

LANGANWEKA

The Land Registration Ordinance (Chp. 334 of the Laws)



CERTIFICATE OF TITLE TO LEASEHOLD LAND

This is to certify that the annexed copy of Certificate of Occupancy dated the Fifth day of October 1938 is registered in the Land Registry under Title No. 18656

Copies of the subsisting entries in the register are within.

Dated the Sixth day of November 1971

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

Smbaya
Asst. Registrar of Titles
NOTARY PUBLIC
MOSHI

Title No. 18656

Description of registered land.

ALL THAT piece or parcel of land situated at Kyungi in the District of Moshi as delineated and edged red on the Survey Department Plan No. E 5 26/1819 marked "B" and annexed to Filed Document No. 58337 being part of the Right of Occupancy registered under Certificate of Title No. NP. 430 a copy of which is enclosed hereto.

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
58337	11-9-71 10-05 a.m.	<u>Transfer</u> to THE TANGANYIKA PLANTING COMPANY LIMITED of P.O. Box 93, Moshi. (Consideration Shs.980,000/= including other titles).	<i>[Signature]</i>

LAND REGISTRY, MOSHI
MORTGAGE

Filed Document No. 5583
~~DISCHARGED FD. 12919~~

Date of registration 12-10-89 time 8:00 A.m
~~12-10-89 at 8:30 A.M.~~

To EAST AFRICAN DEVELOPMENT BANK
to secure various foreign currencies equivalent to S.D.R. 1,853,000 (including C.T. Nos. 18655, 1189, 1188, 833, 832, 821, 1442, N.P. 12, 14669, 10624).

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

LAND REGISTRY, MOSHI
CHANGE OF NAME - FD. 58337

Filed Document No. 12927

Date of registration 4-9-2000 time 8:30 A.M.

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

[Signature]
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
MORTGAGE

Filed Document No. 7081

Date of registration 18-10-1990 time 8:00 a.m
~~18-10-1990~~

To THE NATIONAL BANK OF COMMERCE
including C.T. Nos. 18655, 821, 832, 1442, 14669, N.P. 12, 10624, 1189, 1188 and 833.

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

LAND REGISTRY, MOSHI
MORTGAGE

Filed Document No. 13018

Date of registration 5-10-2000 time 9:00 a.m.

To CDB BANK LIMITED
to secure Shs. 1500,000/= including C.T. No. N.P. 12, 1436, 821, 832, 833, 1189, 1188, 1189, 1442, 10624, 14669, 18655 & N.P. 12.

[Signature]
Asst. Registrar of Titles

LAND REGISTRY, MOSHI
CHANGE OF NAME - FD. 7081

Filed Document No. 12008

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

To NBC (1997) LIMITED
of P.O. Box 1863
DAR-ES-SALAAM.
at 11:00 a.m.

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

ENTRIES IN THE REGISTER

TITLE No. 18656.

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
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LAND REGISTRY, MOSHI FD. NO: 13018
 DEED OF VARIATION **DISCHARGED**
 Filed Document No. 13468 **FD 49802**
 Date of registration 18-4-2001 time 11.00 a.m.
 To CRDB BANK LIMITED, to secure additional sum of KShs 2,000,000,000/- including CT No: NP 267, 430, 821, 832, 833, 1182, 1188, 1189, 1442, 10624, 18655 & NP 12
 AAI. *[Signature]*
 Asst. Registrar of Titles

LAND REGISTRY, MOSHI
 CHANGE OF NAME **DISCHARGED**
 Filed Document No. 49801
 Date of registration 22-08-2018 time 1:00 P.M.
 To CRDB BANK PLC OF P.O. Box 268 DDA ES SALAMA
 AAI. *[Signature]*
 Asst. Registrar of Titles

LAND REGISTRY, MOSHI
 MORTGAGE **DISCHARGED**
 Filed Document No. 12591 **FD 49411**
 Date of registration 11-06-2001 time 1:00 P.M.
 To BARCLAYS BANK IANZANIA LIMITED
 to secure US \$16,000,000 subject to fluctuations in the exchange rate or rates of exchange ruling on any given date plus interest during the continuation of the charge including CT Nos. NP 267, 430, 821, 832, 833, 1182, 1188, 1442, 10624, 14669, 18655, 12 & 1184
 AAI. *[Signature]*
 Asst. Registrar of Titles

LAND REGISTRY, MOSHI
 MORTGAGE **DISCHARGED**
 Filed Document No. 17465 **FD 49802**
 Date of registration 12-11-2004 time 10:45 a.m.
 To CRDB BANK LIMITED and NATIONAL BANK OF COMMERCE LIMITED to secure an unspecified amount including CT No NP 267, NP 430, NP 12, 832, 833, 1182, 1188, 1442, 10624, 14669, 18655, NP 91, 15492 & 16179.
 AAI. *[Signature]*
 Asst. Registrar of Titles



SCHEDULE

ALL that piece or parcel of land situated at Kyungi in
the District of Moshi containing approximately One hundred
and forty one (141) acres as delineated and edged with red
on the Survey Division Plan No. B P. 154 annexed hereto, *R.*
5178

M.A.

