



AYMAK
ATTORNEYS

OUR REF: AA/TIC/IVTL/15/03/29/023

29th March 2023

The Executive Director,
Tanzania Investment Centre,
P.O Box 938,
Dar es Salaam



Dear Sir/Madam,

- RE: 1. SUBMISSION OF THE ORIGINAL CERTIFICATE OF TITLE FOR PLOT 119, MSASANI AREA, KINONDONI MUNICIPALITY WITH TITLE NO.121880 TO FACILITATE THE CREATION OF A NEW TITLE IN FAVOUR OF IVORY TOWER LIMITED.**
- 2. SUBMISSION OF DOCUMENTS OF PROOF OF CITIZENSHIP FOR ZHU JINFENG AS A TANZANIAN AND MAJORITY SHAREHOLDER**

Reference is made to the above captioned matters and further reference is made to our several correspondences on the captioned matter with respect to the application for Unit Titles for Ivory Tower Limited (Our client) as well as the creation of the original title for the property in the names of our client.

Vide our follow ups as your office, we were notified that your office was verifying the citizenship documents for our client's shareholder who is a Tanzanian and majority shareholder in the company. We have however noted that this process has taken a substantial amount of time and the same is further delaying your office's grant of approval for purposes of releasing the Certificate of title for the captioned land currently in your possession and its submission to the office of the Commissioner for lands.

In light of the a foregoing, we wish to notify you that this same verification your office is seeking was already done on our client's majority shareholder some time in 2017 when our client was being allocated a property known as Plot 993 Mfaume Street Upanga which at the time was held under TIC and after the verification exercise, a Certificate of Right of Occupancy was duly issued in the names of our client.

Please attached herewith the letter from the Commissioner for lands dated 10th May 2017 confirming the citizenship of our client's company, a letter from the Commissioner for Immigration dated 6th April 2017 confirming the authenticity of our client's citizenship as well as a certificate of naturalisation for our client's shareholder.

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Plot Number 1359
House No. 6, Oysterbay, Mzinga Way
P. O. Box 79575, Dar es Salaam
Dar es salaam, Tanzania



We kindly request you with the issuance of the necessary approval so that our client's title known as Plot 119 Msasani is duly remitted to the office of the Commissioner for lands together with the application for termination of the derivative title as well as the application for surrender for such title. This will assist us in further proceeding with our client's pending application for Unit Titles.

We look forward to your expedited action.

Yours sincerely,

PETER KAMYA- ADVOCATE/PARTNER
AYMAK ATTORNEYS



C.c;

1. The Commissioner for lands, Dar es Salaam- Zone
2. Client.
3. KCB Bank

JAMHURI YA MUUNGANO WA TANZANIA
WIZARA YA MAMBO YA NDANI YA NCHI
IDARA YA UHAMIAJI

ANUANI YA SIMU: "UHAMIAJI"
TELEFAX: +255 22 2850595
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SIMU +255 22 2850575/6
Kumb: T.DN. 397757/22



KAMISHNA JENERALI WA UHAMIAJI,
S. L. P. 512,
Dar-es-salaam.

06 April, 2017

KAMISHNA WA ARDHI,
S.L.P 11477,
DAR ES SALAAM.

**YAH: UHAKIKI WA PPT NO. AB 711992 YA ZHU JI FENG
PLOT NO. 993 MPANDA**

Kichwa cha habari hapo juu chahusika.

Ofisi inakiri kupokea barua yako ya tarehe 13/01/2017 yenye Kumb. Na. LD/60382/138 kuhusu somo tajwa hapo juu.

Hati ya kusafiria yenye Na. AB 711992 ya Ndugu ZHU JI FENG iliyotolewa tarehe 21/04/2015 ni halali na imetolewa na mamlaka husika kwa mtanzaia huyo mwenye Uraia Tajinisi (Naturalization).

Pamoja na barua hii nakala ya cheti cha Uraia cha mtajwa hapo juu NO. 0003138 iliyotolewa tarehe 20/03/2015 imeambatanishwa.

Nakutakia ushirikiano mwema.

