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KILIMA VILLAS
PAJE

Company Verification Pack

Mussa Dream Houses Limited

Developer of Kilima Villas — Paje, Zanzibar

Company Registration No. Z0000179383
Prepared: 18 September 2026

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

Introduction

This pack has been prepared by Mussa Dream Houses Limited (“MDH”, “the Company”), a Kilima 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	MUSSA DREAM HOUSES LIMITED

Company type	Private company limited by shares
Registration number	Z0000179383
Date of registration	29 December 2022
Status	Registered / active
Principal activity	5590 – Other accommodation
Registered place of business	Kusini Unguja Region, South District, Paje Ward (near Dau Inn)
Postal address	P.O. Box 2825, Zanzibar
Email	yalaiti@gmail.com
Phone	+255 714 560 829
Authorised share capital	TZS 10,000,000 (100 ordinary shares of TZS 100,000 each)

Source: Certificate of Incorporation

1.1 Directors & Company Secretary

Name	Role	Nationality
Leonard-Catalin Carabineanu	Director	Romanian
Bogdan-Nicolae Carabineanu	Director	Romanian
Seif Ali Momba	Company Secretary	Tanzanian

2. Constitutional Documents

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

Document	Date

Memorandum & Articles of Association	December 2022
Amended Memorandum & Articles of Association	25 July 2023
Certificate of Incorporation	29 December 2022

3. Tax Registration

Taxpayer Identification Number (TIN)	162-812-416
TIN effective from	25 January 2023
Tax office	Tanzania Revenue Authority — Zanzibar (Mjini)
VAT Registration Number (VRN)	LZ052402594
VRN registered	11 March 2024

Source: TIN Certificate

Source: VAT / VRN Certificate of Registration (ZRA)

4. Licences & Permits

Licence / Certificate	Issuing Authority
ZIPA Investment Certificate	Zanzibar Investment Promotion Authority (ZIPA)
ZIPA Building Permit (DCU/158/2024)	Development Control Unit (DCU) / ZIPA
Condominium Registration Certificate	Zanzibar Condominium Registry
Environmental Clearance Certificate	Zanzibar Environmental Management Authority (ZEMA)

5. Land Tenure

Plot reference	DP 2606/2024
Plot size	1.18 hectares
Location	Paje, South Region, Unguja
Lease term	33 years, renewable twice (up to 99 years total), commencing 2024
Remaining term (as of Sept. 2026)	≈ 31 years

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

6. Banking Details

Bank	Exim Bank (Tanzania) Limited
Sort code	013030
Account name	MUSSA DREAM HOUSES LIMITED
Account number — TZS	0300003943
Account number — USD	0300003944
SWIFT / BIC	EXTNTZTZ
Bank address	Dar es Salaam, Tanzania

Source: Confirmed in signed Condominium/Purchase Agreements; a bank reference letter is available on request

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 (original)
3	Amended Memorandum & Articles of Association
4	TIN Certificate
5	VAT (VRN) Registration Certificate
6	ZIPA Investment Certificate
7	ZIPA Building Permit (DCU/158/2024)
8	Condominium Registration Certificate
9	Environmental Clearance Certificate
10	Land Lease Agreement
11	Bank reference letter / account confirmation — available on request

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 Mussa Dream Houses 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: _____