CERTIFIED TRUE COPY
[Signature]
Asst. Registrar of Titles
Date 02-11-1999



T. 76/69 207/261 NPK?

The Land Registry Ordinance (Cap. 70 of the Laws)

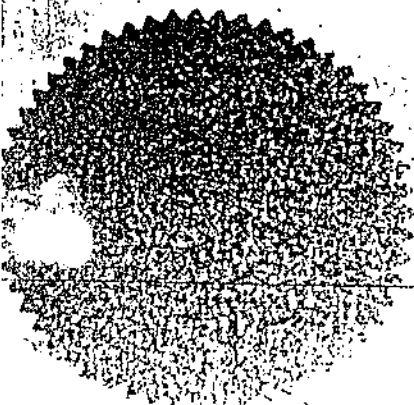


CERTIFICATE OF TITLE TO LEASEHOLD LAND

This is to certify that the annexed Certificate of Occupancy dated the ... day of ... 19 58 is registered in the Land Registry under Title No. ... 430.

Copies of the existing entries in the register are within.

Dated the ... day of ... 19 58.

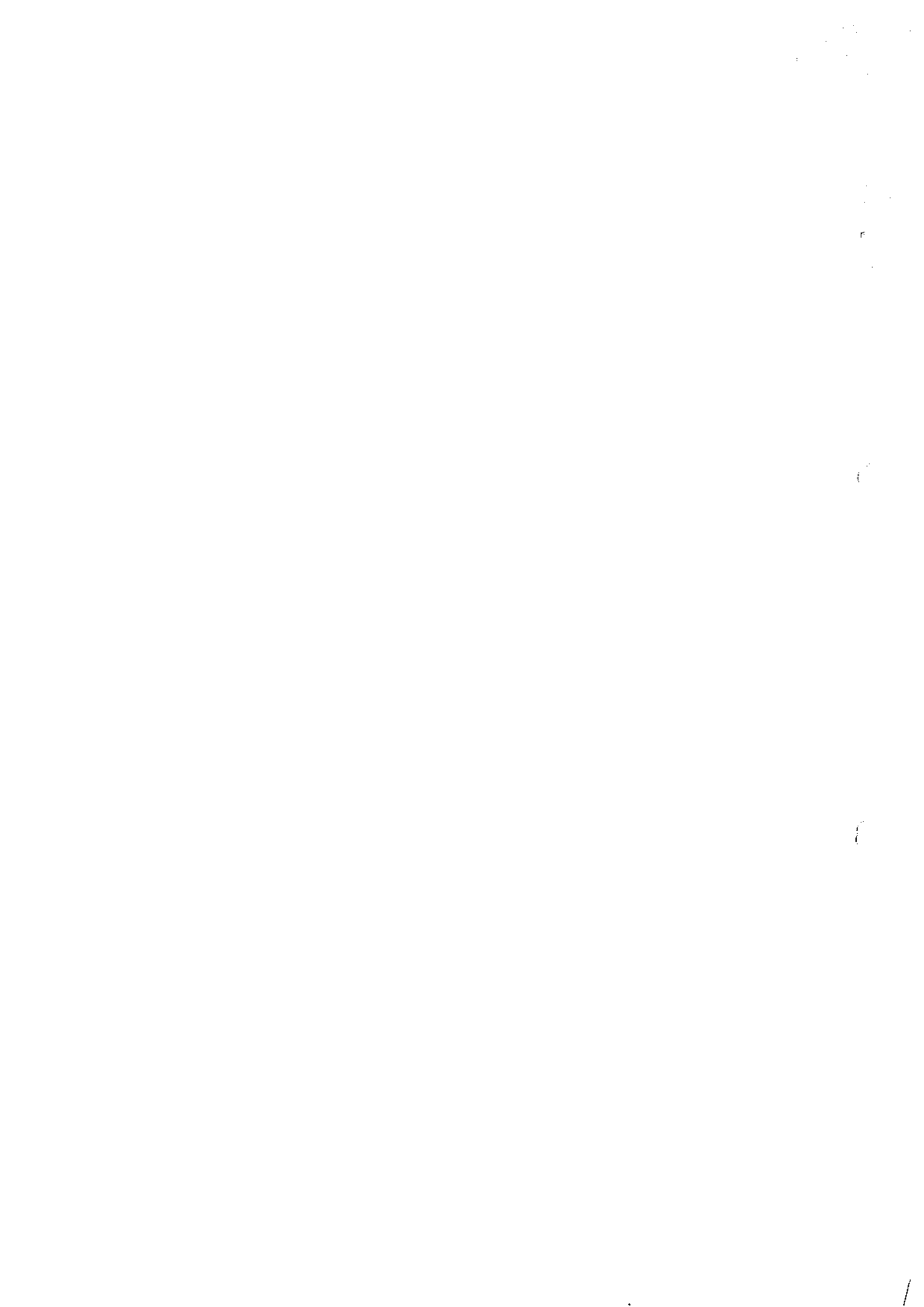


J. H. Walcott

Registrar of Titles

Description of registered land:

... in ...