Shaukaty
Ag PCO, Shaaban O. Hatib,
Kny: KAMISHNA JENERALI WA UHAMIAJI



DN. 397757

CT: 0003138



TANZANIA CITIZENSHIP

CERTIFICATE OF NATURALIZATION



This is to certify that

MR. ZHU JIN FENG

of..... P. O. BOX 42450, DAR ES SALAAM.

has been naturalized as a citizen of Tanzania under section 9(1), ~~XXXXXX~~ of the Tanzania Citizenship Act, No. 6 of 1995, as from the date of this certificate.

Dar es Salaam,

20 day of MARCH 20.15

Director of Immigration Services

(Issued on the authority of the Minister of Home Affairs)

KRU-Dpm

Certified True Copy of the Original
Said Ismail Hanjra
 Advocate, Notary Public & Commissioner
 for Oath
 Date: 29/03/2023

JAMHURI YA MUUNGANO WA TANZANIA
WIZARA YA ARDHI, NYUMBA NA MAENDELEO YA MAKAZI

Simu: Na. +255 22 211 3165

Nukshi Na: +255 22 212 4576
Barua pepe: cl@ardhi.go.tz



1 MTAJA WA ARDHI
S. L. P 9230
11477, DAR ES SALAAM.

Tafadhali unapojibu taja:

Kumb. Na. LD/60382/145

10/5/2017

Mkurugenzi Mtendaji,
Kituo cha Uwekezaji Tanzania (TIC),
S. L. P 938,
DAR ES SALAAM.

**YAH: UMILIKISHAJI WA KIWANJA Na. 993 ENEO LA UPANGA
JIJINI DAR ES SALAAM.**

Tafadhali husika na somo hapo tajwa hapo juu na rejea barua yako yenye Kumb.Na. TICC/PP.10/061134/21 ya tarehe 21/06/2013 pamoja na barua yetu ya tarehe 16/09/2013 yenye Kumb. Na. LD/60382/133.

Katika barua yetu tajwa tuliwasilisha makadirio ya gharama za umilikishaji kwa kiwanja hiki ili iwe milki ya Taasisi yako na baadaye uweze kutoa 'derivative right' kwa mwekezaji ambaye ni kampuni ya Ivory Tower Limited.

Napenda kukujulisha kuwa wakati tukisubiri malipo husika kufanyika, ofisi yetu imepokea barua ya tarehe 14/11/2016 kutoka kwa Kampuni ya Ivory Tower Limited ikiomba milki husika itolewe kwa jina la kampuni moja kwa moja badala ya TIC. Hoja iliyoelezwa ni kuwa asilimia 51 za hisa za kampuni ya Ivory Tower limited zinamilikiwa na Mtanzania.

Ofisi yetu baada kupokea barua hiyo iliandika barua kwenda Ofisi ya Msajili wa Mkampuni (BRELA) ili aweze kutufahamisha majina ya wanahisa wa kampuni na hali ya mgawanyo wa hisa zao, pia tulimwandikia barua Kamishna Mkuu wa Uhamiaji ili aweze kututhibitishia uraia wa Ndg. Jin Feng Zhu ambaye alielezwa kuwa ana hisa 51% za kampuni.

Ofisi yetu imepokea majibu ya barua toka ofisi zote husika ambazo zimethibitsha kuwa Ndg. Jin Feng Zhu ni Mtanzania pia anamiliki 51% ya hisa za kampuni ya Ivory Tower limited.

Kutokana na majibu haya tunalileta kwako suala hili ili uweze kufahamu hali hii pia uweze kutujulisha iwapo malipo husika uliyafanya. Zaidi ya hayo tunaomba kupatiwa maelezo yako juu ya hatua hii ya suala hili kwa sasa.

Pamoja na barua hii tunakuambatishia nakala za barua ya Kampuni ya Ivory Tower, barua toka ofisi ya BRELA na kwa Kamishna Mkuu wa Uhamiaji Dar es Salaam kwa ajili ya rejea zako.

Tunashukuru kwa ushirikiano wako.


Luge W.P.

Kny : KAMISHNA WA ARDHI

Nakala;

Mkurungezi Mtendaji,
Ivory Tower Limited
S.L.P 10848,
DAR ES SALAAM.