

TANGANYIKA TERRITORY

*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 third day of April 1928 is registered in the Land Registry under Title No. 3574.

Copies of the subsisting entries in the register are within.

Dated the sixth day of September, 19 37.



*Jan. Garcia*  
Asst. Registrar of Titles

Title No. 3574.

Description of registered land :

ALL that piece or parcel of land situated at Mpoloto in the District of Mbeya containing approximately One hundred and forty four (144) acres as delineated and edged with red on the plan annexed to the enclosed certified copy of Certificate of Occupancy.

  
Certified as True Copy of the Original  
**Happiness Leonard Masano**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: *Happiness Leonard Masano*  
Date: 22/12/25

*L.O. No. 8836*  
TANGANYIKA TERRITORY

The Land Ordinance (Cap-68 of the Laws) 1925 and 1924.

**CERTIFICATE OF OCCUPANCY**

The third day of April  
Nineteen hundred and thirty eight  
Title No. 820.

THIS IS TO CERTIFY that Hugh Gerald Jones of Mbeya  
in the District of Mbeya

(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 ninety nine years from the fifth day of November Nineteen hundred and thirty five 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 ninety seven

(Shs. 97/- ) to be paid yearly in advance without any deduction the first of such payments for the year ending on the fourth day of November Nineteen hundred and thirty six 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 fifth day of November in each year during the said term. Provided always that the said rent shall be subject to revision by the Governor at the end of five years from the opening for goods traffic of a railway approaching within 60 miles of the land such date being not less than ten years from the commencement of the right of occupancy or at the end of twenty years from the commencement of the right of occupancy whichever shall first occur and thereafter at intervals of twenty years.

2. The occupier shall subject to any law now or hereafter enacted erect and maintain on the premises such buildings as shall be approved by the Competent Authority in the \_\_\_\_\_ of \_\_\_\_\_ a value of not less than Shillings \_\_\_\_\_ (Shs. \_\_\_\_\_ ) and such buildings shall be completed for occupation and use on or before the \_\_\_\_\_ day of \_\_\_\_\_ Nineteen hundred and \_\_\_\_\_

**Entries in the Register**

TITLE No. 3374.

| Ref. No. of filed document | Date of Registration                 | Nature of Entry   | Initial Register |
|----------------------------|--------------------------------------|---|------------------|
| 2670                       | 1937<br>6th September<br>9. 10 a. m. | Transfer dated 27th July, 1937 of 144 acres of the area comprised in Title No. 820 to <u>Kathleen M. Jones</u> <u>Coster</u> - Rent of transferred area Shs. 72/- per annum - Contribution Shs. 100/-.  |                  |
|                            |                                      | LAND REGISTRY DAR ES SALAM<br>NOTICE OF REVISION OF RENT<br>Filed Document No. 51590<br>Date of registration 9.6.1938. 10.50 am.<br>To Shs. 145/- PER ANNUM<br>FROM 30.6.1938.<br><i>Sahuma</i><br>Sahuma<br>Notary Public, Registrar of Titles           |                  |
|                            |                                      | TRANSFER<br>No. 42144<br>To MTEUNGULE TEA AND COFFEE PLANTATIONS LIMITED. Com. Rs. 1,000/-<br><i>Sahuma</i><br>Sahuma<br>Notary Public, Registrar of Titles   |                  |
|                            |                                      | TRANSFER<br>No. 42364<br>To WERNER LUTHI.<br>Com. Rs. 10,000/-<br><i>Sahuma</i><br>Sahuma<br>Notary Public, Registrar of Titles   |                  |
|                            |                                      | LAND REGISTRY DAR ES SALAM<br>TRANSFER<br>Filed Document No. 61449<br>Date of registration 6.7.38. at 10.50 a.<br>To MTEUNGULE TEA AND COFFEE PLANTATIONS LIMITED<br>Coms. shs. 40,022/-<br><i>Sahuma</i><br>Sahuma<br>Notary Public, Registrar of Titles |                  |

2. The occupier shall cultivate in each year one twentieth of the area until one half of the land is cultivated and thereafter shall maintain the same under cultivation during the term of his occupancy. Expenditure on buildings and machinery erected on the plot shall be accepted in lieu of cultivation at the rate of Shs.200/- for an acre in respect of not more than 10% of the total area.

3. Unless the foregoing cultivation conditions have been fulfilled the occupier shall not assign or underlet or part with the benefit of this right of occupancy without the previous consent in writing of the Governor for the time being of the Territory.