TANGANYIKA TERRITORY

The Land Ordinance (Cap. 68 of the Laws)

CERTIFICATE OF OCCUPANCY

The fifth day of October

Nineteen hundred and thirty eight

Title No. ALP 430

THIS IS TO CERTIFY that *LESLIE STANLEY SMITH*

(hereinafter called the occupier) is entitled to a right of occupancy in and over the agricultural land described in the Schedule hereto and more particularly delineated in the plan annexed thereto for a term of ~~eight~~ ^{commencing} years from the ~~first~~ day of ~~January~~ ^{January} Nineteen hundred and ~~thirty two~~ ^{thirty two & extending on 26 April 2027} according to the true intent and meaning of the said Ordinance 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 *20/-* per *acre* *per annum*

(the said rent to be paid yearly in advance without any deduction the first of such payments for the year ending on the *31st* day of *December* Nineteen hundred and *thirty two* having been made on or before the execution of these presents and the subsequent payments to be made in advance for each year ending on the *31st* day of *December* in each year until the termination thereof. Provided always that the said rent shall be subject to any variation by the Government from time to time.

2. The said right of occupancy shall be subject to the provisions of the said Land Ordinance and to the covenants on the Occupier's part



TANGANYIKA TERRITORY

The Land Ordinance (Cap. 68 of the Laws)

CERTIFICATE OF OCCUPANCY

The fifth day of October

Nineteen hundred and thirty eight

Title No. A.P. 430

THIS IS TO CERTIFY that **LESLIE FREDERICK SMITH**
of Tanga

(hereinafter called the occupier) is entitled to a right of occupancy in and over the agricultural land described in the Schedule hereto and more particularly delineated in the plan annexed thereto for a term of ^{commencing on} ~~eight~~ **twenty** years from the ~~sixth~~ ^{sixth} day of **January** Nineteen hundred and ~~thirty two~~ ^{thirty two} according to the true intent and meaning of the said Ordinance 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 **Seventy Cents Fifty** (Shs. 70/50) to be paid yearly in advance without any deduction the first of such payments for the year ending on the **twenty sixth** day of **January** Nineteen hundred and **thirty three** 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** 1947.

CERTIFIED TRUE COPY
[Signature]
Dist. Registrar of Titles
Date 02-11-1992

2. The said right of occupancy shall be subject to the provisions of the Land Ordinance, and to the covenants, conditions and restrictions contained in the Land Regulations.

2. The land shall be used solely for agricultural purposes and purposes ancillary thereto.

Given under my hand and seal and by order of the Governor the day and year first above written.

W. A. O'Connell
Ag. Director of Lands and Mines

I, the within-named **Leslie Frederick Smith** hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.
Signed and delivered by the said **Leslie Frederick Smith** who is able to read and write the language in which the above-written document is written this ^{21st} day of *November* 1938 in my presence.

Leslie Frederick Smith

W. A. O'Connell

CERTIFICATE FOR
1938

No.
To L
50

No.
To
Cons
831

LAND REGISTRY, MOSHI
TRANSFER

Filed Document No. 1074
Date of registration 6-11-75, time 12:00 p.m.
To T.P.C. Limited
Consideration Shs. 2,200,000/-
Including N.P. 91, N.P. 430

[Signature]
Asst. Registrar of Titles

CERTIFIED TRUE COPY

[Signature]
Asst. Registrar of Titles
Date 2-11-1999

Stamp Duty Shs. 200/- Paid
and Revenue Receipt No. 09340399
of 3-11-99

Issued.
[Signature]
Asst. Registrar of Titles

TANGANYIKA

The Land Registration Ordinance (Cap. 381 of the Laws)



OFFICE OF OCCUPANCY

CERTIFICATE OF TITLE TO HOUSEHOLD LAND
ISSUED UNDER SECTION 38

Certified true copy of

This is to certify that the annexed Certificate of Occupancy dated
the Fifth day of October 1958

