



**THE UNITED REPUBLIC OF TANZANIA**

**TANZANIA INVESTMENT AND SPECIAL ECONOMIC ZONES AUTHORITY**  
(No. 26 of 2025)

**APPLICATION FOR REGISTRATION**

To: Director General,  
Tanzania Investment and Special Economic Zones Authority,  
P. O. Box 938,  
**DAR ES SALAAM**  
Tanzania

1. **TERRA NOVA INVESTMENT COMPANY LIMITED**  
#We .....  
(director/directors/agent of **CHUNMEI NI** .....

(name of business enterprise) apply for registration of **TIC CERTIFICATE OF INCENTIVES**  
under Section 16 of the Act and Investment Regulations, made thereto.

2. The registered office of the company will be situated at **Dar Es Salaam**  
, District Kinondoni, Ward Kinondoni.  
.....

Copies of the following documents are attached to this application:

- (i) The Memorandum and Articles of Association/or partnership agreement
- (ii) Certificate of Incorporation/Registration
- (iii) A copy of the Project Profile or Feasibility Study showing the implementation period, programme of implementation and operative date
- (iv) Evidence of financing and evidence of land ownership for the project

3. The Head Office of the Company will be situated at **. KINONDONI, DAR ES SALAAM**

4. The Principal Officers of the Company are .....  
**1.CHUNMEI NI OF P.OBOX 1234 DAR ES SALAAM TANZANIA**  
.....

2.MING NI OF P.O BOX 1234 DAR ES SALAAM TANZANIA

5. Auditors of the Company are ...TUDEA AUDITORS, WHITE STAR,  
TOWER MIKOCHE NI DAR ES SALAAM

6. The authorized share capital of the Company is ~~Tshs.~~/US\$ .....  
4,000,000 US\$

7. The intended capital investment of the Company in terms of Section 2(2) of the Act  
is ~~Tshs.~~/US\$ ..... 4,000,000 US\$

8. The month and day of the financial year end is .....12.MAY.2023.....

Note: *failure to provide all the required information will result in the return of the  
application by the Authority.*

~~W~~We enclose a cheque/cash made payable to the **Tanzania Investment and Special  
Economic Zones Authority** for ~~Tshs.~~/US\$ ..... 1200US\$  
Being the Registration Fees. *In the event this application is unsuccessful we understand  
that this fee will not be refunded.*

I, ..... CHUNMEI NI ..... of Post Office Number  
..... 0756768800 ..... do solemnly and sincerely declare that I am  
a director  
..... of  
..... TERRA NOVA INVESTMENT COMPANY LIMITED .....

**AND** that all the requirements of the Tanzania Investment and Special Economic Zones  
Act, in respect of matters precedent to the registration of the business enterprise under the  
Act and incidental thereto have been complied with, **AND** I make this solemn declaration  
conscientiously believing the same to be true.

Declared at Dar es Salaam }  
The .7th day of . . . November . 20..25.. }

倪春梅

Applicant

Before me:  
NAME: Zakaria Cosmasi Yohana  
ADDRESS: P.O Box 35093

Zohanal



Commissioner for Oaths

Attach only where applicable, otherwise indicate "N/A"

### APPLICATION SUMMARY

**Company Name:** ..TERRA NOVA INVESTMENT COMPANY LIMITED.....

COI Number: 18487169      Status:

COI Date: ...12 MAY 2025.....

Post Box: ...1234.....

Town: ...DAR ES SALAAM

**Sector:** ..COMMECIAL BUILDING.....

**Sub-Sector:** ..REAL ESTATE FOR LEASE AND SALE.....

#### Investment Financing Plan in Million US\$/Tshs.

Foreign Equity	Local Equity	Foreign Loan	Local Loan
4,000,000 US\$	----	-----	-----
.....	.....	.....	.....

**Project Objectives:**..... is to create a landmark property that will not only

generate significant returns through unit sales and long-term  
rentals but also set a new standard for urban living and  
working in Dar es Salaam.

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**Capacity:** .....50.....

**Employment:**    Foreign: 15.....    Local: .....35.....    Total: ..50.....

**Implementation Period:** .....

#### Project Location

Site/Plot/Block No.: .....10B.....

Street: .....MSASANI.....    District: ..KINONDONI.....    Region: DAR ES SALAAM

(Attach sketch map showing project location)

<b>Shareholders</b>	<b>Nationality</b>	<b>%</b>
.....CHUNMEI.NI.....	.... CHINESE .....	..... 50
..... MING NI .....	.... CHINESE .....	..... 50
.....	.....	.....
.....	.....	.....
.....	.....	.....

<b>Investment Breakdown</b>	<b>US\$/Tshs.M</b>
Land/Building	1,000,000 US\$
Plant	500,000 US\$
Vehicles	500,000 US\$
Furniture & Fittings	500,000 US\$
Pre-expenses	500,000 US\$
Others	500,000 US\$
Working Capital	500,000 US\$
<b>TOTAL</b>	<b>4,000,000US\$</b>

**Contact Details:**

Name: CHUNMEI NI Title: DIRECTOR  
Telephone: 0747470757 Fax: -----  
Email: hssnswalehe@gmail.com