancy dated  
one Fifth day of January 1928.  
is registered in the Land Registry under title No. 832.  
Copies of the subsisting entries in the register are within.

Dated the Twenty seventh day of June 1928.

*J. Henry McFadyen*  
AG. Registrar of Titles.

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

*Zaff*  
NOTARY PUBLIC  
MOSHI

Title No. 832

Description of registered land:

All that piece or parcel of land situated to the  
east of the Weru-Weru River in the Arusha Chini  
area of the District of Moshi containing approximately  
three hundred and eighty eight (388) acres as  
delineated and edged with red on the plan annexed to  
the enclosed Certificate of Occupancy.



APPLICATION FOR ALTERATION OF TERMS

Title No. ~~W/~~.832

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 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 at the Special Condition one, page one:

"That this Right of Occupancy is subject to the Land Regulations, 194 "



SCHEDULE. ✓

All that piece or parcel of land situated to the east of the Weru-Weru River in the Arusha Chini area of the District of Moshi containing approximately three hundred and eighty eight (388) acres as delineated and edged with red on the plan annexed hereto.

x1007

FV3

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APPLICATION FOR AMENDMENT OF TERMS

Title No. 1181

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".



The Land Ordinances, 1923 to 1926

CERTIFICATE OF OCCUPANCY.

The Fifth day of January

Nineteen hundred and twenty eight

Title No. 832.

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 thirty three years from the thirteenth 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 One hundred and ninety four (Shs. 194/- ) to be paid yearly in advance without any deduction the first of such payments for the year ending on the twelfth 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 twelfth day of January 1947.

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

als of istrar  
Stamp Duty Shillings 1/6  
Revenue Receipt No. 11541  
issued by D. D. Moshi  
A. Williams  
Sub Land Officer  
11.7.28.  
F. 12141  
19  
ROAT  
g/r  
D  
?  
rid  
Y  
with



the \_\_\_\_\_ day of \_\_\_\_\_ Nineteen  
hundred and twenty

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

*Samuel Lamm*

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  
who is able to read and  
write the language in  
which the above-written  
document is written this  
4<sup>th</sup> of February... day of 1928..

*F. Birckel*

.....1928.

*H. R. Culbert*  
Magistrate.



**NOTICE OF D POSIT**  
 No. 45518 Registered 3.1.66 at 10.35a  
 BY ARBUTHNOT LATHAM &  
 CO. LIMITED.  
 WITHDRAWN F.D. 5524  
 ON 10.12.69 AT 8.30 A.M.  
 Registrar of Titles

**TITLE NO 832**  
 LAND REGISTRY, MOSHI  
 CHANGE OF NAME - F.D. 7081  
 Filed Document No. 12008  
 Date of registration 27-8-99 time 9.00 A.M.  
 To NBC (1997) LIMITED  
 of P.O. Box 1214 Moshi 10-99  
 at 11.00 am  
 DAR - ES - TALAAM  
 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 821, 833, 1189, 1188, 1284 (P) &  
 N.P. 430 (P)  
 Asst. Registrar of Titles

LAND REGISTRY, MOSHI  
 CHANGE OF NAME - F.D. 58337  
 Filed Doc. No. 12934  
 Date of registration 4-9-2000 time 8:30 am  
 To TPC LIMITED of P.O.  
 Box 93, MOSHI.  
 Asst. Registrar of Title

LAND REGISTRY, MOSHI  
 MORTGAGE  
 Filed Document No. 5523  
 DISCHARGED F.D. NO. 12919  
 Date of registration 12-10-89 time 8:00 A.M.  
 To EAST AFRICAN DEVELOPMENT BANK  
 to secure various foreign currencies  
 equivalent to SDR 1,853,000/- (including  
 C.F. Nos. 18655, 1189, 1188, 833, 821, 1442,  
 N.P. 12 + 10624, 14669, 18656)  
 Asst. Registrar of Titles

LAND REGISTRY, MOSHI  
 MORTGAGE DISCHARGED  
 Filed Document No. 13018 F.D. 49810  
 Date of registration 5-10-2000 time 9:00 a.m.  
 To CRDB BANK LIMITED to  
 Secure TSHS 1,500,000,000/-  
 Including C.F. No: NP 261, 430, 821,  
 833, 1184, 1188, 1189, 1442, 10624, 14669,  
 18655, 18656 &  
 NP 12  
 Asst. Registrar of Titles

LAND REGISTRY, MOSHI  
 MORTGAGE  
 Filed Document No. 7081  
 DISCHARGED  
 Date of registration 10-10-99 time 11:00 a.m.  
 To THE NATIONAL BANK OF KENYA  
 to secure an interest free loan  
 including C.F. Nos: 18655, 18656, 821,  
 1442, 14669, N.P. 12, 10624, 1188,  
 1189, and 833.  
 Asst. Registrar of Titles

