

Executive Director,
Tanzania Investment and Special
Economic Zones Authority,
P. O. Box 938,
Dar es Salaam,

Dear Sir/Madam,

RE: APPLICATION FOR AMENDMENT OF PROJECT LOCATION ON CERTIFICATE OF INCENTIVES FROM PLOT 10, DAVIS ROAD, KINONDONI MUNICIPALITY TO PLOT 122 KINGSWAY, KINONDONI MUNICIPALITY

Reference is made to the above captioned matter.

We are submitting an application to amend the project location as stated in our Certificate of Incentives no 202552762 dated 12th May 2025.

Our company was originally granted a Certificate of Incentives for a project located at Plot No. 10, situated within Davis Road, Kinondoni Municipality, as per the title deed, **C.T. No. 186030/10** and supporting documentation provided at the time of application.

Subsequent to the transfer process and upon further verification with the Ministry of Lands, Housing and Human Settlements Development, we have been officially informed that the correct and formal designation for our project site is Plot No. 122, and not Plot No. 10 as previously recorded. The discrepancy appears to stem from a historical numbering error in the official land registry, **but the title number is the same: C.T. No. 186030/10.**

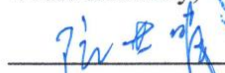
Therefore, we kindly request that TISEZA amends our Certificate of Incentives to reflect the accurate project location as Plot No. 122 Kingsway, Kinondoni Municipality, Dar es Salaam.

Enclosed herewith, please find the following supporting documents for your ease of reference:

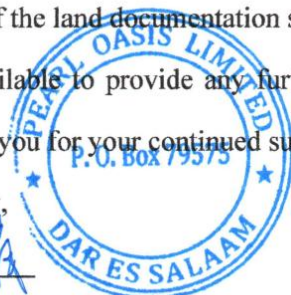
1. Copy of the original Certificate of Incentives 202552762.
2. Copy of the land documentation showing the property as Plot No. 122.

We remain available to provide any further information or documentation required to facilitate this process. Thank you for your continued support and cooperation.

Yours faithfully,



PEARL OASIS LIMITED



JAMHURI YA MUUNGANO WA TANZANIA
WIZARA YA ARDHI, NYUMBA NA MAENDELEO YA MAKAZI

Simu +255 22 211 3165
Nukushi: +255 22 212 4576
Barua pepe: km@ardhi.go.tz



I MTAJA WA ARDHI
S.L.P. 9132
11477 DAR ES SALAAM

Unapojibu tafadhali taja:

Kumb.Na:LR/T/186030/10

24 OKTOBA 2025

PEARL OASIS LIMITED,
S.L.P 31920,
DAR ES SALAAM.

YAH: SHERIA YA USAJILI WA ARDHI (SURA YA 334)
UHAMISHO WA MILKI WA KIWANJA NAMBA. 122, KINGSWAY WILAYA YA
KINONDONI, HATI NAMBA 186030/10.

Tafadhali rejea kichwa cha habari hapo juu na maombi ya kuhamisha milki yaliwasilishwa tarehe **16/10/2025**.

Ofisi ya Msajili wa Hati inakufahamisha kuwa maombi ya usajili wa uhamisho milki tajwa hapo juu uliyowasilisha yamesajiliwa na kupewa namba ya usajili wa nyaraka FD NO.DSMF0042232 Pia unafahamishwa kuwa hati yako imehifadhiwa ofisi ya Msajili wa Hati kwa kuwa mwombaji sio raia wa Tanzania hivyo basi ili uweze kumiliki milki hii kama muwekezaji unashauriwa kufata taratibu za umikishaji chini ya kifungu namba 20 ya Sheria ya Ardhi Na 4.

ANNA MWITA CHOTA

MSAJILI WA HATI MSAIDIZI
MKOA WA DAR ES SALAAM

K.K: MKURUGENZI
MANISPAA YA KIGAMBONI,
S.L.P 31902,
DAR ES SALAAM.

K.K: KAMISHNA MSAIDIZI WA ARDHI
S.L.P 9230,
DAR ES SALAAM.

KK: TANZANIA INVESTMENT CENTRE,
S.L.P 938,
DAR ES SALAAM.



CERTIFICATE OF APPROVAL OF A DISPOSITION
[Under Section 39]



To: EDITH PATRICIA METZGER
P.O. BOX 2278

Title Number: 186030/10
LD Number: 0
LO Number: 0
Transaction NO.: KND01824270

I, kelvin Kipeta Authorized Land Officer hereby approve the disposition of the right of occupancy under the above reference subject to the following:

PROPERTY

#	Plot No.	Block	District/Location	Area (square meters)	Reg. Plan No.
1.	122		Kinondoni / Kingsway	three thousand two hundred and seventy eight and 17/100 (3,278.18)	0

Tenancy Type: Single Tenancy
Purpose: Transfer

TRANSFEROR

#	Name	Address
1.	Edith Patricia Metzger	P.O. BOX 2278

TRANSFeree

#	Name	Address
1.	PEARL OASIS LIMITED	P.O. BOX 79575, Kinondoni, Dar es Salaam

Date: 15-Aug-2025

The following payments have been paid:

Control Number:	9911713792943	Bill ID:	KND00816481
Due Date:	10-Sep-2025	Date Paid:	12-Aug-2025
Total Amount Billed:	47,100,002 TSh	Total Amount Paid:	47,100,002 TSh

Fee Breakdown:

1. Stamp Duty	23,550,001
2. Registration Fees	23,550,001

Control Number:	9911713213894	Bill ID:	KND00816377
Due Date:	10-Sep-2025	Date Paid:	03-Jul-2025

1. Application Fee (Transfer)
2. Notification of Disposition

80,000

40,000

Copy: The Registrar of Titles

226

T. 796

The Land Registration Ordinance, 1953



Certificate of Title

Number **186030/10**

This Certificate of Title is a valuable document and should be kept in a safe place. It must not be mutilated or written upon. It must be produced with any application for the registration of any disposition or transmission of the land.

Any person intending to acquire any estate or interest in the land should search at the land registry or require an official search to satisfy himself that no caveat, injunction, order or notice affecting the land has been entered in the land register since this Certificate of Title was issued.

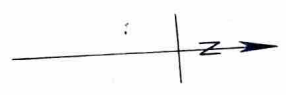
The description of the land appearing in this Certificate of Title is not, nor is the index map or any plan filed in the land registry, conclusive as to the boundaries or extent of the land but indicates the general boundaries only.

- (2)
1. The Registered Owner shall at any time on demand of the Government and on payment of a proportionate part of the original purchase price Shs. 65/56 per acre and on payment of compensation for such expenditure as may have increased the value of the land, surrender and yield up such portion or portions of the land as may be required for (a) the construction, of railways, streets, roads, ditches, canals, telegraph lines including such protective strips as may be deemed necessary, and other public works especially measures for drainage; (b) the getting and dumping of earth and stone and other material, and the dumping on the said land of such material got elsewhere and required for the said public works, even when such works are constructed only parallel to or abutting on the boundary of the said land, and the provision of necessary roads of access to such works.
 2. The registered owner shall keep open for public traffic all existing roads and also at the request of the government, roads made by the registered owner so far as they traverse the said land. "

SCALE 1:2,500
FEET 100
0 200 400 FEET

TANGANYIKA
LAND REGISTRY INDEX MAP
DAR-ES-SALAAM

BLOCK 186030
Edition 1



© German Stones
○ British Stones
● Beacons (other than C. 85)