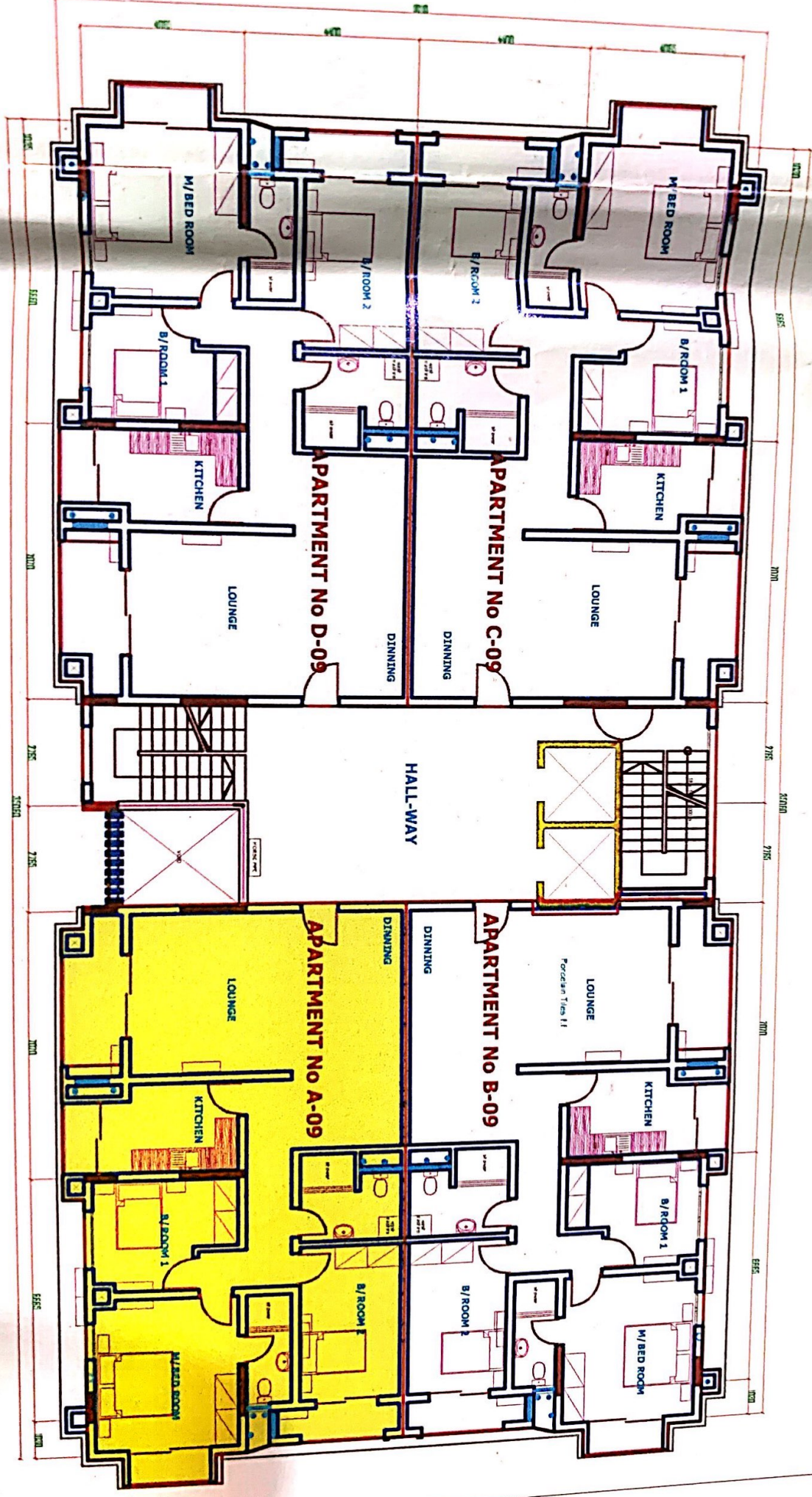




# 9TH FLOOR PLAN



TITLE No. 163327  
REGISTERED 28-06-2017  
AT 01:00 Pm



TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs. 100/= Paid  
Receipt No. 16439203  
of 28-06-2017  
Land Form No. 22