is registered in the Land Registry under Title No A.P. 430

Copies of the subsisting entries in the register are within

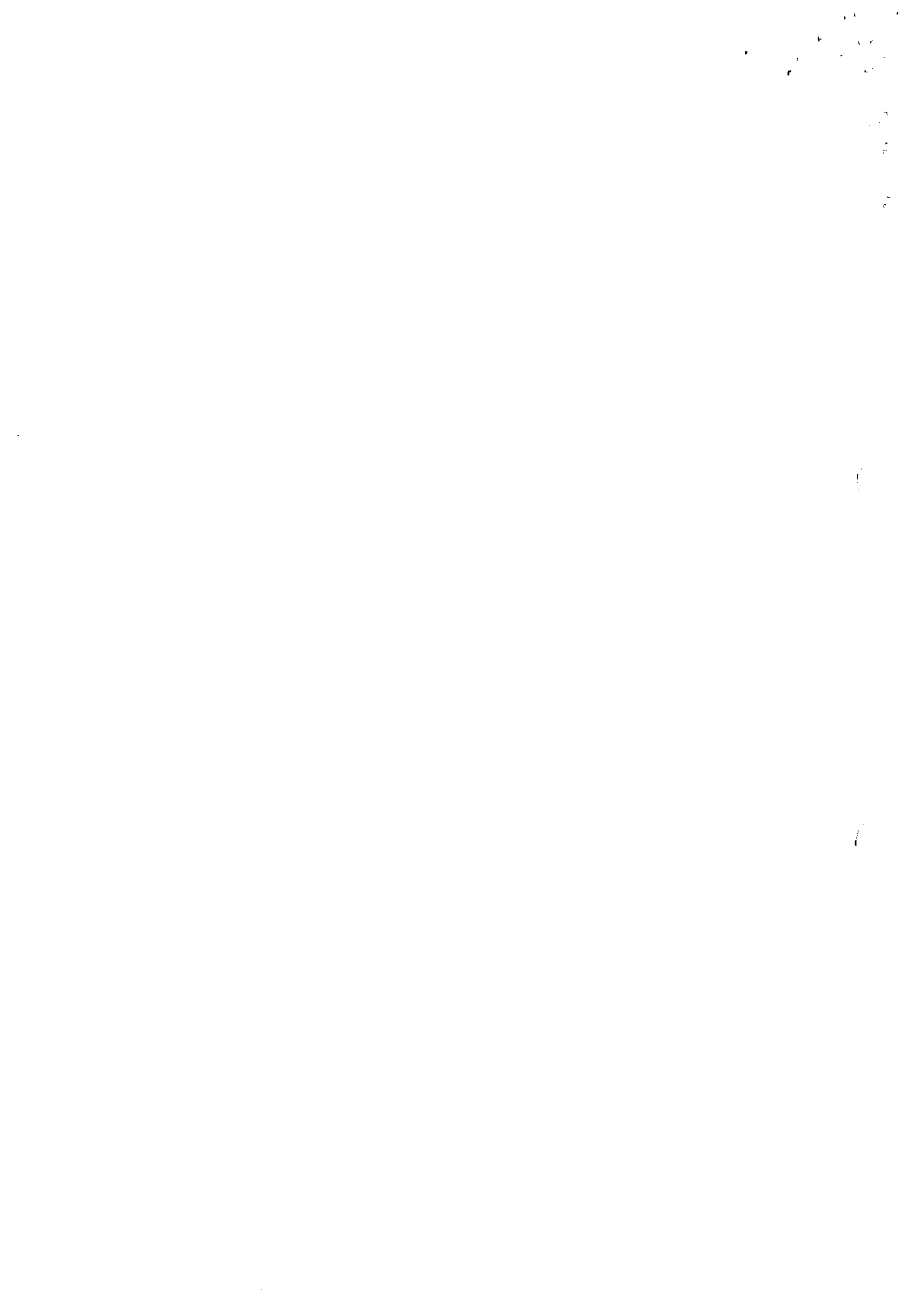
Dated the Second day of November 1999

Asst. Registrar of Title

Title No. A.P. 430

Description of registered land

All THAT piece or parcel of land situated at Nyanja in the District of Dar es Salaam containing approximately one hundred and forty one (141) square metres and edged with red on the Survey Division Plan No. 157/517 and shown as household Certificate of Occupancy.



APPLICATION FOR ALTERATION OF TERMS.

Title No. H.P. 480.

To: The Registrar of Titles,
L.A. 10, SINGAPORE.

THE STRAITS TRADING ESTATES LIMITED, Part of Saleen Estate
applies for the following variations of the terms and
conditions contained in the Certificate of Occupancy registered
under the above mentioned title.

That the words "for a term commencing on the Twenty-
sixth day of January One thousand nine hundred and thirty-two
and expiring on the Twenty-sixth day of April Two thousand and
twenty-eight" be substituted for the words "twenty-eight years
from the Twenty-sixth day of January Nineteen hundred and
thirty-two" appearing in the fifth, sixth and seventh lines of
the first paragraph of the Certificate.

That the words "Twenty-sixth day of January
Two thousand and twenty-eight" be substituted for the words
"Twenty-sixth day of April Two thousand and twenty-eight" in the
seventh line of the first paragraph of the Certificate.

That the words "Twenty-sixth day of January
Two thousand and twenty-eight" be substituted for the words
"Twenty-sixth day of April Two thousand and twenty-eight" in the
seventh line of the first paragraph of the Certificate.

