ASANA

THE NEW WAY OF LIVING

A DEVELOPMENT BY ASANA

JUA

VILLAS

Company Verification Pack

Dream Real Estate Limited

Developer of Jua Villas — Paje, Zanzibar

Company Registration No. Z0000195110

Prepared: 18 September 2026

Prepared for third-party verification purposes (agency / prospective client)

Introduction

This pack has been prepared by Dream Real Estate Limited (“DRE”, “the Company”), a Jua Villas development under the ASANA brand, to support due diligence review of the Company by a prospective client, partner, or verifying agency.

It summarises the Company's corporate registration, tax status, licensing, land tenure, and banking details, each cross-referenced to the underlying official document. Click a document name to open the certified source on Google Drive.

More about the ASANA brand and its developments: linktr.ee/asanazanzibar

1. Company Overview

Legal name	DREAM REAL ESTATE LIMITED
Company type	Private company limited by shares
Registration number	Z0000195110
Date of registration	12 June 2023
Status	Registered / active
Principal activity	6810 – Real estate activities with own or leased property (also registered for construction of buildings and short-term accommodation)
Registered place of business	Kusini Unguja, South, Paje, Opposite Paje Round About, House No. 19
Email	catalin981@gmail.com
Phone	+255 774 373 906
Authorised share capital	TZS 100,000,000 (100 ordinary shares of TZS 1,000,000 each)

Source: Certificate of Incorporation; Application for Registration of a Company

1.1 Directors & Shareholders

Name	Role	Nationality	Shares
Leonard-Catalin Carabineanu	Director / Shareholder	Romanian	40
Nicolae-Dragos Pascu-Popa	Director / Shareholder	Romanian	50
Maria-Lucia Pascu-Popa	Shareholder	Romanian	10

Source: Application for Registration of a Company (BPRA)

2. Constitutional Documents

The Company was incorporated under the Companies Act No. 15 of 2013, by Memorandum and Articles of Association.

Document	Date
Memorandum & Articles of Association	13 June 2023
Certificate of Incorporation	12 June 2023
Application for Registration of a Company	6 June 2023

3. Tax Registration

Taxpayer Identification Number (TIN)	166-363-810
Tax office	Tanzania Revenue Authority — Zanzibar
VAT Registration Number (VRN)	LZ052406826

Source: VAT / VRN Certificate of Registration (ZRA); TIN also confirmed on TRA tax payment slips

4. Licences & Permits

Licence / Certificate	Issuing Authority
ZIPA Investment Certificate	Zanzibar Investment Promotion Authority (ZIPA)
ZIPA Building Permit (DCU/485/2024)	Development Control Unit (DCU) / ZIPA
Environmental Clearance Certificate	Zanzibar Environmental Management Authority (ZEMA)

Note: a Condominium Registration Certificate (equivalent to Kilima Villas' registration) had not yet been located for Jua Villas at the time this pack was prepared.

5. Land Tenure

Plot reference	DP 2690/2024
Plot size	0.44 hectares
Location	Paje, South Region, Unguja
Lease term	33 years, renewable, commencing 16 May 2024
Annual land rent	US$ 880

Source: Land Lease Agreement — Commission for Lands, Revolutionary Government of Zanzibar

6. Banking Details

Bank	Exim Bank (Tanzania) Limited — Paje Branch
Account name	DREAM REAL ESTATE LIMITED
Account number — TZS	0300004439
Account number — USD	0300004440
Account number — EUR	0300004441 (reactivation in progress as of Sept. 2026)

Source: Board Resolution — Bank Accounts

Source: Board Resolution — EUR Account Reactivation

7. Index of Supporting Documents

Click a document name below to open the certified source on Google Drive.

#	Document
1	Certificate of Incorporation

2	Memorandum & Articles of Association
3	Application for Registration of a Company
4	VAT (VRN) Registration Certificate
5	ZIPA Investment Certificate
6	ZIPA Building Permit (DCU/485/2024)
7	Environmental Clearance Certificate
8	Land Lease Agreement
9	Board Resolution — Bank Accounts
10	Board Resolution — EUR Account Reactivation

All linked documents are hosted on Google Drive with "Anyone with the link – Viewer" access.

8. Authorised Confirmation

The undersigned confirms that the information provided in this pack is accurate as of the date below and is authorised to represent Dream Real Estate Limited for the purpose of this verification.

Name: Leonard-Catalin Carabineanu

Position: Director

Nationality: Romanian

Passport No.: 057693549 (Romania)

Date of birth: 16 June 1985

Passport valid until: 4 July 2029

Signature: _____

DREAM REAL ESTATE LIMITED
REG: Z0000195110
PAJE-ZANZIBAR