

JOSEPH ROBERT KOTTA  
P.O BOX 23118  
DAR ES SALAAM  
7<sup>th</sup> November 2025

The Director General,  
Tanzania Special Economic Zones Authority (TISEZA),  
P. O. Box 938,  
Dar es Salaam, Tanzania.

Dear Sir/Madam,

**RE: LETTER OF COMMITMENT AND CONFIRMATION OF LAND OWNERSHIP  
FOR JOINT DEVELOPMENT**

I, JOSEPH ROBERT KOTTA, of 225, Bahari Beach, Nyuki Road, Kinondoni, Dar es Salaam, and NIDA No 1939073014220000121, TIN No 100571374, do hereby CONSENT AND STATE as follows;

1. THAT, I am the lawful owner of the land Property located at Kinondoni Municipality, Dar es Salaam, Plot No. 591, Msasani Peninsula along Salim Ahmed Salim Street (Yach Club Road) with Title Number 18699 L.O No. 27297, do hereby confirm that I am the legitimate owner of the said land.
2. THAT, I further express my commitment and full consent for the said land to be jointly developed in collaboration with TERRA NOVA INVESTMENT COMPANY LIMITED, of P.O Box 34180 Dar es Salaam, a Limited liability company dully registered and incorporated under the Companies Act [Cap 212 R.E. 2023] with Incorporation No. 184871769, for the purpose of the investment project currently under the name THE MSASANI PENINSULA PROJECT, which is under application for the Certificate of Incentives at the Tanzania Investment Centre (TIC).
3. THAT, I have no objection to the company using this land for the stated investment project and that I will cooperate fully in all necessary legal and administrative processes relating to the development of this land.
4. THAT, this letter is issued as a formal declaration of intent and commitment to jointly develop the said property with TERRA NOVA INVESTMENT COMPANY LIMITED,

of P. O Box 34180 Dar es Salaam, and to support the company's application before the Tanzania Investment Centre.

5. THAT, the copy of Certificate of Occupancy and Joint Venture Agreement is hereby attached to form part of this letter for reference.

**VERIFICATION:**

I, JOSEPH ROBERT KOTTA, of 225, Bahari Beach, Nyuki Road, Kinondoni, Dar es Salaam, and NIDA No 1939073014220000121, TIN No 100571374, do hereby Verify that all what is Stated in Paragraph 1, 2, 3, 4, and 5 above are true to the best of my knowledge and belief.

Verified at Dar es Salaam this 7<sup>th</sup> day of November 2025.

*Joseph R. Kotta*

DEPONENT

SWORN at Dar es Salaam by the said  
JOSEPH ROBERT KOTTA who is known to me  
Personally this 7<sup>th</sup> day of November 2025



*Joseph R. Kotta*

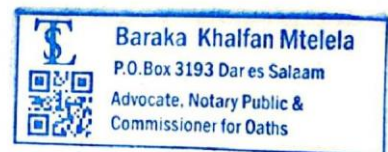
DEPONENT

BEFORE ME

NAME: BARAKA KHALFAN MTELELA

SIGNATURE: *Baraka Mtelela*

ADDRESS: P.O BOX 3193 DSM



QUALIFICATION: ADVOCATE