

Term: NINETY NINE YEARS.

Land: PLOT NO: 2 BLOCK 'W' CAPRI-POINT - MWANZA CITY.

Land Office Number: 301518-301865 Atuk/PLD

Title Number: 033038/6

Date of Issue: 18-9-08

(Under Section 29)

CERTIFICATE OF OCCUPANCY

(NO.4 OF 1999)

THE LAND ACT 1999

TANZANIA

2. The Occupier(s) shall:-  
 (i) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and mapping.

may be revised by the Commissioner for Lands, on the first day of July in every year of the term without deduction PROVIDED that the rent pay rent of shillings Five million and forty thousand (75hs: 5,040,000/=) a year in advance

1. The Occupier(s) having paid rent up to the thirtieth day of June 20 07 shall thereafter

special conditions:-  
 thereunder and to any enactment in substitution thereof or amendment thereof and to the following intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made years from the first day of July Two Thousand and six according to the true called "the Land" as joint occupants/occupants in common in equal shares for a term of ninety nine (hereinafter called the Right) in and over the land described in the Schedule hereto (hereinafter) (hereinafter called "the Occupier"/"the Occupiers") is/are entitle to a right of Occupancy

THIS IS TO CERTIFY that THE BOARD OF TRUSTEES OF NATIONAL SOCIAL SECURITY FUND, Established under the Act No: 28 of 1997 of P.O. BOX 1322, DAR ES SALAM.

The 14th day of August 2008

Title No. 033038/6  
 L.O. No. 201518-301865 Huzk/p10  
 L.D. No. MCC/L/3353

TANGANYIKA CERTIFICATE OF OCCUPANCY (Under Section 29)  
 STAMP DUTY PAID ON ORIGINAL SHS. 69935/-  
 Receipt No. 27980154 of 25-08-2007  
M. M. Mawau  
 Asst. Registrar of Titles

THE LAND ACT, 1999  
 NO. 4 OF 1999

THE UNITED REPUBLIC OF TANZANIA  
 Asst. Registrar of Titles  
M. M. Mawau  
 issued on 25-08-2007  
 Stamp Duty Shs. 100/- and Revenue Receipt No. 27980154  
 Paid  
 Land Form No. 22



FILED DOCUMENT NO. 033038/6  
 REGISTERED ON 18-9-08 at 100/-  
M. M. Mawau  
 Asst. Registrar of Titles

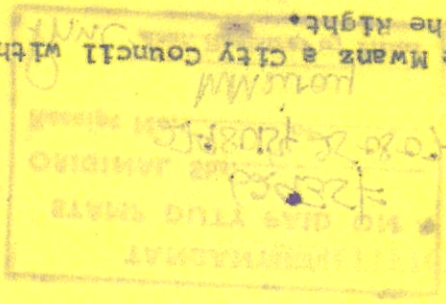
4 The Occupier(s) shall not assign the right within three years of the date hereof without the prior approval of Commissioner.

3 USER: The Land and the buildings to be erected thereon shall be used for Special Residential (Tourist Hotel) Offices, Shops (Super market), Residential Buildings (other than dwelling houses) Use Group 'C' class (c), Use Group 'G' class (a), Use Group 'D' class (b) Use Group 'B' Use classes (a) and (d) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

(vi) Buildings to be completed within thirty six months from the commencement of the right.

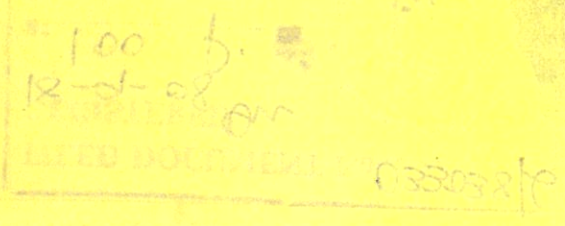
(v) Building construction to begin within six months after approval of the plans.

(iv) Building plans to be completed within six months from the commencement of the right.



(iii) Buildings to be in permanent materials.

(ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.



