

TANGANYIKA

7

CERTIFICATE OF OCCUPANCY

(Issued under Section 9 of the Land Ordinance)

Date of issue :

Title Number : 14669

Land Office number : 20181.

Land : 104 acres in Moshi District.

Term : Commencing on the 20.4.1961 and
expiring on the 8.2.2034.

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



NOTARY PUBLIC
MOSHI

- (i) to demarcate the boundaries of the said land to the satisfaction of the District Commissioner, Moshi, and thereafter to maintain such demarcation in such a manner that the boundaries are easily identifiable at all times during the term of the said Right of Occupancy;
- (ii) to make adequate arrangements for drainage and disposal of waste products and effluent from any factory or factories which are now or may hereafter be erected on the said land;
- (iii) to permit no fouling of the water in any river within or outside the boundaries of the said land as the result of any operations thereon;
- (iv) to take all measures necessary to protect the soil, to preserve the soil fertility of the said land and to prevent soil erosion occurring thereon; not to allow soil erosion outside the boundaries of the said land to occur as the result of farming of the said land and to take any measures which may be required by the Commissioner for Agriculture to achieve the above objects;
- (v) to pay to the Governor on demand made by the Land Officer on his behalf any further fees or stamp duties which may be found to be payable by the Occupier in connection with the said Right of Occupancy.

4. The Occupier shall at no time during the term hereby granted subdivide the said land or assign, sublet or otherwise dispose of or deal with the whole or any portion thereof without the previous written consent of the Governor.

5. The said Right of Occupancy confers no water rights.

6. The Governor may revoke the said Right of Occupancy for failure by the Occupier to perform the covenants or to comply with the conditions expressly or impliedly contained in the said Right of Occupancy.

THE SCHEDULE HEREINBEFORE REFERRED TO:

ALL THAT land situate in Moshi District delineated on plan prepared in accordance with Registered Survey No. 4397 deposited with the Survey Division, Ministry of Lands and Surveys, Dar es Salaam, and edged white for the purpose of identification only on the plan hereunto annexed EXCEPT the road reserve thirty (30) feet in width shown on the said plan

TANGANYIKA
Stamp Duty Shillings 2/- paid and
Revenue Receipt No. 077083 of 20.11.61
Issued
[Signature]
Asst. Registrar-General

Stamp Duty Shs. 8/-
PAID ON ORIGINAL
Receipt No. 077083 of 20.11.61
[Signature]
Asst. Registrar-General

TITLE No. 14669
REGISTERED 23.11.61
at 8.30A in
[Signature]
Asst. Registrar of Titles



L.O. No. 20181.
M.P. No. 14170.

