

GRANTIFICATE OF

TITLE TO LEASE

LAND

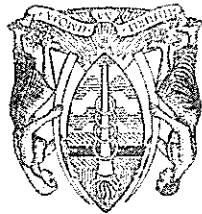
TITLE NO. 7021

INGLES STREET

UPANUGA ROAD AND

KISUTU STREET;

CERTIFICATE OF TITLE TO LEASEHOLD LAND



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

TANGANYIKA

This is to certify that the annexed Certificate of Occupancy dated

the _____ day of _____ 19 50

is registered in the Land Registry under Title No. 7031

Copies of the subsisting entries in the register are within.

Dated the _____ day of _____ 19 51

Registrar of Titles
(A. M. A. O.M.)
[Signature]

Title No. 7021
Description of registered land.

and about street containing recently also through the divided city seven
(75,107) a given fact as mentioned being more or less 2163/2 and the
to include the lot of land in the division of land No. 7107 and the
the certificate of title of the title of the lot of land.

ENTRIES IN THE REGISTER

TITLE No. 7021

Initials of Registrar

Nature of entry

Date of Registration

Ref No. of filed document

PAWNSHOP OVERSEAS TRADING COMPANY (S.A.)

3 - 8 - 67

48969

LIMITED Cons. 480,000/=.

AGRICULTURAL AND INDUSTRIAL SUPPLIES COMPANY LIMITED of P.O. Box 4797 Darassalam

71326

LAND REGISTRY DAR ES SALAM
 CHANGE OF OWNERSHIP
 UNDER SECTION 71
 PWD Document No 71326
 Date of registration 4.11.81 11.30 a.m.
 TO AGRICULTURAL AND INDUSTRIAL
 SUPPLIES COMPANY LIMITED of
 P.O. Box 4797 Dar es Salaam.

LAND REGISTRY, DAR-ES-SALAM
 NOTICE OF DEPOSIT
 PWD Document No. 100346
 08.12.2010 10:50 a.m.
 Date of registration 26.10.94 9:50 a.m.
 BY NATIONAL INSURANCE CO. LTD
 PATION of TANZANIA LIMITED
 Registrar of Titles

ENTRIES IN THE REGISTER

TITLE No. 7021.

Ref. No. of filed document	Date of Registration	Nature of entry	Initials of Registrar
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LAND REGISTRY DAR - ES - SALAAM
TRANSFER
First Document No. 132593.
Date of Registration 25.08.09 12:17 PM
To THE BOARD OF TRUSTEES OF THE NATIONAL SOCIAL SECURITY FUND P.O. BOX 1322 DARGA MURRAY.
(Cons. Title 1450, 005, 0013).
Senior Assl. Registrar of Titles

2

edged in red on the plan annexed hereto.

(76,167) square feet or thereabouts as delineated and

seventy five thousand one hundred and sixty seven

Kilauin Street known as Plot No. 2163/2 Part III containing

Dar es Salaam abutting on Ingles, Street Upanga Road and

All that piece or parcel of land in the Municipality of

Title No. 7021 Description of registered land:

Deputy Registrar of Titles



Dated the Eleventh day of April 19 50.

Copies of the subsisting entries in the register are within.

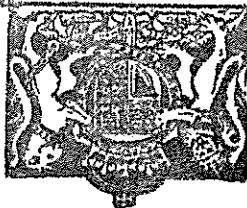
registered in the land Registry under title No. 7021

This is to certify that the ~~land~~ land hereinafter described is

RIGHT OF OCCUPANCY

CERTIFICATE OF TITLE TO ~~FREEHOLD~~ LAND

RIGHT OF OCCUPANCY



The Land Registry Ordinance (Cap 70 of the Laws)

TANGANYIKA TERRITORY

ENTRIES IN THE REGISTER

TITLE No. 7021

NOTICE UNDER SECT. 4(1) OF THE FREEHOLD TITLES (CONVERSION) AND GOVERNMENT LEASES ACT, 1963.
 No. 47787 Registered 14.12.66 at 1 p.m.
 "The title of the Registered Owner is subject to the development requirements as set here in."
 To: *Embassy*
 Asst. Registrar of Titles

FRANCHISE TO THE
 Registered 11 APT. 50 at 4 p.m.
 To: TWENTISCHE OVERSEAS TRADING COMPANY LIMITED
Embassy
 Asst. Registrar of Titles

TRANSFER
 No. 48969 Registered 3.8.67 at 9.30 a.m.
 To TWENTISCHE OVERSEAS TRADING COMPANY (EA) LIMITED
 CONS. SHS 480,000/-
Embassy
 Asst. Registrar of Titles