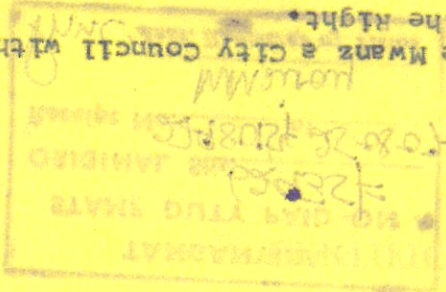
4 The Occupier(s) shall not assign the right within three years of the date hereof without the prior approval of Commissioner.

3 USER: The land and the buildings to be erected thereon shall be used for Special Residential (Tourist Hotel) Offices, Shops (Super market), Residential Buildings (other than dwelling houses) Use Group 'C', Use Group 'G', class (a), Use Group 'D', class (b), Use Group 'B', Use classes (a) and (d) as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.

(vi) Buildings to be completed within thirty six months from the commencement of the right.

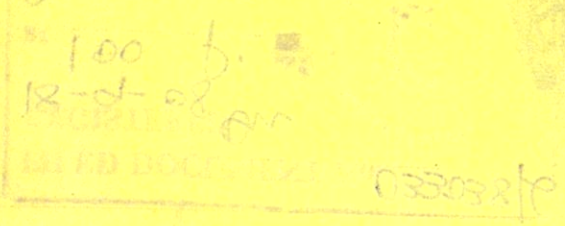
(v) Building construction to begin within six months after approval of the plans.

(iv) Building plans to be completed w/o the Mwanza City Council within six months from the commencement of the right.



(iii) Buildings to be in permanent materials.

(ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.



5. The Occupier(s) shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
6. The president may revoke the right for good cause or in public interest

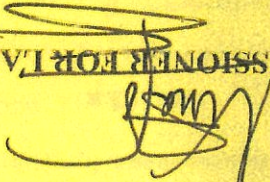
## SCHEDULE

All land known as Plot No: 2 Block 'W'

situate at Capri-Point in Mwanza City containing five decimal point nine nine (5.99) acres

square metres/square feet/hares shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered  $D 12 \frac{56}{2123}$  deposited at the office of the Director for Survey and mapping at Dar es Salaam.

Given under my hand and official seal the day and year first above written.

  
 COMMISSIONER FOR LANDS

The within named BOARD OF TRUSTEES OF NATIONAL SOCIAL SECURITY FUND hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED WITH THE COMMON SEAL OF THE  
 said BOARD OF TRUSTEES OF NATIONAL  
 SOCIAL SECURITY FUND and DELIVERED  
 in the presence of us this  
 day of  
 2008.

Signature: 

Name: DR. MASHA J. ASSAO

Qualification: TRUSTEE

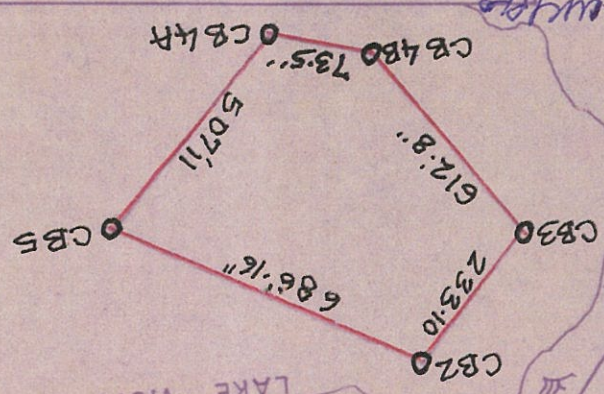
Signature: 

