

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. Initially, we focused on acquiring a suitable plot; however, due to unforeseen challenges, we have secured an additional plot to ensure project continuity and further our development strategy.

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 failed to appear.



Current Action:

- Our lawyer is in the process of filing a case in court, and summons are expected to be issued soon.
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Plot 2: Additional Land Acquisition

Background:

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

Location & Agreement:

- **Plot 229, Block A, Msasani, Title No. 79142:**
 - The Sales Agreement has been signed and the procedure to transfer ownership has been initiated.
- **Plot 228, Block A, Msasani, Title No. 3398:**
 - We are currently in negotiations for this plot. Acquiring Plot 228 is anticipated to create a contiguous land parcel with Plot 229, which is ideal for erecting apartment buildings with adequate parking facilities.

Payment & Documentation for Plot 229:

- Full payment for Plot 229 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 must be amended to include Plot 229.
 - Additionally, we request the inclusion of Plot 228 (pending acquisition) in the Certificate of Incentives to support our strategic development plans.
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IMPERIAL ESTATES
LIMITED

Conclusion & Request for Support

Despite the setbacks encountered with the original plot, we remain fully 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:

- Navigating the legal process to enforce the Agreement for Sale on the original plot.
- Facilitating the amendment of our TIC Certificate of Incentives to include:
 - **Plot 229, Block A, Msasani, Title No. 79142** (transfer process initiated) and
 - **Plot 228, Block A, Msasani, Title No. 3398** (currently under negotiation).

Your assistance is crucial to ensuring that our project can continue to progress while the legal dispute is resolved.

We appreciate your prompt attention to this matter. Please feel free to contact us for any further information or clarification.

Yours faithfully,

Christoph Weiler

Director

Maria Steven Mbwambo

Director and Company Secretary