LEASE
 No. 30564 Registered 23.10.59 at 9.30 a.m.
 To STANDARD VACUUM OIL COMPANY (EAST AFRICA) LIMITED, for 10 years from 1st July 1959, at the yearly rent of sh. 5,000/- and continuation of sh. 20,000/-
 Asst. Registrar of Titles

No. Registered at m
 To
 Asst. Registrar of Titles

Sub - LEASE
 No. 30565 Registered 23.10.59 at 9.30 a.m.
 To TWENTISCHE OVERSEAS TRADING COMPANY LIMITED, for 10 years from one day, from 1st July 1959 at the yearly rent of sh. 1/-
 Asst. Registrar of Titles

No. Registered at m
 To
 Asst. Registrar of Titles

NOTICE UNDER SECT 4(1) OF THE FREEHOLD TITLES (CONVERSION) AND GOVERNMENT LEASES ACT, 1963.
 No. 43999 Registered 18.3.65 at 10.59 a.m.
 BY THE CITY COUNCIL OF
 JHO 2 55 57L A.M.
 Asst. Registrar of Titles

Copy: The Registrar

To: Name: BOARD of TRUSTEES of NATIONAL SOCIAL SECURITY
Address: FUND P.O. Box 1322 DAR ES SALAAM
Date: 16th January, 2009

J. M. M. M. M.
~~COMMISSIONER FOR LANDS/AUTHORISED OFFICER~~

.....
.....
.....
.....
.....
.....
.....
.....

Consent granted as per minute No. 13 of 1st 2009

occupancy under the above reference subject to the following:-

I, DIDA MUGARA MUKALI LANDS/AUTHORISED OFFICER hereby APPROVE the disposition of the right of

COMMISSIONER FOR

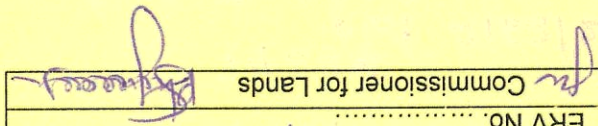
C.T. No. 7021
L.O. No. 74628
L.D. No. 216812
Land Description: Area II, KACA

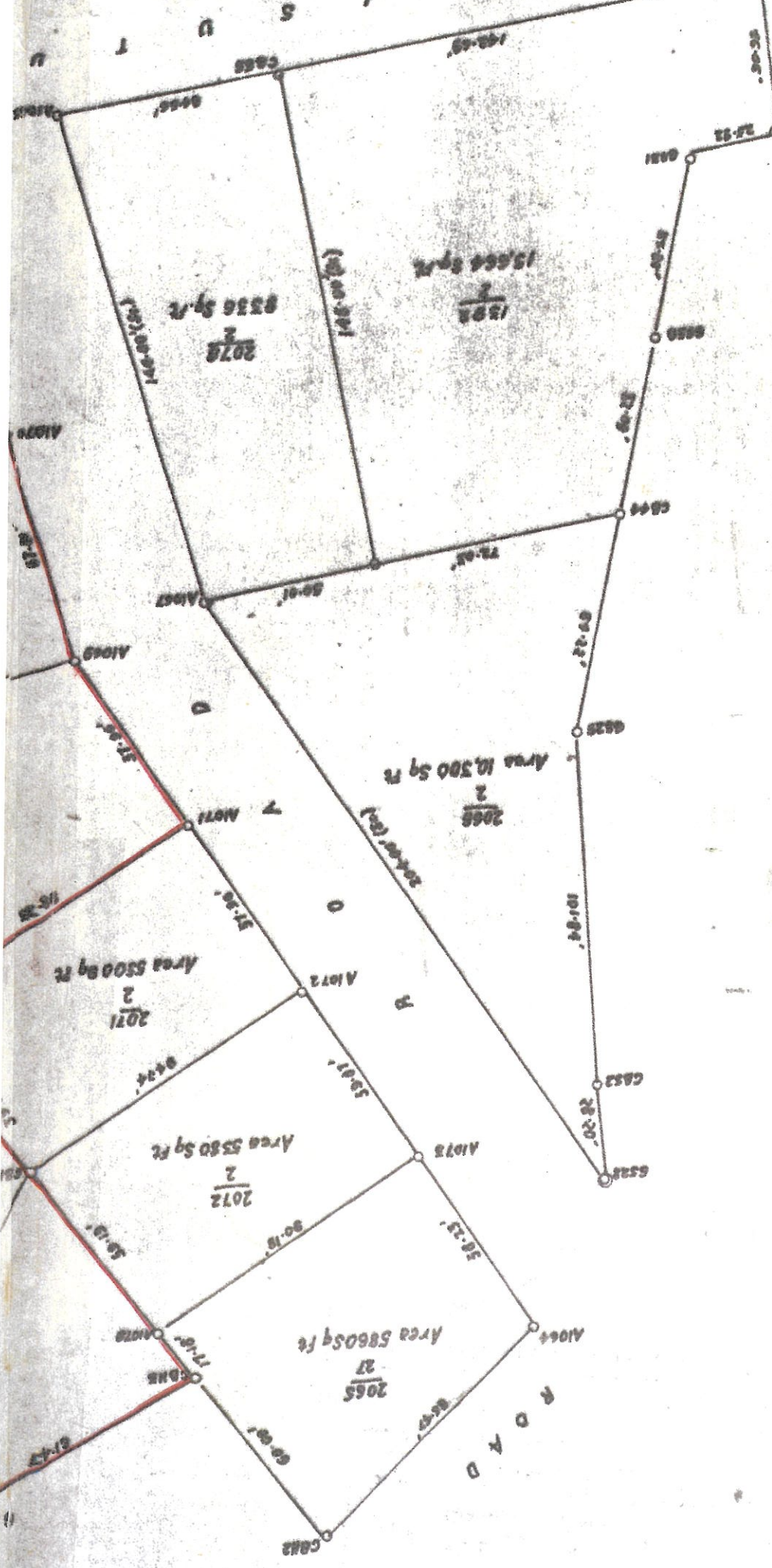
UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO.4 OF 1999)
CERTIFICATE OF APPROVAL OF A DISPOSITION
(Under Section 39)