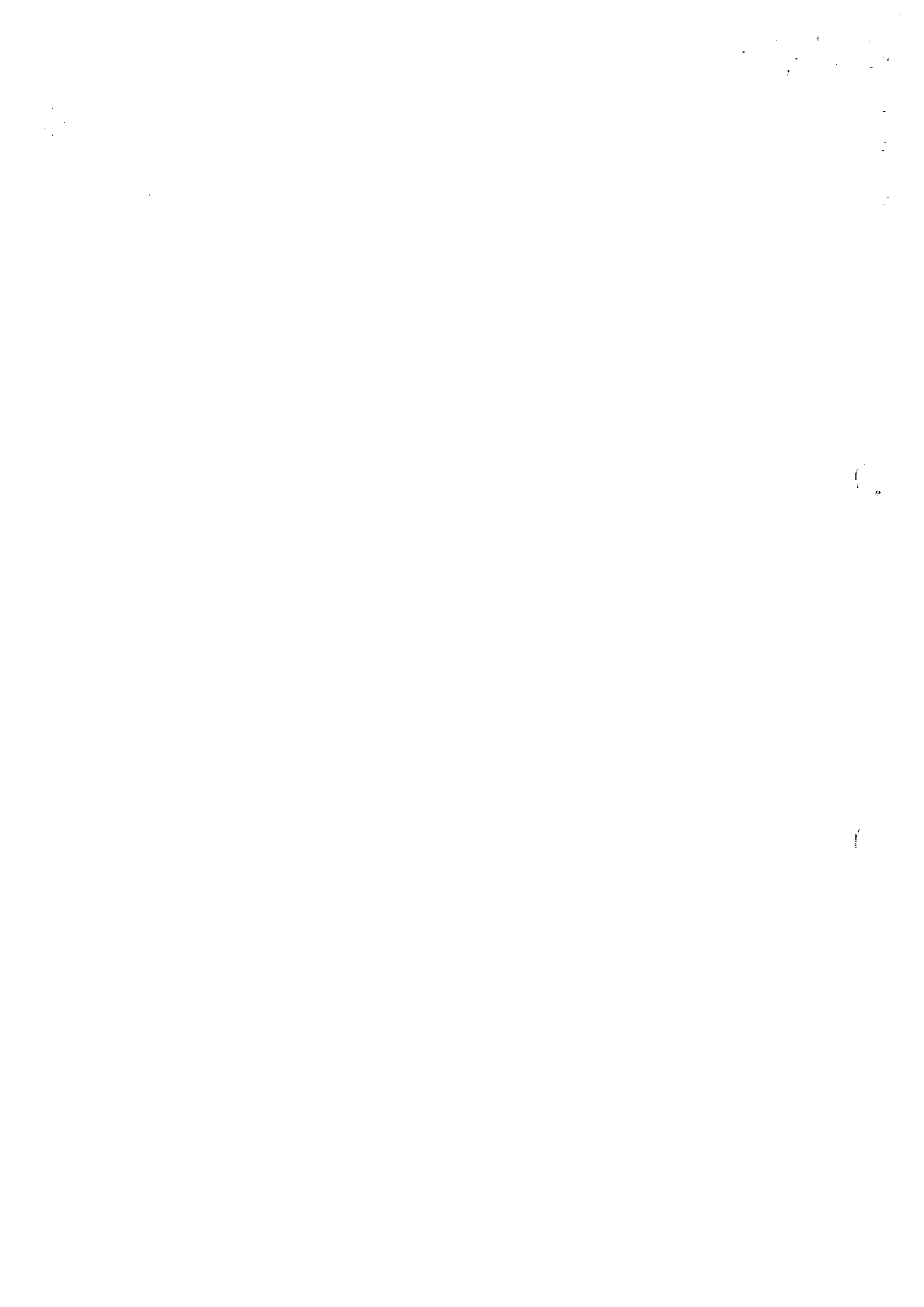
That the words "Twenty-sixth day of January
Two thousand and twenty-eight" be substituted for the words
"Twenty-sixth day of April Two thousand and twenty-eight" in the
seventh line of the first paragraph of the Certificate.

That the words "Twenty-sixth day of January
Two thousand and twenty-eight" be substituted for the words
"Twenty-sixth day of April Two thousand and twenty-eight" in the
seventh line of the first paragraph of the Certificate.

That the words "Twenty-sixth day of January
Two thousand and twenty-eight" be substituted for the words
"Twenty-sixth day of April Two thousand and twenty-eight" in the
seventh line of the first paragraph of the Certificate.

That the words "Twenty-sixth day of January
Two thousand and twenty-eight" be substituted for the words
"Twenty-sixth day of April Two thousand and twenty-eight" in the
seventh line of the first paragraph of the Certificate.

That the words "Twenty-sixth day of January
Two thousand and twenty-eight" be substituted for the words
"Twenty-sixth day of April Two thousand and twenty-eight" in the
seventh line of the first paragraph of the Certificate.



Entries in the Register

TITLE No. NP 430

Ref. No. of filed document	Date of Registration	Nature of Entry	Initials of Registrar
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~~44268~~ 17-4-65 to 20-5-65
T. KINYUNGI PLANTATIONS 1964 LIMITED.
 Cons. Shs. 7,040,000/-
 incl. title N.P. 91, 1189, 1184, 1188, 833, 832, 821.
 [Signature]
 Asst. Registrar of Titles

CERTIFIED TRUE COPY
 [Signature]
 Asst. Registrar of Titles
 Date 02-11-1999

Stamp Duty Shs. 200/- Paid
 and Revenue Receipt No. 09340399
 of 3-11-99 issued.
 [Signature]
 Asst. Registrar of Titles

NOTICE OF DEPOSIT
~~4558~~ Registered 3-1-66 to 10-3-66
BY ARBUTHNOT LATHAM & CO. LIMITED.

WITHDRAWN FD. 552-4
 ON 10-12-69 AT 8:30 AM.
 [Signature]
 Asst. Registrar of Titles
REGISTRAR OF TITLES

TRANSFER OF PART
 No. 5837 Registered 11-9-71 to 10-05-71
TO THE TANGANYIKA PLANTING COMPANY LIMITED of P.O. Box 93, Moshi
 Cons. Shs. 980,000/-
 incl. titles 824, 832, 833, 1189, 1183, 1184 (PT).
 (T No. 18656)
 [Signature]
 Asst. Registrar of Titles

LAND REGISTRY, TRANSFER

Transfer No. 1014
 Registration 6-11-15 to 12-00-15
 To: **Palms Limited**
 Consideration Shs. 2,200,000/-
 including N.P. 91, 1184
 [Signature]
 Asst. Registrar

LAND REGISTRY, MOSHI
TRANSFER

Filed Document No. 1074
Date of registration 6-11-75 time 12:00 A.M.
To T.P.C. LIMITED
Consideration sh. 2,200,000/-
including N.P. 91, N.P. 430

Sahana
Asst. Registrar of Titles

CERTIFIED TRUE COPY

[Signature]
Asst. Registrar of Titles
Date 2-11-1999

Stamp Duty Shs. 200/- Paid
and Revenue Receipt No. 09340399
of 3-11-99 issued.
[Signature]
Asst. Registrar of Titles

The Land Registry Ordinance (Cap. 70 of the Laws)

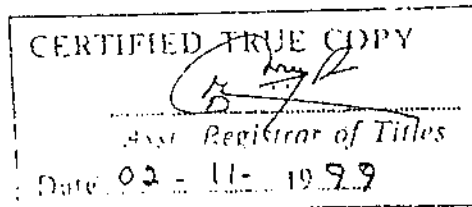


CERTIFICATE OF TITLE TO LEASEHOLD LAND

This is to certify that the annexed Certificate of Occupancy dated the fifth day of October 19 58 is registered in the Land Registry under Title No. N.P. 430

Copies of the subsisting entries in the register are within.