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

(Sd.) Donald Cameron,

*Director of Lands and Mines*  
GOVERNOR.

I, the within-named, Hugh Gerald Jones hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

Signed and delivered

by the said Hugh Gerald Jones who is able to read and write the language in which the above written document is written this twenty first day of May 1928 in the presence of

(Sd.) G. Chisholm Richards.

DISTRICT OFFICER,  
MEMBA.

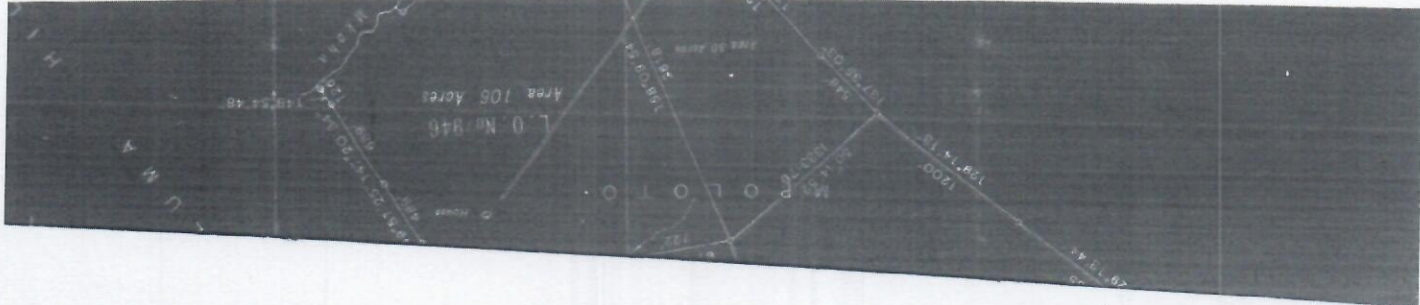
(Sd.) Hugh G. Jones.

Certified as True Copy of the Original  
**Happiness Leonard Masano**  
Advocate, Notary Public & Commissioner



for Oaths  
Sign: *[Signature]*

Date: 22/2/25



occupier shall cultivate in each year one half of the area until one half of the area has been cultivated and thereafter shall maintain the area in cultivation during the term of his occupation. The cost of cultivation shall be accepted in lieu of cultivation tax. Shs. 200/- for an acre in respect of the total area.

As the foregoing cultivation conditions are fulfilled the occupier shall not assign the land or part with the benefit of this order without the previous consent in writing of the Director for the time being of the Government.

Under my hand and seal and by order of the Government above written.

(Sd.) Donald Cay  
 Director of Lands and  
 GOVERNOR.

I am named, Hugh Gerald Jones  
 as and conditions contained in the foregoing Certificate.

(Sd.) Hugh G. Jones

Witnessed

Hugh Gerald Jones  
 to read and write  
 in which the  
 document is  
 twenty first day  
 in the presence of