STATE OF TEXAS
 DEPARTMENT OF LANDS

58,160,200
 5
 58,160,200
 1 year
 58,159,200

ERV No. 344,896 of 281,109
 ERV No. 35,389,844 of 11,021,09
 ERV No. 366,843 of 281,109

Stamp duty fees	58,160,200 =
Approval fees	5000 =
Registration fees	14,540,350 =
ERV No.	
 Commissioner for Lands	



Scale = 1"

STAKABADHI YA SERIKALI
EXCHEQUEER RECEIPT
 NIMPEOKEA KWA
 Received from

JUMLA YA SHILINGI (Kwa maneno)
 The sum of Shillings (Words)
 Five hundred and forty three thousand one hundred and thirty one

KWA MALIPO YA
 In respect of
 Plot No. 2163/2, Kituo - Station

KWA FEDHA TASLIM/HUNDI
 By Cash/Cheque No. 3-88867

Signature
 SAHIBI YA MPOKEAJI- Receiving Officer's

CHBO-Title
 Kituo - Station

TARHEH-Date
 22/08/08

Kituo - Station

Shs. 14540750
 Cts.

NSF

32477632

2001-090221

TFN. 614 (Rev. 8, 94)

STAKABADHI YA SERIKALI
EXCHEQUEER RECEIPT
 NIMPEOKEA KWA
 Received from

JUMLA YA SHILINGI (Kwa maneno)
 The sum of Shillings (Words)
 Seven million two hundred and seventy thousand

KWA MALIPO YA
 In Respect of
 VAL. APPROVAL FOR PLOT NO. 2163/2

KWA FEDHA TASLIM/HUNDI NAMBA
 By Cash/Cheque No. BC. No. 784809

Signature
 SAHIBI YA MPOKEAJI- Receiving Officer's

CHBO-Title
 CRDB Bank

TARHEH-Date
 10/6/08

Kituo - Station
 BLK FLUR III

Kituo - Station

Shs. 7270300
 Cts.

NSF

32477632

2001-090221

TFN. 614 (Rev. 8, 94)

STAKABADHI YA SERIKALI
EXCHEQUEER RECEIPT
 NIMPEOKEA KWA
 Received from

JUMLA YA SHILINGI (Kwa maneno)
 The sum of Shillings (Words)
 Three hundred and forty three thousand

KWA MALIPO YA
 and sent to
 L1 PENT

KWA FEDHA TASLIM/HUNDI
 By Cash/Cheque No. 001/15

Signature
 SAHIBI YA MPOKEAJI- Receiving Officer's

CHBO-Title
 CRDB Bank

TARHEH-Date
 5/12/08

Kituo - Station
 KITUO - Station

Shs. 3143700
 Cts.

