



IMPERIAL ESTATES  
LIMITED

To  
TANZANIA INVESTMENT CENTRE  
P.O. BOX 938  
DAR ES SALAAM

## Progress Report 2023/2024

**Subject: Progress Report on the Apartment Building Project**

Date: 10.03.2025

### Project Overview

We are progressing with our project to construct an apartment building for lease and sale. Our approach initially involved the acquisition of a suitable plot, but due to unforeseen challenges, we have also secured an additional plot to ensure project continuity.

### Plot 1: Original Land Acquisition

#### *Identification & Agreement:*

- Identified a suitable plot for the project.
- Signed the Agreement for Sale of Land with the owner on 20th July 2023.

#### *Payment Execution:*

- Made the required payment for the plot as per the contractual terms.

#### *Dispute and Delays:*

- After the seller received the payment, there was no action for over six months as the title deed transfer was delayed.
- The seller later informed us that he had changed his mind and no longer wished to sell the plot.
- We followed the dispute resolution procedures outlined in the sales agreement:
- Attempted mediation, which the seller neither answered nor attended.
- Reported the issue to the village administration.
- The seller was contacted on three separate occasions to present his side, but he failed to appear.



IMPERIAL ESTATES  
LIMITED

*Current Action:*

- Our lawyer is in the process of filing a case in court, and summons are expected to be issued soon.

**Plot 2: Additional Land Acquisition**

*Background:*

- Given the protracted dispute over the first plot, we identified an additional plot to ensure the project's progress.

*Location & Agreement:*

- Location: Msasani, Block A, Plot Number 229
- Title Number: 79142
- A Sales Agreement with the seller has already been signed.

*Payment & Documentation:*

- Full payment for this additional plot has been made.
- There was a delay because the Certificate of Occupancy had expired and required renewal before transferring to IMPERIAL ESTATED LIMITED.
- A new Certificate of Occupancy has now been issued.
- The valuation report for transfer has been completed.

*Next Steps:*

- We are preparing to submit all required documents to Kinondoni Municipal.
- We have been advised that our TIC Certificate of Incentives needs to be amended to include Plot Number 229.

*Conclusion & Request for Support*

- Despite the setbacks encountered with the original plot, we remain committed to the project's success. Our legal team is actively pursuing resolution of the dispute, and we have secured an additional plot to move forward with the construction of the apartment building. We respectfully request TIC's guidance and support in:
  - o Navigating the legal process to enforce the Agreement for Sale on the original plot.
  - o Facilitating the amendment of our TIC Certificate of Incentives to include the new plot (Plot Number 229).



IMPERIAL ESTATES  
LIMITED

Directors

Christoph Weiler

Director

Maria Steven Mbwambo

Director and Company Secretary



Prepared by:

Name: Christoph Weiler

Position: Director

e-mail: imperialestates.tz@gmail.com