CERTIFICATE OF OCCUPANCY

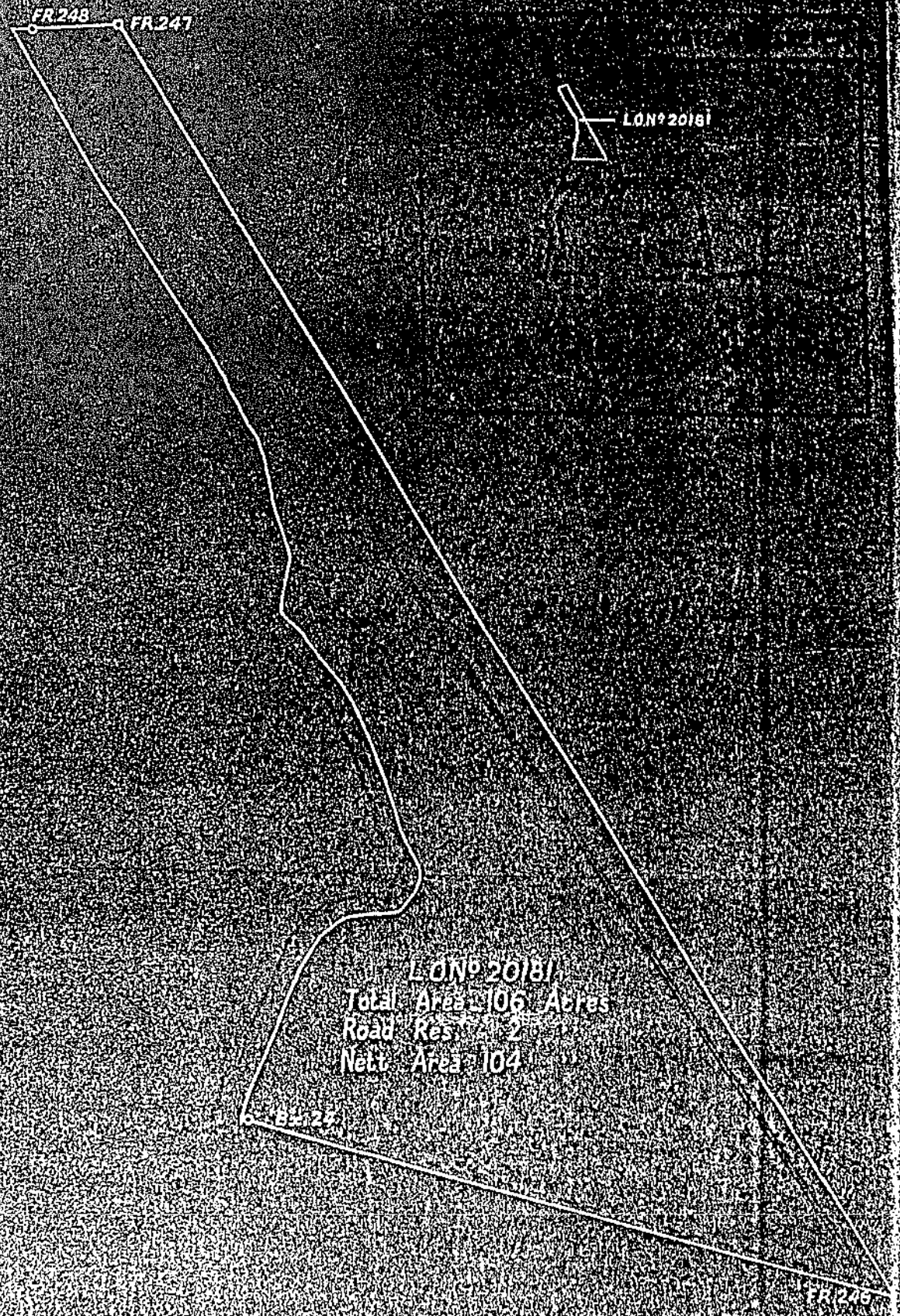
The *twenty-third* day of *November*
One thousand nine hundred and sixty-one.

Title No. 14669

THIS IS TO CERTIFY that A/S THE TANGANYIKA PLANTING COMPANY LIMITED a Limited Liability Company incorporated in Denmark which has established a place of business in Tanganyika and has complied with Section 321 of the Companies Ordinance (Cap. 212) (hereinafter called "the Occupier") is entitled to a Right of Occupancy in and over the land described in the Schedule hereto (hereinafter called "the said land") and more particularly delineated on the plan annexed hereto for a term commencing on the Twentieth day of April One thousand nine hundred and sixty-one and expiring on the Eighth day of February Two thousand and thirty-four according to the true intent and meaning of the Land Ordinance and subject to the provisions thereof and to any regulation made thereunder and to any enactment in substitution therefor or amendment thereof and to the covenants implied in Rights of Occupancy under the provisions of the Land Regulations 1948 and to the following special terms and conditions :-

1. The Occupier having on acceptance of the said Right of Occupancy paid rent of Two hundred and forty-nine Shillings and sixty cents (Shs. 249/60) for the period from the commencement of the said term to the thirtieth day of June 1962, shall thereafter pay rent yearly in advance calculated at the rate of Two hundred and eight Shillings (Shs. 208/-) per annum on the first day of July in every year during the said term without any deduction PROVIDED that the said rent shall be subject to revision by the Governor on the first day of July in each of the years 1980, 2000 and 2020 or within five years thereafter in each case.
2. The said land shall be used solely for agricultural purposes.

