

MINISTRY OF INVESTMENT, INDUSTRY AND TRADE
TANZANIA INVESTMENT CENTRE



VICTORIA TREASURES PVV REPORT
15TH JUNE 2022

PVV CONDUCTED BY
LINDA M. LOOMU
IPFO - LAKE

1. INTRODUCTION

Victoria Treasures Limited is a TIC registered project with certificate of incentives **No. 010578** registered with TIC in 2015. The company was registered with BRELA with certificate of incorporation **No. 115334** for establishing and operating a fully integrated fish farm including a processing facility, project promoters aimed at investing a total of 2.261 Million USD whereby 0.266 Million was expected to be a local loan. The project is located at Plot **No. 1237** Block A, Luchelele, Mwanza which has a Derivative right. Victoria Treasures Limited submitted an application to TIC requesting the extension of their certificate of incentive which expired in May, 2018.

TIC Lake Zone Office was instructed by the head office in June 2022 to undertake the Project Verification Visit to Victoria Treasures Limited project implementation site in order to determine the project implementation status and to verify the investment with reference to capital/deemed capital expenditure for purposes of justification of the project Extension.

2. COMPANY INFORMATION

Table 1- Victoria Treasures Limited Company information

S/No.	Information	Description	Current Project Status
1.	Shareholder's Information	Current Shareholders names, nationality and percentage of Ownership	1. Amin Madhani 80%, Nationality Kenyan 2. Shamshudin B. Hirani - 10% Nationality- Indian

			3. Altaf K. Hirani - 10% Nationality - Indian
2.	Company Communication Information	Email address	Julius.associates@gmail.com
		Mobile Number	+255715217171
		Land Line Telephone Number	nil
		Physical Address (Plot No., Block No, Street, District and Region)	Plot No. 1237 Block A, Luchelele, Shadi
3.	Contact Person	Name	Julius Ishengoma
		Position	Company Secretary
		Communication Details (Email, Mobile and telephone)	+255715217171 Julius.associates@gmail.com
4.	Incorporation	Certificate of Incorporation No.	115334
5.	TIN Information	TIN Certificate No.	126-331-967
6.	Project Objective	Project Core Activity	To establish and operate fully integrated fish farming and processing facility

4. PROJECT PERFORMANCE

Description of actual project performance and issues observed (findings) in tabular format below;

Table 2- Project Actual Performance

S/N	Information	Description	Current Status	
			Amount (USD)	Source Country
1.	Investment Financing amounts in USD	Financing Type		
		Local Equity	-	-
		Local Loans	-	-
		Foreign Equity	696,403.64	India
		Foreign Loans	-	-
		Total Investment	696,403.64/= USD	
2.	Capacity	Project Capacity per Year	NIL	
3.	Direct Employment	Foreign-Men	0	
		Foreign-Women	0	
		Local-Men	04	
		Local-Women	0	
4.	Indirect employment	Estimated Total No.	nil	
		Type/areas of Indirect Employment	<i>Cleaning</i>	

5. OBSERVATION AND FINDINGDS OF THE PROJECT IMPLEMENTATION

The project is located at Plot No. 1237 Block A, Luchelele - Mwanza. The project was registered with TIC in June, 2015 with the aim of establishing and operating an integrated fish farming and processing project in Mwanza. The project operated for

three years up to 2018 where by the project promoters failed to operate and closed their business. Currently the project is not operating. The project has employed a total of 5 people for security purposes at the project site. The main reason for closing business as stated by project promoters was due to lack of financing which affected their operations.

As it was shown in the business plan submitted during registration, project promoters planned to finance the project by both foreign equity and local loan. Project promoters applied for loan from various banks in 2018 and the last application was with FNB Bank where they were requested to submit various documents including NEMC Certificate (which was applied in 2016) which they didn't have, hence failed to get funds and failed to operate and had to close their business in Tanzania.

