



IMPERIAL ESTATES  
LIMITED

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

Date: 10.03.2025

**Subject: Request for Amendment of Certificate of Incentives (Certificate No. 202371319)**

Dear Sir/Madam,

We are writing to formally request an amendment to our Certificate of Incentives issued on 31.07.2023, Certificate No. 202371319, which currently covers our Apartment Building Project on Plots No. 353 & 354, BLOCK D, Msasani Area.

Due to an ongoing legal dispute with the sellers of Plots 353 & 354—who have refused to transfer the title to Imperial Estates Limited after executing a Sales Agreement and receiving full payment—we have encountered significant delays in the transfer process. In light of these challenges, and considering our intention to construct several apartment buildings for lease and sale, we have pursued additional land options to ensure project continuity.

We have identified the following additional plots:

**1. Plot 229, Block A, Msasani, Title Number 79142**

- The Sales Agreement for Plot 229 has already been signed, and the procedure to transfer ownership has been initiated.
- All requisite payments have been made, and the Valuation Report for Transfer has been completed.
- We are currently preparing to submit the required documents to Kinondoni Municipal, where the inclusion of this plot in the TIC Certificate of Incentives is mandatory for the transfer process.

**2. Plot 228, Block A, Msasani, Title Number 3398**

- We are currently in negotiations for Plot 228, which we believe will complement Plot 229 to form a contiguous land parcel. This will facilitate the erection of apartment buildings with adequate parking facilities.
- Although the acquisition is still in progress, we are optimistic about its successful conclusion.



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In view of the above, we kindly request that the Certificate of Incentives be amended to include both:

- **Plot 229, Block A, Msasani, Title Number 79142**
- **Plot 228, Block A, Msasani, Title Number 3398**

This amendment is crucial for us to proceed with the title transfer for Plot 229 and to support our strategic land acquisition for the ongoing development of our apartment building projects.

Please find attached the relevant documents for Plot 229, including the Sales Agreement, Payment Receipt, and Valuation Report. We will provide further documentation for Plot 228 as soon as negotiations are finalized.

We appreciate your prompt attention to this matter and remain available for any further information or clarification you may require.

Thank you for your assistance.

Yours faithfully,

Christoph Weiler

Director

Maria Steven Mbwambo

Director and Company Secretary