LAND REGISTRY, MOSHI F.D. NO  
 DEED OF VARIATION 13018  
 DISCHARGED  
 Filed Document No. 13468 F.D. 49810  
 Date of registration 18-04-2001 time 11:00 A.M.  
 To CRDB BANK LIMITED to secure  
 Additional sum of Tshs. 2,000,000,000/-  
 including C.F. No: NP 261, 430, 821, 833,  
 1184, 833, 1188, 1189, 1442, 10624, 14669,  
 18655, 18656 & NP 12  
 Asst. Registrar of Titles

TITLE NO. 832



TITLE NO. 832

LAND REGISTRY, MOSHI

MORTGAGE DISCHARGED

Filed Document No. 13591 FD 49411

Date of registration 11-06-2001 time 1:00 P.  
16-07-2018 AT 1:00 PM

To BARCLAYS BANK (KENYA) LIMITED

to secure US \$16,000,000 subject to fluctuations in the exchange rate of exchange rate on any given date plus interest during the currency of the charge including T.Nos

267, 430, 821, 833, 1184, 1442, 10624, 14669, 18655, 18656, 1184  
Asst. Registrar of Titles

LAND REGISTRY, MOSHI

MORTGAGE DISCHARGED

Filed Document No. 17465 FB 49810

Date of registration 12-11-2004 time 10:45 A.  
ON 02-08-2018 AT 1:00 PM

To CRDB BANK LIMITED and NATIONAL BANK OF COMMERCE LIMITED

(To Secure an unspecified amount) including CT. No. NP87, 430, 12, CT 833, 1184, 1188, 1442, 10624, 14669, 18655, 18656 NP 91, CT 15492 and 16179.

Asst. Registrar of Titles

LAND REGISTRY, MOSHI U/S 71

CHANGE OF NAME DISCHARGED

Filed Document No. 49809 FD 49810

Date of registration 02-08-2008 time 1:00 P.

To CRDB BANK PLC OF P.O BOX 268 DAA ESSALAM.

Asst. Registrar of Titles



Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
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**TRANSFER**  
 No. 7993 Registered 6-12-47 at 11 a. m.  
 To KIYUNGI SISAL ESTATES LIMITED  
 Cons. Shs. 800,000/- including titles 821, 833, 1184, 1188, 1189, 5928, N.P. 91 and N.P. 430  
 Asst. Registrar of Titles

~~**MORTGAGE BY DEPOSIT**~~  
~~No. 3667 Registered 29.7.52 at 3:30 p.m.~~  
~~To THE MORTGAGE COMPANY OF COSTA RICA AND GENERAL MORTGAGE COMPANY LIMITED (including titles Nos. 821, 833, 1188, 1189, N.P. 91, N.P. 430 + L.O. No. 515705) WITHDRAWN B. No. 15924-35 at 3:30 p.m.~~  
~~PROOF OF COMPLIANCE WITH THE PROVISIONS OF THE COMPANIES ORDINANCE SECTION 79 HAS NOT BEEN PRODUCED.~~  
~~Asst. Registrar of Titles~~

~~**MORTGAGE BY DEPOSIT**~~  
~~No. 8114 Registered 18-2-48 at 10 a.m.~~  
~~To The Diamond Jubilee Investment Trust Limited to the sum of 1,200,000/- and interest including titles 821, 833, 844, 1184, 1188, 1189, 5928, N.P. 91 and N.P. 430.~~  
~~Asst. Registrar of Titles~~

~~**MORTGAGE BY DEPOSIT**~~  
~~No. 15925 Registered 25.1.54 at 3:30 p.m.~~  
~~To THE MORTGAGE COMPANY OF COSTA RICA AND GENERAL MORTGAGE COMPANY LIMITED. WITHDRAWN. F.D. 18149 of 29.11.54.~~  
~~Asst. R. of T.~~

**NOTICE OF MORTGAGE BY DEPOSIT**  
 No. 9267 Registered 22 APR 1949 at 11 a. m.  
 By THE MORTGAGE COMPANY OF COSTA RICA AND GENERAL MORTGAGE CO. LTD.  
 Withdrawn - B No. 1366 29.7.52 - 3:30 p.m.  
 Asst. Registrar of Titles

**TRANSFER**  
 No. 18150 Registered 29 11. 54 at 8.30 m  
 To KIYUNGI SISAL PLANTATIONS LIMITED. CONS. SH. 2717174/-  
 INC. 821. 833. 1184 1188 1189 N.P. 91. N.P. 430.  
 Asst. Registrar of Titles

**RECTIFICATION OF REGISTER**  
 No. 12141 Registered 28.8.51 at 4 p. m.  
 To TERMS OF RIGHT OF OCCUPANCY VARIED  
 Inter alia Terms extended to 26 April 2027  
 Registrar of Titles

**TRANSFER**  
 No. 44267 Registered 17-4-65 10:20 a.m.  
 To KIYUNGI PLANTATIONS 1964 LIMITED.  
 Cons. Shs. 7,040,000/- incl titles 833, N.P. 430, N.P. 91, 1188, 1184, 1189, 821.  
 Asst. Registrar of Titles



## ENTRIES IN THE REGISTER

TITLE No. 832.