Victoria Treasures Limited is one of the investors with TIC Derivative titles, due to challenges of finance and delays in approvals from other government institution such as NEMC the project failed to take off. In its 3 years of operation, Victoria treasure was one of the big investors in fish farming in the whole of the Lake Zone.

6. PROJECT IMPLEMENTATION STATUS

TIC Lake Zone Office confirms through the project promoters that implementation of the project was almost 90% complete. But due to challenges faced by project in obtaining NEMC Certificate hence failed to secure funds from bank, the project failed to operate and it was closed in 2018. Project promoters aimed at investing a total of 2.261 millions USD whereby 0.266 Million USD was expected to be a local loan. This amount was applied in FNB bank where 150,000USD was applied as a loan but they were required to submit some documents of which some of them is the NEMC certificate which was applied since 2016 and granted in 2020.

Since then the project promoters have been looking for funds to revive its operations. Recently project implementers have managed to secure funds from its sister company in Uganda where by a total of USD 500,000/= is now guaranteed to revive its operations.

The following have been have been implemented and are physically observed in the project site;

- 68 Acres of land has been acquired in Luchelele area with Derivative right from TIC
- 3 phase electricity connection
- Three residential houses
- 50 fish ponds
- Setting of hatchery
- Condition tanks: concrete circular tanks used for water filtering
- Breeding tanks which uses micro fabrics
- Mixed sex tanks for reconditioning

7. ISSUES OF CONCERN AND PVV FINDINGS ON THE REQUEST

The project promoters demonstrated delays in getting NEMC Certificate as the main reason for the delays in implementation of the project. The delay has affected the project in the following ways:

- a) The project failed to get loan from local banks where they were suppose to submit NEMC Certificate as one of the attachment when applying for loan from FNB.
- b) Project promoters failed to import some machinery and equipment for the project due to lack of funds.
- c) Project promoters failed to operate the project due to shortage of working capital after failing to secure funds from local banks as they planned.

8. FUTURE PLANS

Upon TIC approval the project is expected to execute and implement the above targeted activities within a span of one (1) year expected completion of the above activities would be September 2023 depending on the approval and the project is expected to surpass the proposed project value:

- ✓ The company intends to start procuring machineries and equipment at the project site. These include the following:-
 - PE Floating Cage 6*6 – 140
 - Fishing net mesh 5mm – 20
 - Fishing net mesh 40mm – 140
 - Fishing net mesh 20mm – 120
 - Fishing net mesh 80mm – 7
 - PP Rope 30mm – 30
 - PP rope 16mm – 8
 - Chain – 11
 - PE Bouyer 350L – 56
 - PE Pontoon – 1050
 - Boat with engine -7
- ✓ Renovate the three buildings and setting up an office building
- ✓ Renovate the fish ponds and water treatment tanks which have been idle for long.
- ✓ Importation of 120 floating fish cages and other fish farm equipments

Once the extension is done the project will be able to import some equipment and machineries for the project and start production immediately. The project will have a production capacity of 1872 MT per year from cage culture and ponds cultured 2 crops will be taken per year.

9. RECOMMENDATIONS

Through an observation from the project site and based on the project verification visit done at Plot No. 1237 Block A, Luchelele Area, Mwanza I recommend

extension. Despite the fact that the certificate of incentive expired in 2018 five years have already passed since their registration, but due to the potentiality of the project in the Lake Zone and the country at large ,I would like to recommend **one year extension** of this project. We believe the extension would enable project promoters implement their project as planned, stimulate further development in line with the blue economy agenda for sustainable use of water resources for economic growth and employment creation.

10. CONCLUSION

Victoria Treasures Ltd has demonstrated the importance of fish farming both cage culture and pond culture in Lake Victoria and make sustainable use of water bodies to create wealth as well as employment. Approval for extension will enable the implementation of this project which has already invested some of the facilities for the project in Plot No 1237 Block A Luchelele, which is a TIC owned plot with a Derivative Right. Project promoters are planning to inject 500,000 USD as capital to revive the project from their sister company in Uganda. This will help in stimulating our economy by expanding the tax base as well as technology transfer on the best practice for fish farming as they have enough experience in the sector and have invested in other East African countries.

