

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  
Tafadhali unapojibu taja:



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

Kumb. Na. LD/350196/Vol.I/43

13/11/2025.

Mkurugenzi Mtendaji,  
FS International Investment Co Limited  
S. L. P 3109,  
DAR ES SALAAM

**YAH: KIWANJA NA. P.50941 ENEO LA OYSTERBAY,  
HALMASHAURI YA MANISPAA YA KINONDONI.**

Husika na kichwa cha habari hapo juu.

2. Ofisi ya Kamishna wa Ardhi Msaidizi Mkoa wa Dar es salaam, inakiri kupokea barua yenu ya tarehe 15/09/2025 kuhusiana na matumizi ya kiwanja twaja hapo juu.
3. Kwa mujibu wa barua hiyo, mmeomba kuthibitishiwa matumizi ya kiwanja tajwa hapo juu kwa ajili ya uwekezaji wa ujenzi wa nyumba za Makazi zaidi ya familia moja.
4. Kwa kuzingatia maombi hayo, tumefanya uhakiki na kubaini kuwa kiwanja tajwa hapo juu kimepangwa kwa matumizi ya Makazi. Mpango wa uendelezaji wa eneo husika, inaruhusiwa ujenzi wa **Shadidi (Block of Flats)**. Hivyo kwa kuwa mradi tarajiwa ni **apartments**, mradi huo upo katika dhana moja na ujenzi shadidi (**Flats**).
5. Sambamba na ufafanuzi huo, maendelezo yanayofaa katika kiwanja hiki ni gorofa tatu, sawa na sakafu **nne (4)**, kwa ujazo usiozidi **50%** na **uwiano usiozidi (3.0)**.
6. Aidha, kuhusiana na swala la umiliki, mnashauriwa kuwasiliana na Ofisi ya Msajili wa Hati Msaidizi wa Mkoa wa Dar es salaam kwa ajili ya upekuzi (**Official Search**).

Tunategemea ushirikiano wenu .

Bishanga T.H

**KNY: KAMISHNA WA ARDHI MSAIDIZI  
DAR ES SALAAM**

Nakala:

Mkurugenzi Mkuu,  
Mamlaka ya Uwekezaji na Maeneo Maalum ya Kiuchumi Tanzania  
(TISEZA)  
S. L. P 938,  
**DAR ES SALAAM.**



DAR ES SALAAM ZONAL OFFICE  
 PO BOX 1191, DAR ES SALAAM  
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THE UNITED REPUBLIC OF  
 TANZANIA  
 MINISTRY OF LANDS, HOUSING AND  
 HUMAN SETTLEMENTS  
 DEVELOPMENT

OFFICIAL SEARCH REPORT

TITLE NUMBER: DSMT1084499 LD NUMBER: DSMD2636105  
 TITLE REGISTERED: 21-JUL-2025 15:38 SEARCH ISSUED: 15-AUG-2025 08:55

Applicant: JAPHETI GEORGE SENI  
 P.O. BOX DSM  
 KIGAMBONI  
 DAR ES SALAAM

The following is a search summary of the subsisting entries on property.

**NOTE: The information shown in this report represents the state of the Property/Title at the date and time of the Search Issued above.**

The property on title DSMT1084499 consist of the following 1 parcels:

#	Plot No.	Block	District/Location	Survey Area (square meters)	Reg. Plan No.
1.	P50941	-	Kinondoni / Oysterbay	three thousand and fifteen (3,015.00)	DSMS0042140

TOTAL AREA: three thousand and fifteen (3,015.00 square metres)  
 USE TYPE: Residential  
 GROUP/CLASS: A (a), (c);  
 TENURE TYPE: Right of Occupancy  
 TENANCY TYPE: Single Tenancy  
 TERM: ninety nine (99) years from the 1<sup>st</sup> day of July 2025  
 RENT: three hundred sixteen thousand five hundred and seventy five (TSh. 316,575/=) yearly (Subject to revision)

REGISTERED RIGHT HOLDERS (2):

1. AGNES KIAMA TENGIA as a legal personal Representative of Thomas Martin Kiama (Deceased), P.O. BOX 9080, Dar es salaam
2. EVELYN THOMAS KIAMA as a legal personal Representative of Thomas Martin Kiama (Deceased), P.O. BOX 9080, Dar es salaam

RESERVATIONS:

Conditions as contained for the original Occupancy Title DSMT1084499.

ENCUMBRANCES (0):

As registered against the property at the time of the certificate issuance:

N/A

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STANT REGISTRAR OF TITLES

*Signature*

SUBIRA AMBROSE OTTARI