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(No. 4 OF 1999)

CERTIFICATE OF OCCUPANCY  
(Under Section 29)

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs. 26900/= Paid  
On Original Receipt Shs. 16439203  
of 28-06-2017

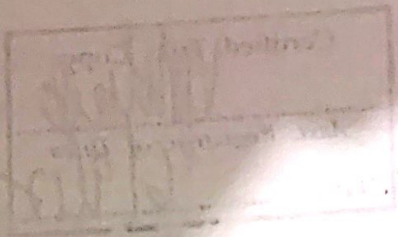
Certified True Copy  
Asst. Registrar  
6/9/17

Title No. 163327  
L.O.NO. 631781  
Ref: AR/ILA/UPA/861

The 25<sup>th</sup> day of June Two thousand and seventeen.

THIS IS TO CERTIFY that IVORY TOWER LIMITED, a liability Company Incorporated Under the Companies Ordinance (Cap. 212) and having its registered offices in Tanzania of P. O. BOX 10848, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to the Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto hereinafter called ("the Land) for a term of **Thirty three years** from the first day of **April two thousand and seventeen** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following special conditions:-

1. The occupier having paid rent up to the thirtieth day of June, 2017, shall thereafter pay rent of shillings **Five hundred twenty two thousand nine hundred (Tshs. 522,900/=)** only a year in advance on the first day of July in every year of the terms without deduction **PROVIDED** that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall:-
  - (i) Be responsible for the protection of all beacons on the land throughout the terms 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.



Certified True Copy  
 Asst. Registrar of Titles  
 Date: 6/9/17

SCHEDULE

ALL that land known as Plot No. 993 situated at Upanga area in Ilala municipality containing Eight thousand nine hundred thirty (8,930) square feet Shown for identification only edged red on the plan attached to this Certificate and defined on the registered survey plan numbered 7687 deposited at the office of the Director for Surveys and Mapping at Dar es Salaam.

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

ASSISTANT COMMISSIONER FOR LANDS

The within named IVORY TOWER LIMITED, a liability Company Incorporated Under the Companies Ordinance (Cap. 212) and having its registered offices in Tanzania of P. O. BOX 10848, DAR ES SALAAM. Hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy.

SEALED with the COMMON SEAL of )  
 IVORY TOWER LIMITED and Delivered )  
 in the presence of us )  
 this 16th day of June 2017.)