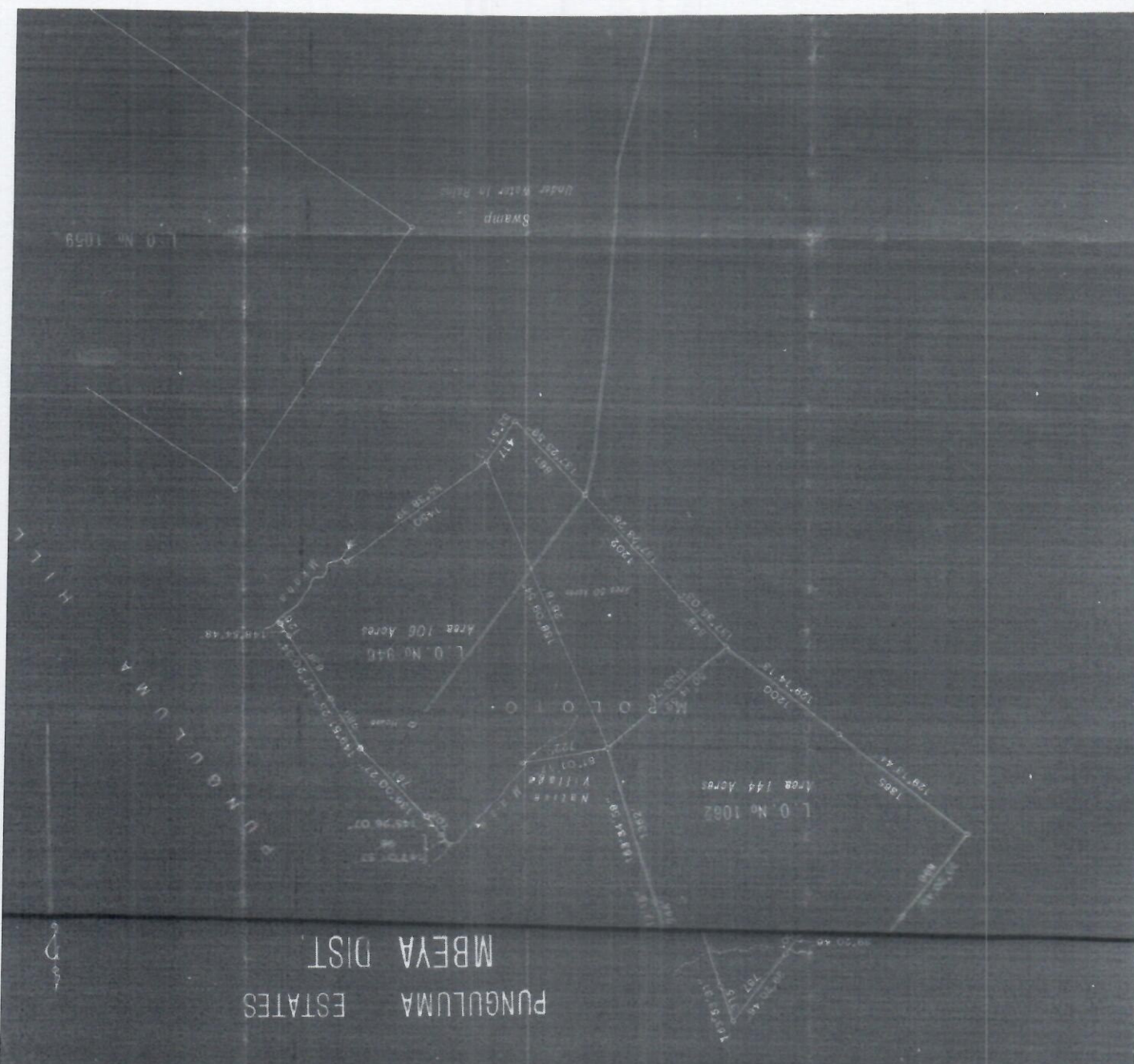
Michael Richards.

DISTRICT OFFICER,  
 MBEYA.

Certified as True Copy of the Original  
**Happiness Leonard Masano**  
 Advocate, Notary Public & Commissioner  
 for Oaths



Sign: *Happiness Leonard Masano*  
 Date: 22/12/25



SCHEDULE

All that piece or parcel of land situated at Kpoloto in the District of Mbeya containing approximately one hundred and ninety four (194) acres as delineated and edged with red on the plan annexed hereto.

*I witness that this is a true copy*  
*John G. Gorman*  
*Notary Public for Tanganyika*  
*23/9/1927*

TANGANYIKA TERRITORY.  
Stamp Duty Billings  
Revenue Receipt No. *11417*  
Issued by *John G. Gorman*  
*John G. Gorman*  
Notary Public

  
Certified as True Copy of the Original  
**Happiness Leonard Masano**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: *[Signature]*  
Date: *22/12/25*

THE LAND REGISTRATION ORDINANCE (CAP. 334)

TRANSFER OF A RIGHT OF OCCUPANCY

CITILE NUMBER  
3574

IN CONSIDERATION of the sum of Shillings Forty thousand and twenty two (Sbs. 40,022/-) I, WERNER LUTHI of Kanzleistrasse 126, Zurich 4, Switzerland HEREBY TRANSFER to UTENGULE TEA AND COFFEE PLANTATIONS LIMITED of Zurich, a company organised and existing under the laws of Switzerland and having established a place of business in Tanzania, the right of occupancy registered under the above reference.

SIGNED and DELIVERED by the said }  
WERNER LUTHI who is known to me }  
personally in my presence, this }  
TENTH day of JUNE 1969. }

*Werner Luthi*

Signature: W. Luthi

Postal Address: BRITISH CONSULATE GENERAL  
ZURICH

Qualification: British Pro-Consul



*W. Luthi*



SIGNED and DELIVERED by  
Aberkane Huro Oskar WEISS  
a director of the said UTENGULE  
TEA AND COFFEE PLANTATIONS  
LIMITED who the said director  
is known to me personally in  
my presence, this TENTH  
day of JUNE 1969.