Dated the 21st day of November, 19 58.



[Signature]
Asst. Registrar of Titles
Northern Province.

Title No. N.P. 430 Description of registered land:

All that piece or parcel of land situated at Kyungi in the District of Moshi containing approximately One hundred and forty one (141) acres as delineated and edged with red on the Survey Division Plan No. E⁵. 134/5178 annexed to the enclosed Certificate of Occupancy.

Entries in the Register

CERTIFIED TRUE COPY

[Signature]
Asst. Registrar of Titles
Date 02-11-1979

TITLE No. *N 430*

Ref. No. of filed document	Date of Registration	Nature of Entry	Initials of Registrar
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LEASEHOLD TITLE
No. *7993* Registered *8-11-38* at *2:15 p.m.*
To **LESLIE FREDERICK SMITH**
J. H. Walcott
Asst. Registrar of Titles

DEED OF VENTURE
No. *2354* Registered *8-12-38* at *12:00 p.m.*
To **TERMS OF RIGHT OF OCCUPANCY**
VARIED
ENTER INTO TERMS OF VENTURE ON 26th APRIL 1937
1941
1941
Asst. Registrar of Titles

TRANSFER
No. *7993* Registered *6-12-47* at *11 a.m.*
To **KIYUNGI SISAL ESTATES LIMITED.**
Cons. Shs. *800,000* including titles *821, 832, 833, 1184, 1188, 1189, 5928 & NP 91*
[Signature]
Asst. Registrar of Titles

MORTGAGE BY DEPOSIT
No. *3667* Registered *25-7-52* at *10:30 a.m.*
To **THE MORTGAGE COMPANY OF COSTA RICA AND GENERAL MORTGAGE COMPANY LIMITED**
including titles Nos. *821, 832, 833, 1184, 1188, 1189, NP 91 & Lo No. 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100*
Proof of compliance with the provisions of the Mortgage Companies Ordinance Section 74 has not been produced.
[Signature]
Asst. Registrar of Titles

CHARGE
No. *8114* Registered *18-2-48* at *10 a.m.*
To **The Diamond Mines Investment Trust Limited, to secure** Shs. *200,000* and interest. including titles *821, 832, 833, 1184, 1188, 1189, 5928 & NP 91*
[Signature]
Asst. Registrar of Titles

MORTGAGE BY DEPOSIT
No. *5925* Registered *20-1-52* at *11:25 a.m.*
To **THE MORTGAGE COMPANY OF COSTA RICA AND GENERAL MORTGAGE COMPANY LIMITED**
WITHDRAWN. FD. *18149* of *29-11-54*
[Signature]
Asst. Registrar of Titles

NOTICE OF MORTGAGE BY DEPOSIT
No. *9267* Registered *22 APR 1949* at *1/4 p.m.*
To **THE MORTGAGE COMPANY OF COSTA RICA AND GENERAL MORTGAGE CO. LTD.**
Withdrawn. FD No. *18149* of *28-7-52* at *3:50 p.m.*
[Signature]
Asst. Registrar of Titles

TRANSFER
No. *18150* Registered *29-11-54* at *8:30 a.m.*
To **KIYUNGI SISAL PLANTATIONS LIMITED.** Cons. Shs. *271,700* INCL. T. *821, 832, 833, 1184, 1188, NP 91*
[Signature]
Asst. Registrar of Titles

TRANSFER

No. 1074 Registered 6.11.75 at 12.00am
To T.P.C LIMITED - registered as owners.
(Cons. Shs, 2,200,000/=)
Including N.P. 91,1184.

[Signature]

Asst. Registrar of Titles

MORTGAGE DISCHARGED
FD 49800
ON 02-08-2018 AT 1:00 PM

No. 17465 Registered 12.11.2004 at 10:45
To CRDB BANK LIMITED and NATIONAL BANK OF COMMERCE LIMITED to secure an unspecified amount including C2 No NP 267, NP 12, 832, 833, 1184, 1188, 1189, 1442, 10624, 14669, 18655, 18656, NP 91, 15492 & 16179.