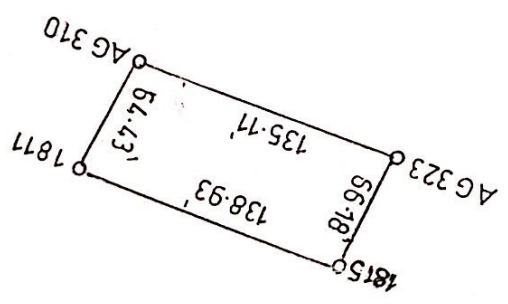
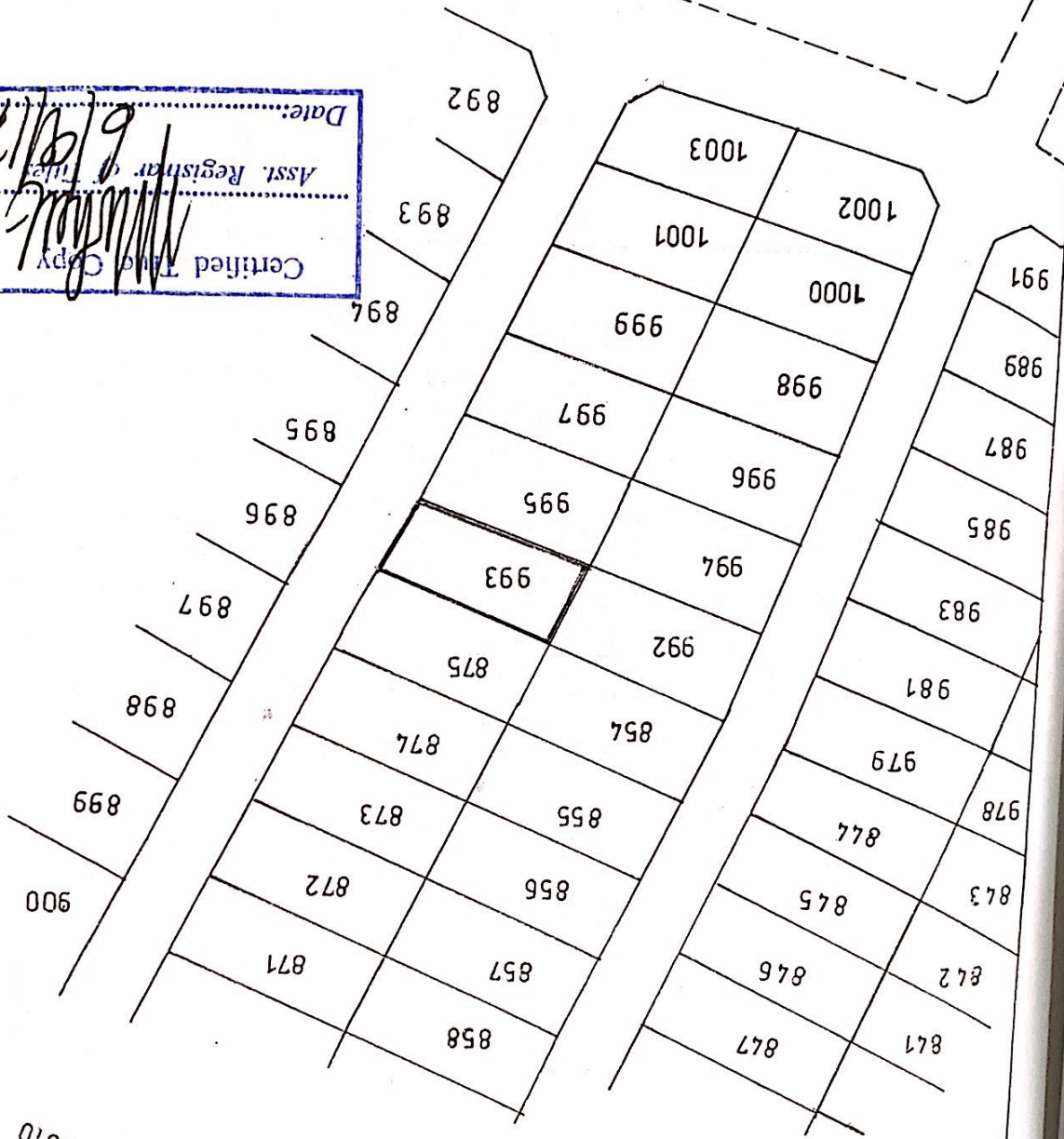
Name: HUANG ZHISHEN )  
 Signature: [Signature] )  
 Postal Address: P.O. BOX 10848, D.S.M. )  
 Qualification: Director )

Name: ZHANG HONG )  
 Signature: [Signature] )  
 Postal Address: P.O. BOX 10848 D.S.M. )  
 Qualification: DIRECTOR )