NSF

33984147

2001-080311

TFN. 614 (Rev. 8, 94)

STAKABADHI YA SERIKALI
EXCHEQUEER RECEIPT
 NIMPEOKEA KWA
 Received from

JUMLA YA SHILINGI (Kwa maneno)
 The sum of Shillings (Words)
 Five hundred and thirty one thousand

KWA MALIPO YA
 on transfer

KWA FEDHA TASLIM/HUNDI
 By Cash/Cheque No. 001/15

Signature
 SAHIBI YA MPOKEAJI- Receiving Officer's

CHBO-Title
 CRDB Bank

TARHEH-Date
 5/12/08

Kituo - Station
 KITUO - Station

Shs. 58160200
 Cts.

NSF

33984147

2001-080311

TFN. 614 (Rev. 8, 94)

TANGANYIKA STAMP DUTY ACT.
Stamp Duty paid 500/-
Stamp No. 42893157
Receipt No. 08.12.2010
of [Signature]
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.
Stamp Duty paid 1000/-
Stamp No. 42893157
Receipt No. 08.12.2010
of [Signature]
Stamp Duty Officer

132482
08.12.2010
11:20
[Signature]
TANGANYIKA
Stamp Duty Officer

WITHDRAW OF NOTICE OF DEPOSIT OF CERTIFICATE OF TITLE
THE LAND REGISTRATION ACT (CAP 334)
(Section) 64 (2)

Title No. 7021

WE, THE NATIONAL INSURANCE CORPORATION OF TANZANIA LIMITED, a company with limited liability incorporated in the United Republic of Tanzania, with its registered office at Samora Avenue, Post Office Box No. 9264 DAR ES SALAAM.

HEREBY WITHDRAW the notice of deposit given by us and entered as filed Document number 100,346.

SEALED with common SEAL of the said of the said
NATIONAL INSURANCE CORPORATION OF
TANZANIA LIMITED and DELIVERED in the presence
of us this 24th day of NOVEMBER 2010

Name: JUSTINE P. MWANDU
Signature: [Signature]
Address: P.O. Box 9264, DAR ES SALAAM
Qualification: AG. MANAGING DIRECTOR

Name: VERDIANA N. MACHA (ADV.)
Signature: [Signature]
Address: P.O. Box 9264, DAR ES SALAAM
Qualification: CHIEF LEGAL COUNSEL

Drawn by:

Legal Services Department
National Insurance Corporation (T) Ltd,
P.O. Box 9264,
DAR ES SALAAM

Stamp Duty Officer
of
Receipt No. 08.12.2010
Stamp Duty Paid 500/-
4289317
WANGANYIKA STAMP DUTY ACT.

Stamp Duty Officer
of
Receipt No. 08.12.2010
Stamp Duty Paid 1000/-
4289317
WANGANYIKA STAMP DUTY ACT.

Stamp Duty Officer
of
Receipt No. 08.12.2010
Stamp Duty Paid 1324/-
4289317
WANGANYIKA STAMP DUTY ACT.

105

VALUATION REPORT ON PLOT NO. 2163/2 FLUR III CENTRAL AREA, IITALA
DISTRICT DAR ES SALAAM FOR TRANSFER PURPOSE.

PREPARED FOR:

Transferor

AGRICULTURAL AND INDUSTRIAL
SUPPLIES CO. LTD
P.O.Box 4797
Dar es Salaam

Transferee.

NATIONAL SOCIAL SECURITY FUND.
P.O.Box 1322
Dar es Salaam

Valuers:

VALUATION UNIT,
MINISTRY OF LANDS, HOUSING
AND HUMAN SETTLEMENT DEVELOPMENT.
P.O. BOX 9132,
DAR ES SALAAM

MAY 2008

1.0 Request and Purpose of Valuation

We have been requested by the director of NSSF of P.O. BOX 1322 via a letter with Ref No.NSSF/HQ/V.19/6/64) to inspect and value a property known as Plot No.2163/2 Flur III central area in Ilala, Dar es salaam. The aim of the said valuation is to provide a fair market Value of the property for transfer purpose.

Accordingly, we have carried out the said exercise and contained here in is our Valuation Report

2.0 Bases of Valuation

The bases of this Valuation is to establish a fair Market Value of the above mentioned plot.

2.1 Market Value Defined:

The Market Value of a property is the highest price in terms of money, which the property under appraisal should bring in a competitive and open market under conditions requisite for a fair sale. Implicit in this definition is the consummation of a sale at a specified date and the passing of ownership from seller to buyer under conditions whereby:

- Both the Buyer and Seller are economically motivated and are both acting prudently.
- The sale price is not affected by any undue influence
- Both parties are well informed and well advised and are acting in what they consider to be their own best interest
- A reasonable time is allowed for exposure in the open market.