Signature: A. Weiss

Postal Address: BRITISH CONSULATE GENERAL  
ZURICH

Qualification: British Pro-Consul



DRAWN BY:  
D. WALTON AND WOOD,

Entries in the Register

TITLE No.


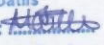
| Initials of Registrar | Date of Registration | Nature of Entry   |
|-----------------------|----------------------|---|
|                       | 24-11-2015 3.00PM    | 45.74<br>20429-MBXR<br>MTELECOM<br>TANGANYIKA LIMITED OF PO.<br>BOX 130 DAR ES SALAAM |

Sh. 1820/- Paid on Original  
21 =  
300/-  
205/-  
3/69674 25/6/69  
for Dar es Salaam

In exercise of the power to that  
effect vested in me in terms of  
Government Notice No. 473 of 1982  
I S. Epifanio Damilile  
Notary Public hereby approve  
this document on 14 July 19 13  
S. Epifanio Damilile  
Notary Public

Stamp Duty Shs. 21 = Paid  
and Revenue Receipt No. 69674  
of 25-6-69 issued.  
S. Epifanio Damilile  
Notary Public of Tanga

TANGANYIKA  
Stamp Duty Shs. 220/- Paid  
on Original Receipt No. 69674  
of 25-6-69.  
S. Epifanio Damilile  
Notary Public of Tanga

  
Certified as True Copy of the Original  
Happiness Leonard Masano  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 22/12/25

MINISTRY OF LAND, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telephone No 2502318

OFFICE OF REGISTRAR OF TITLES,  
ZONAL LAND REGISTRY,  
P.O. BOX 2984,  
MBEYA.

Ref. No. LR/ MBEY/1/3574/32 27 Nov 2015.

REGISTERED POST:

RE: THE LAND REGISTRATION ORDINANCE (CAP.334)

CHARGE OF OWNERSHIP M/S. 71.

I have the honour to refer to your letter No 2066 dated 24-11-2015 with enclosures herein.

I forward herewith Title No. 3574 to above mentioned ASEA having been registered on 24-11-2015 under FD No. 22420-MAXI.

Please acknowledge receipt of the enclosures hereto of the enclosures hereto.

I have the honour to be Sir,  
Your Obedient Servant.

[Signature]  
PRINCIPAL ASSISTANT REGISTRAR OF TITLES.

Enclosures: OT. W = 3574.  
2 COPIES OF APPLICATIONS.

To: WENKULO ESTATES TANZANIA LTD  
P.O. BOX 139  
MBEYA

C.C: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Certified as True Copy of the Original  
**Happiness Leonard Masano**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: [Signature]  
Date: 22/12/25

**THE LAND REGISTRATION ACT  
(CAP 334)  
APPLICATION FOR A CHANGE OF NAME  
(UNDER SECTION 71)**

TITLE NO. 15560 & 3574 .

I, **THOMAS PLATTNER** being the Executive Director of **UTENGULE ESTATES TANZANIA LIMITED** of P.o.box 139 Mbeya, DO HEREBY APPLY to have the ownership of the estate registered under the above reference BE CHANGED into the name of **UTENGULE ESTATES TANZANIA LIMITED** of P.o.box 139 Mbeya.

AND I solemnly and sincerely declare as follows;

1. That the estate at issue is currently registered in the name of **UTENGENGULE TEA AND COFFEE PLANTATION LIMITED**.
2. That the company is incorporated under the companies Act (CAP 212) and having its registered office in Mbeya. The certificate of Incorporation and Memorandum of Association to that effect are appended collectively as A-1
3. That due to the Board of Directors Extra Ordinary Meeting held on 9<sup>th</sup> July 2015 in Dar es salaam, the matter at issue was one the urgent agenda and hence this application.

AND I, **THOMAS PLATTNER** make this solemn declaration

Conscientiously believing the same to be true in accordance with the provisions of the Oaths (Judicial Proceeding) and statutory Declaration Act 1966.

Declare at Mbeya this .....<sup>10<sup>th</sup></sup>..... Day of ~~NOVEMBER~~ 2015.

.....  
SIGNATURE OF APPLICANT

THE LAND REGISTRATION ACT  
(CAP 334)  
APPLICATION FOR A CHANGE OF NAME  
(UNDER SECTION 71)

TITLE NO. 15560 & 3574 .