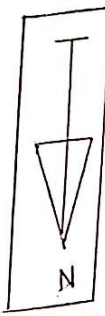


16/06/2017  
 7687

Certified True Copy  
 Asst. Registrar of Titles  
 Date: 6/8/17  
*Michael*



UPPER  
 993  
 631781  
 8,930



ILALA MUNICIPALITY





UTF No.5

**CERTIFICATE OF UNIT TITLE (RIGHT OF OCCUPANCY)**

**THIS IS TO CERTIFY THAT IVORY TOWER LIMITED OF P.O. Box**

**10848, Dar es Salaam is now registered as the unit owner of the title interest**

**referred to, subject to agreements and other matters contained in the registered**

**title, and to such encumbrances, covenants and conditions hereinafter set out and**

**as may for the time being subsist and affect the land comprised in the Right of**

**Occupancy, Plot No 993 Location UPANGA IN ILALA MUNICIPALITY,**

**Title No. 163327**

**Unit Title Number: UT. 163327/51 Unit Number: A09, on 09<sup>th</sup> Floor and 1/56**

**numbers of shares in the common property herein.**

**Area 135m<sup>2</sup>**

**Unit Plan Number 018 term 33 years from 01<sup>st</sup> APRIL, 2017**

**Dated this 06<sup>th</sup> day of April, 2017**

**Sen Asst Registrar of Titles**

*[Handwritten Signature]*



UTF No.4

**THE UNIT TITLES ACT  
APPLICATION FOR REGISTRATION OF A UNIT**

**UNIT NO. A09, ON 9<sup>TH</sup> FLOOR  
C.T: NO 163327  
LO. NO 631781  
UPANGA AREA  
ILALA MUNICIPALITY  
DAR ES SALAAM**

To: the Registrar of Titles

We **IVORY TOWER LIMITED** of Postal address 10848 DAR ES SALAAM

Email: [info@aymak.co.tz](mailto:info@aymak.co.tz) Phone No 0715283934 and 0787661575

Hereby apply for the registration of the Unit under the above reference;

Nationality: TANZANIAN

Unit number: **A09, on 9<sup>TH</sup> FLOOR** and (Number of shares in common area) - 1/56 Unit

Share In The Common Area

Description of Property: Plot No 993, Location UPANGA AREA- ILALA MUNICIPALITY,

Title No. 163327

Approximate value of existing or planned building: UNITED STATES DOLLARS FIVE

MILLION

Registered Proprietor: IVORY TOWER LIMITED

Tenure: Right of Occupancy: THIRTY THREE (33) YEARS

Signature of the applicant(s) or agent(s) .....

**To be served upon;**

Aymak Attorneys,  
Chole Road Masaki,  
House No. 51,  
P. O. Box 79575,  
Dar Es Salaam





**To be served upon;**  
Aymak Attorneys,  
Chole Road Masaki,  
House No. 51,  
P. O. Box 79575,  
Dar Es Salaam

Signature of the applicant(s) or agent(s) *[Signature]*

Tenure: Right of Occupancy: THIRTY THREE (33) YEARS

Registered Proprietor: IVORY TOWER LIMITED

MILLION

Approximate value of existing or planned building: UNITED STATES DOLLARS FIVE

Title No. 163327

Description of Property: Plot No 993, Location UPANGA AREA- ILALA MUNICIPALITY,

Share In The Common Area

Unit number: **A09, on 9<sup>TH</sup> FLOOR** and (Number of shares in common area) - 1/56 Unit

Nationality: TANZANIAN

Hereby apply for the registration of the Unit under the above reference;

Email: [info@aymak.co.tz](mailto:info@aymak.co.tz) Phone No 0715283934 and 0787661575

We **IVORY TOWER LIMITED** of Postal address 10848 DAR ES SALAAM

To: the Registrar of Titles


UNIT NO. A09, ON 9<sup>TH</sup> FLOOR  
C.T. NO 163327  
LO. NO 631781  
UPANGA AREA  
ILALA MUNICIPALITY  
DAR ES SALAAM

**THE UNIT TITLES ACT  
APPLICATION FOR REGISTRATION OF A UNIT**

UTF No.4



FILED DOCUMENT No: 190958  
REGISTERED ON: 21/8/2017  
AT: 11:30 AM



*M. M. M. M.*  
Senior Asst. Registrar of Titles


TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 500/- Paid  
Receipt No: 17027987  
of: 22/8/2017

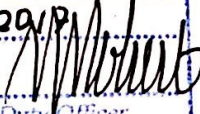
*M. M. M. M.*  
Stamp Duty Officer


TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 1500/- Paid  
Receipt No: 17027987  
of: 22/8/2017

*M. M. M. M.*  
Stamp Duty Officer



FILED DOCUMENT NO: 190958  
REGISTERED ON: 21/8/2017  
AT: 11:30AM  
  
Senior Asst. Registrar of Titles

TANGANYIKA STAMP DUTY ACT.  
Stamp Duty Shs: 500/- Paid  
Receipt No: 17027987  
of: 22/8/2017  
  
Stamp Duty Officer

TANGANYIKA STAMP DUTY ACT.  
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