[Signature]

Asst. Registrar of Title

LAND REGISTRY, MOSHI

MORTGAGE DISCHARGED
FD 49800

No. 13018 Registered 5-10-2009 at 9:00am
To CRDB BANK LIMITED
to secure TSHS 1500,000,000/- including C2 No: NP. 267, 821, 832, 833, 1184, 1188, 1189, 1442, 10624, 14669, 18655, 18656 & NP. 12.
ON 02-08-2018 AT 1:00 PM

[Signature]

Asst. Registrar of Titles

LAND REGISTRY, MOSHI

CHANGE OF NAME DISCHARGED
FD 49800

Filed Document No. 49799 Registered 02-08-2018 at 1:00pm
To CRDB BANK PLC OF P.O BOX 268 DDA ES SALAMA
ON 02-08-2018 AT 1:00 PM

[Signature]

Asst. Registrar of Title

LAND REGISTRY, MOSHI

DEED OF VARIATION DISCHARGED
FD 49800

No. 13468 Registered 18-4-2009 at 11:00am
To CRDB BANK LIMITED to secure Additional sum of TSHS 2,000,000,000/- including C2 Nos NP 267, 821, 832, 833, 1184, 1188, 1189, 1442, 10624, 14669, 18656 & NP 12.
ON 02-08-2018 AT 1:00 PM

[Signature]

Asst. Registrar of Titles

No. _____ Registered _____ at _____

To _____

Asst. Registrar of Title

MORTGAGE

DISCHARGED
FD 49411

No. 13591 Registered 11-6-2011 at 1:00pm
To BARCLAYS BANK TANZANIA LIMITED
to secure US\$ 16,000,000 Subject to fluctuations with effective rate or rate of exchange taking on any given date plus interest on the amount hereof a charge. (including NP 267, 821, 832, 833, 1188, 1189, 1442, 10624, 14669, 18655, 18656, NP 12, 1184)
ON 15-03-2018 AT 1:00 PM

[Signature]