I, THOMAS PLATTNER being the Executive Director of UTENGULE ESTATES TANZANIA LIMITED of P.o.box 139 Mbeya, DO HEREBY APPLY to have the ownership of the estate registered under the above reference BE CHANGED into the name of UTENGULE ESTATES TANZANIA LIMITED of P.o.box 139 Mbeya.

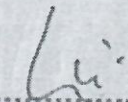
AND I solemnly and sincerely declare as follows;

1. That the estate at issue is currently registered in the name of UTENGULE TEA AND COFFEE PLANTATION LIMITED.
2. That the company is incorporated under the companies Act (CAP 212) and having its registered office in Mbeya. The certificate of Incorporation and Memorandum of Association to that effect are appended collectively as A-1
3. That due to the Board of Directors Extra Ordinary Meeting held on 9<sup>th</sup> July 2015 in Dar es salaam, the matter at issue was one the urgent agenda and hence this application.

AND I, THOMAS PLATTNER make this solemn declaration

Conscientiously believing the same to be true in accordance with the provisions of the Oaths (Judicial Proceeding) and statutory Declaration Act 1966.

Declare at Mbeya this 10<sup>th</sup> Day of NOVEMBER 2015.

  
SIGNATURE OF APPLICANT

  
Certified as True Copy of the Original  
Happiness Leonard Masano  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 20/12/25

MINUTES EXTRACT

REG. NO. 17524 UTENGULE ESTATES TANZANIA LIMITED

MINUTES OF THE BOARD OF DIRECTORS, EXTRA ORDINARY  
MEETING NO. 2 OF 2015 OF UTENGULE ESTATES TANZANIA LIMITED,  
HELD ON THE 09<sup>TH</sup> JULY 2015, AT 2.00 PM



1.0 PLACE: Associated Attorneys Min Conference, NEDCO Building 2<sup>nd</sup> Floor  
Suite # 205, Ally Hassan Mwinyi Road, DAR ES SALAAM

2.0 PRESENT:

1. Mr. Hans Gerald Faessler (Swiss) – of Windenboden 9, 6345, Neuheim, Switzerland. Executive Chairperson,
2. Monika Faessler (Swiss) - Windenboden 9, 6345, Neuheim, Switzerland, Executive Director,
3. Hamzaali Amirali Patwa (Tanzanian) - P. O. Box 4509, Apartment No. 12, Grand Tower, Nyangoro Street, East Upanga, Dar es Salaam Executive Director,
4. Thomas Plattner (Swiss) of P. O. Box 139, Mbeya - Mombe Village, Mbeya Vijijini, Mbeya, Executive Director,
5. Mwambene Adam Anosisye Elly (Tanzanian). of NEDCO Building 2<sup>nd</sup> Floor, Ally Hassan Mwinyi Road, P.O. Box 6383 Dar es Salaam Acting Company Secretary.

The EXECUTIVE CHAIRMAN called the meeting to order. Members present consented meeting having called properly.

The EXECUTIVE CHAIRMAN briefed the members about the urgent agendas of the meeting as follows;

  
Certified as True Copy of the Original  
**Happiness Leonard Masano**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 22/12/25

- i. Immediate need for change of name of the company Certificate of Occupancy (Title Deed) in respect of the Utengule Estates properties at Mbeya

After keen deliberations and contributions from the members present on the above agenda, Resolutions were made in respective of the said agendas as summarised herein.

|                          |  |  |   |
|--------------------------|--|--|---|
| <p>Agenda<br/>No. 1.</p> | <p>Immediate need for change of name of the company certificate of occupancy (Title deed) in respect of Utengule Estates at Mbeya)</p> | <p>Resolved:<br/>That consent be and is hereby given that current name of the company property for Utengule Estates at Mbeya be changed from UTENGULE TEA AND COFFEE PLANTATIONS LIMITED to UTENGULE ESTATES TANZANIA LIMITED which is the present company name.</p> | <p>Acting<br/>Company<br/>Secretary</p> |
|--------------------------|--|--|---|

There being no further business the meeting was closed at 3.00pm

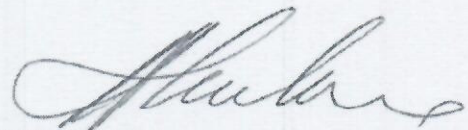
By order of the Board.

Signed.

.....  
EXECUTIVE CHAIRMAN

UTENGULE ESTATES LTD.  
P. O. Box 139  
MBEYA

.....  
ACTING COMPANY SECRETARY



  
Certified as True Copy of the Original  
**Happiness Leonard Masano**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 22/12/25