Name: MICHAEL MBOWAMBA

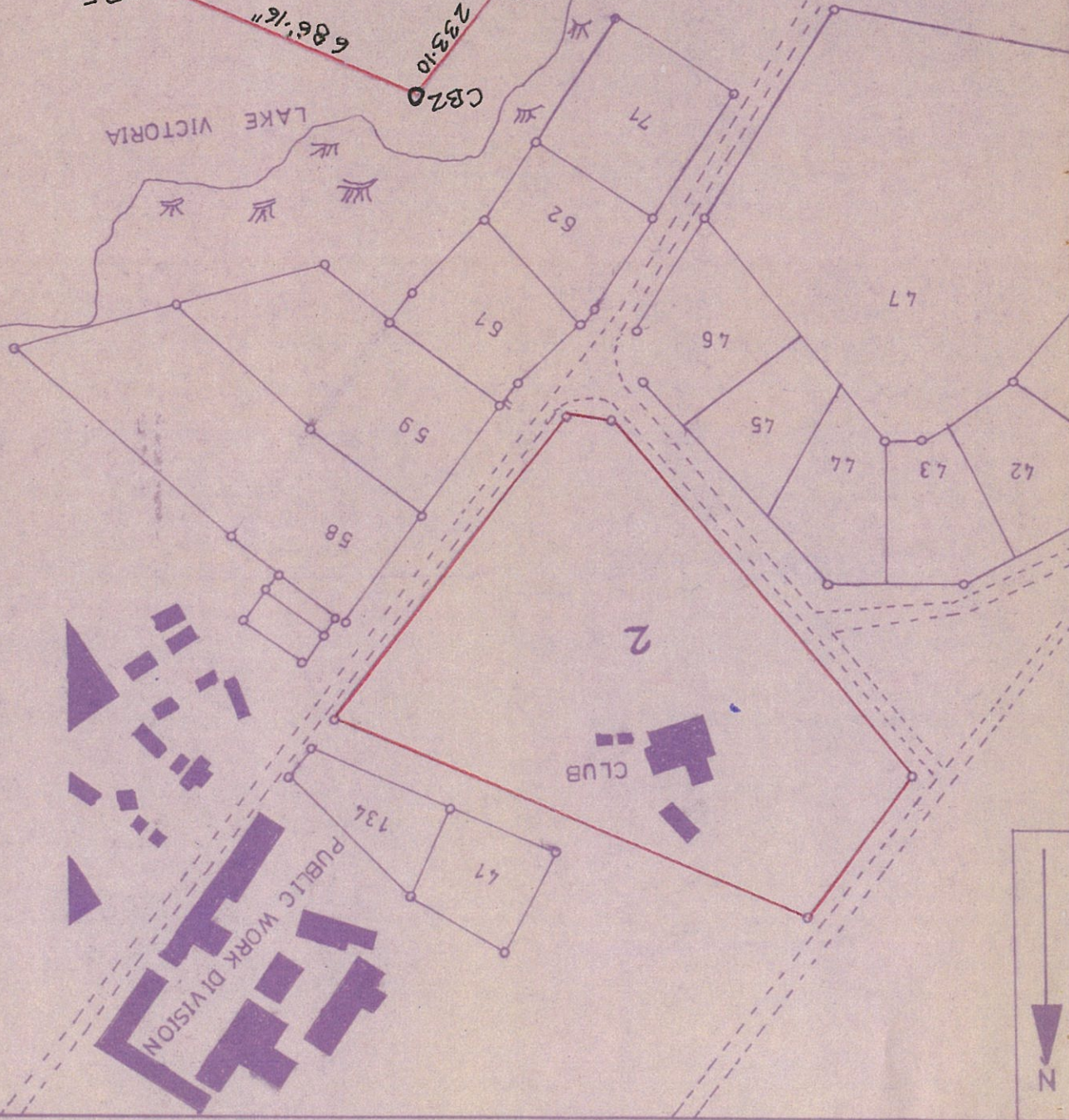
The issue of this plan implies no guarantee or admission of title of the Government

As shown in agreement with Registrar  
this plan is approved for his purposes  
and is to be added to the Survey  
of the Land Registration Department  
of the Director of Surveys and Mapping, Date 12-5-08  
Ministry of Lands, Housing and  
Urban Development, Dar es Salaam