Asst. Registrar of Titles

No. _____ Registered _____ at _____

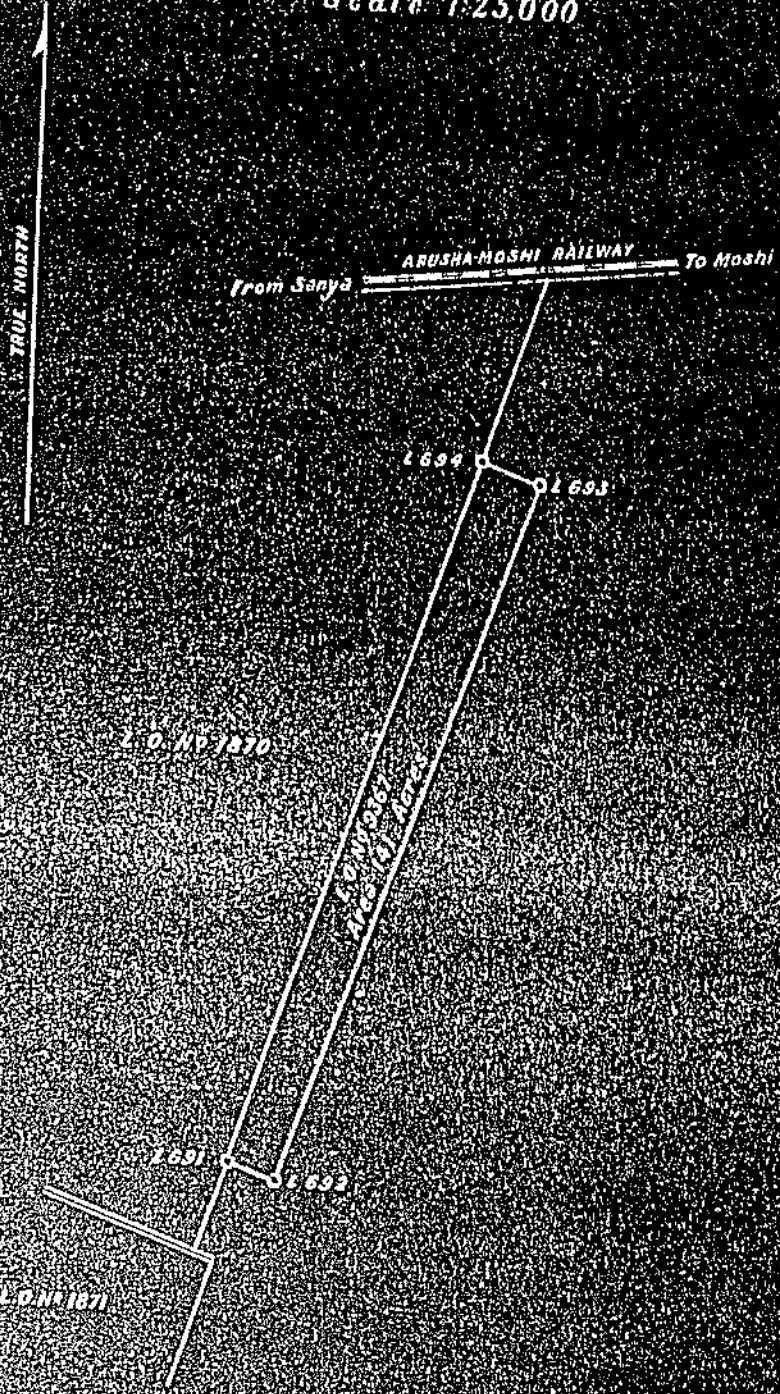
To _____

Asst. Registrar of Title

arposes

Kyungi MOSHI DISTRICT

Scale 1:25,000



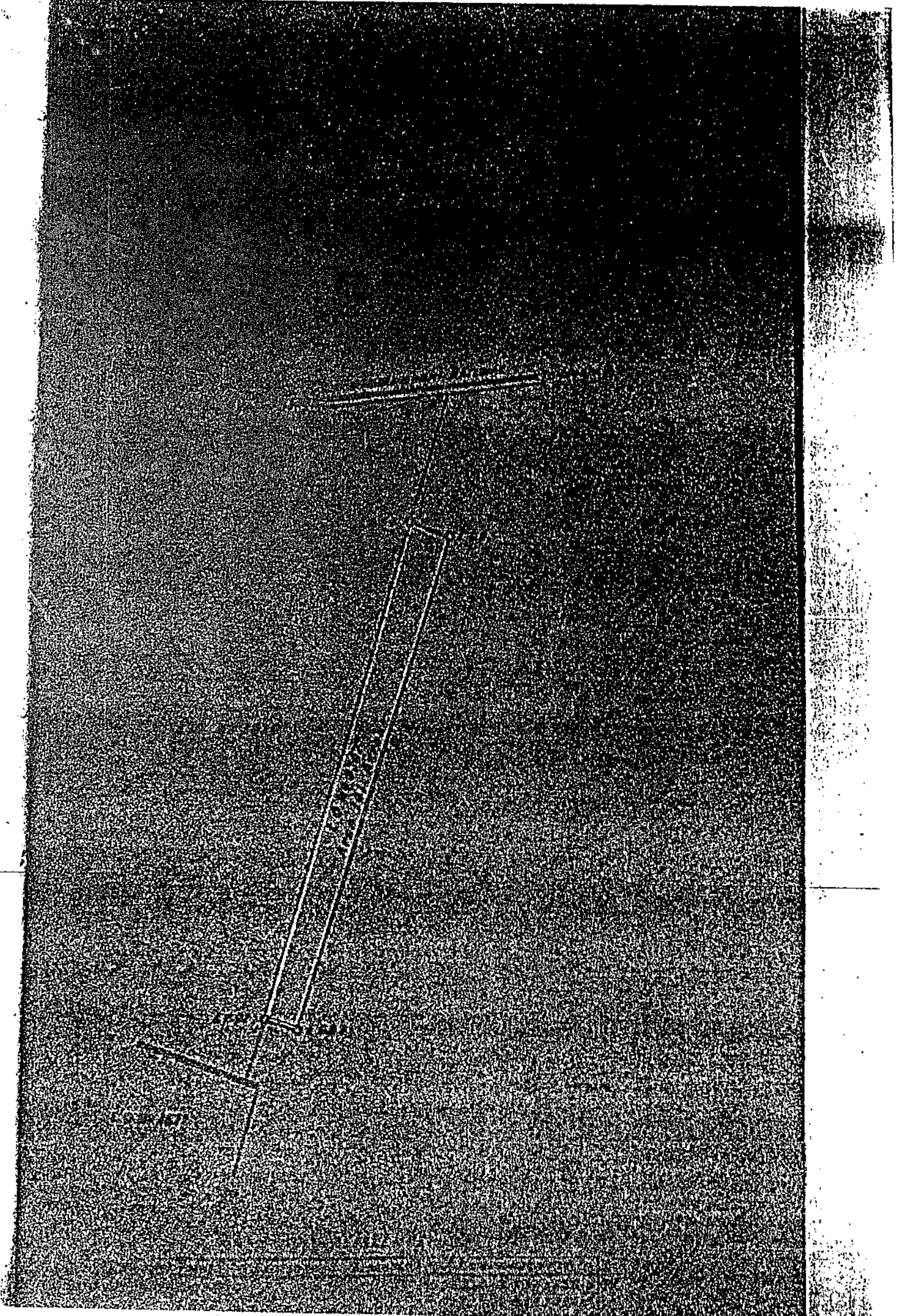
REFERENCE

Point	Bearing	Distance	X Co-ordinates	Y
L694	106° 24' 35"	739.4	-81333.8	+141556.8
L693	196° 23' 37"	9106.7	-81731.7	+142286.9
L692	283° 24' 27"	806.7	-80314.7	+139328.6
L691	15° 33' 33"	3118.6	-80228.9	+138750.7

CONCRETE BLOCKS THUS 

E 5 151
1178

Chief Surveyor
Survey Div T. T. 15.7.58





Comps. 300

Block 8

File 17783

Sheet 22.1.50

Plan E⁵ 154, F⁵ 26, K⁵ 99A

Year 1933

L.O.No. 9367

L 694			+ 8 753 120.5	- 64 070.4
	102 15 30	739.4		
/L 695			+ 8 751 809.8	- 63 356.9
	192 12 40	9106.7		
/L 692			+ 8 743 071.0	- 65 288.6
	281 11 10	606.7		
/L 691			+ 8 743 134.7	- 65 877.7
	11 22 30	9118.6		
L 694				

Area = 141 Acres

True distances are shown. To find distances consistent with co-ordinates multiply true distances by .99982406

Plane distances are shown.

Originally surveyed on local origin. Later a faulty connection was made to trig. by swing on station. (Co-ordinates of British Petershof used for observations at German point). The co-ordinates shown above may therefore be in error by amounts up to 200 feet, but should be correct in relation to each other.

L. 691 and L. 692 were replaced in 1933 by PD.3 and PD.2, and the following more accurate co-ordinates were used (Comps. 1766)

PD 3			+ 8 743 070.6	- 65 736.2
PD 2			+ 8 743 914.4	- 65 110.2