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
	1928.	Leasehold Title.	
	27th June	Certificate of Occupancy in favour	
	9.45 a.m.	of Fritz Birckel of Moshi in the District of Moshi, first registered	
	1928.	owner.	<i>[Signature]</i>
201.	9th July	Transfer of Right of Occupancy to	
	10.15 a.m.	Baron Gisbert von Romberg of Schloss, Buleern, Germany. Price Shs. 20,000/-.	<i>[Signature]</i>
621.	1930	Transfer of Right of Occupancy dated	
	4 <sup>th</sup> June.	19/3/30 to United Real Estates Limited	
	11.40 a.m.	consideration Shs 99520/-	<i>[Signature]</i>
624.	1930.	Charge dated 25/3/30 for Shs 50000/-	
	4 <sup>th</sup> June.	and interest in favour of Leslie Frederick Smith of Tanga	<i>[Signature]</i>
N.P. 183	1932	Release of the above Charge	
	11 a.m.	(F.D. No 624.)	<i>[Signature]</i>
N.P. 184.	1932	John Hilton Paton of Tanga registered	
	4 <sup>th</sup> June	as owner of Right of Occupancy as Liquidator of United Real Estates Limited	
	2 p.m.	(in liquidation)	<i>[Signature]</i>
N.P. 185	1932	Transfer dated 4/3/1932 of Right of	
	8 <sup>th</sup> June	Occupancy to Leslie Frederick Smith	
	9 a.m.	of Tanga (Consideration, including other properties, Shs 500,000/-)	<i>[Signature]</i>



LO No 1864  
350 Acres

L.O. No 1864

3  
Area 197 Acres

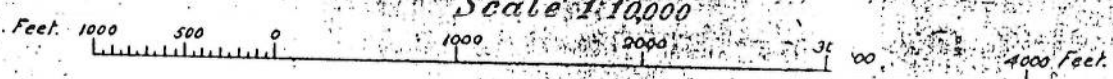
2  
Area 203 Acres

L.O. No 1866  
6  
Area 98 Acres

5  
Area 293 Acres

4  
Area 95 Acres

L.O. No 1865





Camps. 114,509  
 File 1924  
 Plan 5 167, E 5 26

Block 8  
 Sheet 22.1. SE  
 Year 1925

L.O.No. 1065

Plot No.5

40 B					
	101 28 20	2627.9	+ 8 745 439.3	- 73 273.2	
54(1)					
	191 28 00	1602.1	+ 8 742 936.6	- 70 636.3	
34 A					
	191 28 00	1632.1	+ 8 741 393.8	- 71 016.7	
54 B					
	191 28 00	1632.1	+ 8 739 787.5	- 71 341.1	
✓ 35					
	281 31 50	2624.3	+ 8 733 193.2	- 71 365.5	
✓ 37					
	11 27 10	1630.0	+ 8 753 732.7	- 74 233.4	
38 A					
	11 26 50	1633.0	+ 8 740 539.1	- 73 912.3	
39 A					
	11 22 30	1600.4	+ 8 741 920.5	- 73 503.3	
40 B					

Area = 293 Acres

True distances are shown. To find distances consistent with co-ordinates multiply true distances by .939821

Plane distances are shown.

Originally surveyed on local origin; later connected to trig. by swing computation based on faulty A.A. values of points common to L.O. Nos. 1370 and 1371. The A.A. values shown above may therefore be in error by amounts up to 300 feet, but should be correct in relation to each other.



Comps. 114,589  
 File 1934  
 Plan E<sup>5</sup> 167, E<sup>5</sup> 26

Block 8  
 Sheet 22.1. SE  
 Year 1925

L.O. No. 1065

Plot No. 5

40 B					
	101 28 20	2627.9	+ 8 745 489.5	- 75 274.2	
54(1)					
	101 28 00	1602.1	+ 8 742 986.6	- 70 698.5	
34 A					
	191 28 00	1632.1	+ 8 741 398.8	- 71 016.7	
34 B					
	191 28 00	1632.1	+ 8 739 787.5	- 71 341.1	
✓ 55					
	281 31 50	2624.5	+ 8 738 198.2	- 71 865.5	
✓ 37					
	11 27 10	1650.0	+ 8 738 782.7	- 74 256.4	
38 A					
	11 26 50	1633.0	+ 8 740 520.1	- 75 912.8	
39 A					
	11 22 30	1600.4	+ 8 741 920.5	- 73 508.8	
40 B					

Area = 293 Acres

True distances are shown. To find distances consistent with co-ordinates multiply true distances by .999821

Plane distances are shown.

Originally surveyed on local origin; later connected to true by swing computation based on faulty T.L. values of points common to L.O. Nos. 1870 and 1871. The T.L. values shown above may therefore be in error by amounts up to 200 feet, but should be correct in relation to each other.