LOCALITY: CAPRI-POINT  
BLOCK: 2  
PLOT: 2  
L.O. NO.: 301518 301865 Howya  
AREA: 5.99 ACRES



LAKE VICTORIA



MWANZA CITY

Shishira, N.S.K.  
For: CHIEF MANAGER  
NSSF - MWANZA

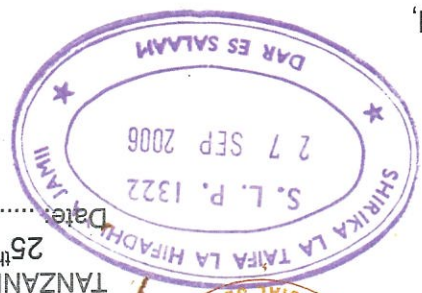
STB  
Please keep this in the file (check at Investment or use Estates file or both)  
13/12/06

Yours,

Please refer to the above subject.  
We would like to inform you that we have received the letter of offer of right of occupancy for Plot No. 2 Block W CAPRI POINT MWANZA which is enclosed hereto for your custody.  
You are requested therefore to pay the remaining sum as per sales Agreement for the preparation of LAND TITLE DEED.

**RE: LETTER OF OFFER OF RIGHT OCCUPANCY**

Director General  
National Social Security Fund,  
P.O. Box 1322,  
DAR ES SALAAM, Att: Mr. Kinunda



Ref. No. ....  
NSSF/MW/A.1.45/7

In reply please quote:

Email: c.nssf@cas-net.com

TEL: 028-2502863

028-2500137

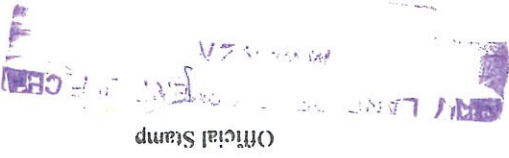
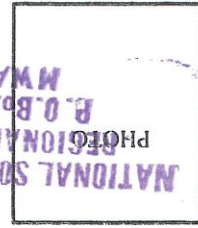
NATIONAL SOCIAL SECURITY FUND  
P.O. Box 1440,  
MWANZA



Date: 25<sup>th</sup> September, 2006  
TANZANIA

9

Plm



NATIONAL SOCIAL SECURITY FUND  
REGIONAL OFFICE  
B.O. Box 1240  
MWANZA

Signature/Seal: \_\_\_\_\_

Name (s): MAJUMBA STEVEN SHISHIRI

the Offer of Right of Occupancy on the terms and conditions contained HEREIN, this 18th day of SEPT. 2006

I/we (We) hereby accept

Board of Trustees NATIONAL Social Security Fund

ACCEPTANCE

Copy to: The Land Officer/Commissioner for Lands

Date: 18th September 2006

COMMISSIONER FOR LANDS/AUTHORISED OFFICER

Yours faithfully,

- 5. This offer shall remain open for a period of thirty (30) days from the date of its receipt by you. Unless payments are made and receipts are returned to me within thirty (30) days from this offer shall lapse.
- 4. The amount shown above should be paid to the Commissioner for Lands or Authorised officers. The original exchequer receipts so obtained should then be sent to me with the information requested above.

Premium	226,558,209.60
Fees for Certificate of Occupancy	3,000.00
Registration Fees	126,000.00
Survey fees	1,050,000.00
Deed Plans fees	600,000.00
Stamp Duty on Certificate and Duplicate	63,035.00
Land Rent from 1/7/2006 to 30/6/2007	5,040,000.00
<b>TOTAL</b>	<b>233,440,244.60</b>

3. The amount payable on acceptance of the offer is:-

- (a) Your full name (s) in block letters. Requests to have the Certificate of Occupancy issued in the name of a person(s) other than the offeree shall not be entertained.
- (b) Name of spouse (s).
- (c) Your full residential address, giving the house number, name of street and your post office box number, telephone, fax (if any) and your business address.
- (d) Whether you wish to hold the Right individually or as joint occupiers or as occupiers in common, if so, occupancy in common, indicate the share to be taken by each of you.

2. The following information is required by me:-