

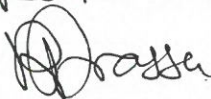
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No.

26

Dotto - F29-32 & M21

Review and advice accordingly



Ag. DIF

03/06/2021

27

Ag. DIF

I have reviewed the entire project file from F4 up to F32. In a nutshell, on March 2013 the project was approved and granted Certificate of Incentives (No.61195) for the purpose of establishing commercial building for office apartment for lease. KAFKAS intended to invest 5.5 million USD.

On 17th May, 2013, the investor bought plot no. 18 Ursino estates located in Konondoni being a land designated for this project. On January, 2015 the title deed for the said plot was issued. On March, 2015 TIC applied for change of Land Use on Plot No. 18 Ursino North to Kinondoni Municipal Director. On January 2016 the approval for changing land use was granted by Kinondoni Municipal Director, whereas the COI no. 061195 had only remained with one month to expire that is, February 2016.

On 22nd January, 2021 the building permit No. 00022816 was issued allowing Tanzania Investment Center on behalf the investor to build double storey commercial building with mezzanine.

On March, 2021, the Investor submitted a letter with reference KAFKAS/TIC/RF 01:21 requesting the Centre to reissue COI No. 061195 after unsuccessfully implementation of the project due to financial constraints. On 17th March, 2021 via letter TICC/PP.10/061195/30 requested KAFKAS to submit a revised business plan which reflects current investment cost of the new project as per new architectural plan. The revised business plan shows that, the investment cost for the current project is **2,970,000\$**.

After thoroughly review of the KAFKAS application and other file folios I therefore recommend that, reissuance or new Certificate of Incentives to be granted to this project.



Dotto Deteba

7.6.2021

NB

Ag. DIF - M27


On 8/6/2021 I had a meeting with the investor

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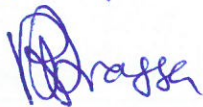
to inquire more about financing as you directed. From the meeting have learnt that, currently the project is financed by shareholders from Turkey and re-investment of profits from business operation. They have submitted current bank statement showing some of deposits made via swift, with value of 80,000 \$ plus (See F33).

I submit FYI

 - SIFO
2021/6/21

28 Dotto - M27

The revised business plan is for USD 2.97m project kindly contact investor to obtain evidence of sufficient project finding / current business audited financial statement for the profits to be re-invested to the project.



Ag-DIF

23/6/21

29. Ag. DIF

Kwa mara ya kwanza mradi huu ulisajiliwa mwezi Machi, 2013 na kupatiwa cheti cha Uwekezaji Na.061195 kwa ajili ya kuwekeza kwenye mradi wa jengo la biashara lenye thamani ya Dola za Kimarekani 5,500,000\$.

Mwezi Mei 2013 mwekezaji alikamilisha hatua za awali za manunuzi ya ardhi ya uwekezaji kitalu Na. 18 kililichopo Ursino Kinondoni. Mabadiliko ya matumizi ya ardhi ya kiwanja hiki yalikamilika mwezi Januari 2016.

Kibali cha ujenzi kimetolewa tarehe 22/1/2021.

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Mnamo mwezi Machi, 2021 mwekezaji aliwasilisha ombi la kupatiwa tena cheti cha Uwekezaji (re-issuance of Certificate of Incentives) baada ya muda wa utekelezaji wa mradi kuisha bila kuanza wala kumalizika kwa mradi kwasababu ya changamoto za kifedha.

Mwekezaji pia aliwasilisha andiko la mradi/mpango wa biashara (revised business plan) ikionesha kwa sasa thamani ya mradi kuwa ni Dola za Kimarekani 2,970,000\$ badala ya Dola za kimarekani 5,500,000.

Katika kudhibitisha uwezo wa mwekezaji wa kutekeleza mpango mpya wa uwekezaji wake, mwekezaji amewasilisha 'Bank Statement' yenye 'Total Credits' 169,970\$ hii ni sawa na asilimia 33% ya kiwango cha mtaji wa Dola za Kimarekani 500,000 zinazohitajika kwa mujibu wa Sheria ya Uwekezaji.

Kama nilivyoeleza hapo juu napendekeza ombi hili liweze kufikiriwa.

Nawasilisha.



Dotto Deteba

6.8.2021

80 EXD - M27-296735


The project for commercial building was registered in March, 2013 but couldn't be implemented due to financial challenges & delay in obtaining building permit.

The project could not access any fiscal incentives bill now. Investors have requested for re-issue of CoI with effective your approval date. Investors have submitted bank statement which meets TIC criteria and evidence for building permit issued in Jan 2021. I recommend the request be approved on the basis of two reasons shown above.



Ag. DIF

09/08/2021

KITUO CHA UWEKEZAJI TANZANIA
IMEIDHINISHWA NA:
Saini: 
(MKURUGENZI, MTENDAJI)
Tarehe: 15/8/21

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