DISTRICT



LON 20181
Total Area 106 Acres
Road Res 2
Nett Area 104

LAND REGISTRY, MOSHI
MORTGAGE

Filed Document No. 5523
Date of registration 12-10-89 time 8:00 A.m

To EAST AFRICAN DEVELOPMENT BANK
to secure various foreign currencies
equivalent to 28,915,000/= (including
C.T. Nos. 18655, 1189, 1188, 833, 832, 821, 1442,
N.P. 12, 10624, 18656)

[Signature]
Asst. Registrar of Titles

ASST REG 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 1500,000,000/= AT 1:00 PM
including C.T. No NP267, 430, 821
832, 833, 1184, 1188, 1189, 1442, 10624,
18655, 18656

[Signature]
Asst. Registrar of Titles

AAI.

DISCHARGE
FD 49818

LAND REGISTRY, MOSHI
MORTGAGE

Filed Document No. 7081
Date of registration 18-10-90 time 8:00 A.m

To THE NATIONAL BANK OF COMMERCE
to secure an unspecified amount
(including C.T. Nos. 18655, 18656, 821,
832, 1442, 14669, NP 12, 10624, 1188,
1189 & 833)

[Signature]
Asst. Registrar of Titles

ASST REG OF TITLES

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

Filed Document No. 13468
Date of registration 18-4-2001 time 11:00 a.m

To CRDB BANK LIMITED, to secure
Additional sum of TSHS 2,000,000,000/= AT 1:00 PM
including C.T. No: NP 267, 430, 821, 832
833, 1184, 1188, 1189, 1442, 10624, 18656
18655, NP 12

[Signature]
Asst. Registrar of Titles

AAI.

DISCHARGED
FD 49818

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

Filed Document No. 12008
Date of registration 27-8-1997 time 9:00 A.m

To NBEF (1997) LIMITED
P.O. Box 1863,
DAR-ES-SALAAM

[Signature]
Asst. Registrar of Titles

ASST REG OF TITLES

LAND REGISTRY, MOSHI
MORTGAGE

Filed Document No. 12591
Date of registration 11-06-2001 time 1:00 PM

To BARCLAYS BANK TANZANIA LIMITED
to secure US \$16,000,000 subject
to fluctuations in the effective rate of rates
of exchange ruling on any given date plus
interest during the currency of the charge
including C.T. Nos. NP 267,
430, 821, 832, 833,
1188, 1189, 1442, 10624,
18655, 18656, 124, 1184

[Signature]
Asst. Registrar of Titles

DISCHARGED
FD 49411

LAND REGISTRY, MOSHI
CHANGE OF NAME

Filed Document No. 12432
Date of registration 4-9-2000 time 8:30 a.m

To TPC LIMITED P.O.
Box 93, MOSHI

[Signature]
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE
DISCHARGED
FD 49818

Filed Document No. 17465
Date of registration 19-11-2004 time 10:45 A.m
To CRDB BANK LIMITED and NATIONAL BANK OF COMMERCE LIMITED
to secure an unspecified amount
including C.T. Nos. NP 267, 430, 821, 832, 833,
1184, 1189, 10624, 18655, 18656,
NP 12, 15492 and 16179

[Signature]
Asst. Registrar of Titles

AAI.

LAND REGISTRY, MOSHI U/S 71

CHANGE OF NAME **DISCHARGED**

Filed Document No **A9817 FD 49818**

Date of registration **02-08-2018** **02-08-2018** **1:00 P.M.**

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

[Signature]
AAT.

[Signature]
Asst Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE

Filed Document No. 5523
Date of registration 12-10-89 time 8:00 A.M.
To EAST AFRICAN DEVELOPMENT BANK
to secure various foreign currencies
equivalent to 28 Fols 853,000/- (including
C.T. Nos. 18655, 1189, 1188, 833, 832, 821, 1442,
N.P. 12, 10624, 18656)

[Signature]
Asst. Registrar of Titles
AAI. REG OF TITLES

LAND REGISTRY, MOSHI
MORTGAGE DISCHARGE
FD 49818

Filed Document No. 13018
Date of registration 5-10-2000 time 9:00 AM
ON 02-08-2018
To CRDB BANK LIMITED
to secure TSHS 1,500,000,000/-
including C.T. No NP 267, 430, 821,
832, 833, 1184, 1188, 1189, 1442, 10624,
18655, 18656 &
NP 12.
[Signature]
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE

Filed Document No. 7081
Date of registration 18-10-90 time 8:00 A.M.
To THE NATIONAL BANK OF COMMERCE
to secure an unspecified amount
(including C.T. Nos. 18655, 18656, 821,
832, 1442, 14669, NP 12, 10624, 1188,
1189 & 833)

[Signature]
Asst. Registrar of Titles
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LAND REGISTRY, MOSHI F.D. NO
DEED OF VARIATION 13018
DISCHARGED
FD 49818

Filed Document No. 13468
Date of registration 18-4-2001 time 11:00 a.m.
ON 02-08-2018
To CRDB BANK LIMITED, to secure
Additional sum of TSHS 2,000,000,000/-
including C.T. No: NP 267, 430, 821, 832,
833, 1184, 1188, 1189, 1442, 10624, 18656
18655, NP 12.
[Signature]
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
CHANGE OF NAME - FD. 7081

Filed Document No. 12008
Date of registration 27-8-1996 time 9:00 A.M.
To NBE P. O. BOX 1863,
DAR-ES-SALAAM.

[Signature]
Asst. Registrar of Titles
AAI. REG OF TITLES

LAND REGISTRY, MOSHI
MORTGAGE DISCHARGED
FD 49411

Filed Document No. 13591
Date of registration 11-06-2001 time 1:00 PM
ON 16-07-2018 AT 1:00 PM
To BARCLAYS BANK TANZANIA LIMITED
to secure US \$16,000,000 subject
to fluctuations in the effective rate of rates
of exchange ruling on any given date plus
interest during the term of the charge
including C.T. Nos. NP. 267,
430, 821, 832, 833,
1188, 1189, 1442, 10624,
18655, 18656, 124, 1184
[Signature]
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
CHANGE OF NAME

Filed Document No. 12432
Date of registration 4-9-2000 time 8:30 a.m.
To TPC LIMITED A P.O.
Box 93, MOSHI.

[Signature]
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE DISCHARGED
FD 49818
Filed Document No. 14465
Date of registration 19-11-2004 time 10:45 A.M.
ON 02-08-2018 AT 1:00 PM
To CRDB BANK LIMITED and NATIONAL
BANK OF COMMERCE LIMITED
to secure an unspecified amount
including C.T. Nos. NP 267, 430, 821, 832,
1184, 1188, 1189, 1442, 10624, 18655,
NP 12, 15492 and 16179
[Signature]
Asst. Registrar of Titles

L.O.No. 1872 -

B 14a			- 8 736 204.7	+ 74 770.3
	101 25 50	6725.6		
NE1(Bx)			- 8 734 871.9	+ 68 135.2
	166 07 40	8315.2		
SE1(Bx)			- 8 726 315.5	+ 66 073.0
	281 26 00	3254.6		
FR 246			- 8 726 960.5	+ 69 261.4
	325 49 50	6205.8		
FR 247			- 8 732 094.2	+ 72 740.2
	259 28 10	346.7		
FR 248			- 8 732 050.9	+ 73 037.0
Curvilinear Bdy. Weru Weru River Bank				
Bx 13			- 8 734 202.7	+ 75 180.5
	11 24 50	2042.7		
B 14a				

Total Area = 1060 Acres
 Road Res. = 2 "
 Net Area = 1058 Acres

L.O.No. 7651

FR 248			- 8 732 050.9	+ 73 037.0
	79 28 10	346.7		
FR 247			- 8 732 094.2	+ 72 740.2
	145 49 50	6205.8		
✓ FR 246			- 8 726 960.5	+ 69 261.4
	281 26 00	3749.5		
✓ Bx 24			- 8 727 505.3	+ 71 955.3
Curvilinear Bdy. Weru Weru River Bank				
FR 248			- /	

Total Area = 106 Acres
 Road Reserve = 2 "
 Net Area = 104 Acres

Change all signs

True distances are shown. To find distances consistent with co-ordinates multiply true distances by .99993103

Plane distances are shown.

Originally surveyed on local origin. Later a fault connection was made to trig. by swing computation. (Co-ordinates of Petershof used for observations at ven an point). The co-ordinates shown above may therefore be in error by amounts up to 250 feet, but should be correct in relation to each other. SE 1(Bx) was re-co-ordinated in 1955 by a swing computation based on the connection to trig. points in L.O. No. 0165, and the