3.0 Method of Valuation Used

In this appraisal The Comparative Method sometime known as (Direct Capital Comparison Method) and replacement cost method of valuation of valuation have been adopted to arrive at the **Current Market Value** of the property. The method equates the value of the property under appraisal to the value of a known comparable property. The latter's value is taken to be the best price that can be obtained by the property being valued, with due allowance made for value affecting differences between the subject property and the comparable property such as:

- Condition
- Location, accessibility and Level and amount of services provided
- Plot size
- Date of transaction
- Motive of sale
- Tenure and Un-expired term

4.0 Date of inspection and Valuation

The property was inspected on **16th May 2008**. The date of this valuation is **May 2008** and the values expressed herein are those current on the said date.

5.0 Land Tenure and Ownership

Plot No.2163/2 Flur III central area in Ilala, Dar es salaam is owned by Agricultural and Industries Supplies Ltd of P.O.Box 4797 Dar es Salaam, vie CT No. 7021; 99 years from 1950

6.0 Transferee

National Social Security Fund P.O.Box 1322 Dar es Salaam.

This report is confidential to National Social Security Fund of P.O.Box 1322 Dar es Salaam and the Valuation Unit in the Ministry of Lands, Housing and Human Settlement Development for the specific purpose to which it refers. We shall not accept any responsibility whatsoever due to misunderstanding arising from publishing or extracting of the report in any way without our approval of the form and content in which it may appear.

10.0 Confidentiality

It is an economical plot fit for commercial purposes, currently CIS are erected around the plot showing the starting point of new building there on.

9.0 Condition:

This is a very good commercial plot measuring 6983 SQM. It is not yet developed, even though on the day of inspection it was learnt that there used to be a dilapidated buildings, now demolished to give room for a new construction.

8.0 Type of property.

It is within the CBD of Dar es Salaam city. It is located along Upanga road, it can be viewed with naked eyes from Haidary plaza building and Azikiwe Petrol Station.

7.0 Location:

UNITED REPUBLIC OF TANZANIA	
FRONT THE DESK OF THE	
GOVT CHIEF VALUER	
AT 10 A PROVED	
11-06-08	CHIEF VALUER
OFFICER INCHARGE	
P. O. Box 2795 DAR ES SALAAM	

Arnold J Kisambo (Valuer II)
 BSc. LMV, Hons UDSM



Development by:

This valuation report has been prepared for and on behalf of the Valuation Unit in the Ministry of Lands, Housing and Human Settlements

13.0 Certification

We are of the opinion that the **Fair Market Value** of the property on Plot No.2163/2 Flur III central area in Ilala, Dar es salaam, as described in this report is around of **Tanzanian Shillings Five billion, eight hundred and sixteen million (Say 5,816,000,000/=)**

12.0 Opinion of Value.

Where information was given to us by a third party or the client and we had sufficient reason to believe such information to be true and reliable; we shall not accept any responsibility should it prove to be otherwise.

11.0 Third part Information.

Land Rent Assessment

Land Rent Assessment:03 Dec 2008

Lot Id: 155221	Block:
Lot Number: 2162/2	District: ILALA
Location: City Centre	Land Rent Location: City Centre
Area: 6986 SQM	Use: Commercial
Owner: NATIONAL SOCIAL SECURITY FUND	
Address:1322, Dar -Es - Salaam	
Last Pay Date	Balance
25 Oct 2007	0
	Penalty
	0
	Total
Year	Rent
2008/2009	3143700
	Penalty
	0
	Total
	3143700
Total	3,143,700.00
	0.00
	3,143,700.00

Invoice Id: 648372

THE UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

LANDS DIVISION,
P.O. Box 9230,
DAR ES SALAAM.



Telegraphic Address: "LANDS"

Tel. No.: 2121241-9

Ref. No. LD/74628

Date: 19/12/2008

TO CASHIER (LANDS)

RE: PLOT NO. 2163/2 BLOCK III LOCATION LCMA

FARM NO. LOCATION L.O NO.

C.T NO. 7021

Please collect a total sum of T.shs. 72,700,950/-

From THE BOARD OF TRUSTEES OF NSSF

1322 BSM. of P.O Box

(a) Stamp Duty fee on Transfer Tsh. 58,160,200/-

(b) Consent fee

(c) Registration Tsh. 14,540,750/-

(d)

(e)

Consideration is T.shs. 5,816,000,000/- (Based on Value)

Name of Assessor MATHILO Signature

MGE Makenzie

For COMMISSIONER FOR LANDS

NB: Payment in Bankers Cheques should be address to:
THE PERMIT SECRETARY, Ministry of Lands, Housing and Human Settlements
Development

Controlled by Hly Mehanochi

Ref No 01/1111/1/2008/2011

Signature