APPENDICES

PROJECT PHOTOS







NATIONAL ENVIRONMENT MANAGEMENT COUNCIL [NEMC]

Mikocheni Regent Estate, Plot 28/29/30, P.O.Box 63154, Dar es Salaam, Tanzania,
Tel: +255 22 277 4852 / +255 22 277 4889, Fax: +255 22 277 4901, Mob: +255 713 608 930
Email: dg@nemc.or.tz / nemc_feesandcharges@nemc.or.tz, Website: www.nemc.or.tz

1-190-145

INVOICE

Victoria Pressures Ltd
Box 21975
D'Salaam.

No. 3964

Date: 31/12/16

Cert. No.

Location:

Description	Type of Facility / Activity / Project	Unit Price Tshs.	No. of Unit	Line Total Tshs.
Annual fees and charges for environmental Compliance, Monitoring and Audit for	Review Cost for the proposed breeding, seed production and culture of Nila tilapia to be located at Luchakala-shadi village Lake Victoria Basin, Nyanza.			10,000,000
Year				
TOTAL				
Outstanding Balance for the year				
Penalty for late payment / Non-compliance for year				
TOTAL				10,000,000

NOTE

- All Cheques should be written to:
NATIONAL ENVIRONMENT MANAGEMENT COUNCIL
- Deposited in the Council Account No.
0150005055800 CRDB BANK - TOWER BRANCH
20101100084 - NMB - BANK HOUSE BRANCH

Issued by: _____

Signature: _____



BARAZA LA TAIFA LA HIFADHI NA USIMAMIZI WA MAZINGIRA
NATIONAL ENVIRONMENT MANAGEMENT COUNCIL [NEMC]

Mikocheni Regent Estate, Plot 28/29/30, P.O.Box 63154, Dar es Salaam, Tanzania,
 Tel: +255 22 277 4852 / +255 22 277 4889, Fax: +255 22 277 4901, Mob: +255 713 608 930
 Email: dg@nemc.or.tz / nemc_feesandcharges@nemc.or.tz, Website: www.nemc.or.tz

CODE

5210

RECEIPT

TIN: 101-190-145

No 13193

Date 08 2016

RECEIVED from M/S Victoria Treasures Limited

The Sum of Shillings Ten million Only

Being Payment of EIA Review charges for the proposed breeding, Seed and Culture of Nile Tilapia to be located at Lechelele Shadi Village, Lake Victoria Basin, Nyamagamba Municipality in Mwanza Region

Electronic Transfer (ET) / Cash / Cheque No. Direct 8/12

T.Shs. 10,000,000.-

Invoice 3964

With Thanks #

START OF LEGAL RECEIPT

NATIONAL ENVIRONMENT
 MANAGEMENT COUNCIL,
 P. O. BOX 63154 DSA,
 REGENT PLOT NO: 28-00
 TEL: 0713-279441
 DAR ES SALAAM
 TANZANIA

TIN 101190145
 UEN #NOTREGISTERED
 UIN 01133F
11070142101190145031204200475

RECEIPT NUMBER ILHLA 00957 001319
 ZNo 00095
 ECR: 01 OP: 01

ETS: RECUTENS(210)
 SUB TOTAL 10'000'000.00 T
10'000'000.00

TOTAL 10'000'000.00
 CASH 10'000'000.00
 ITEMS NUMBER 1
 DATE 08-12-2016 TIME 16:08:50
 SERIAL NUMBER 0312842008475
 EJ SN: 999175894
 EJ ACTIVATION DATE: 06-07-2016

END OF LEGAL RECEIPT



Bank M Tanzania Plc

Financial Services

Plot No 8, Obama Drive
P.O Box 96, TZ
Dar Es Salaam, Dar Es Salaam
<https://www.bankm.com>

01/06/2018

RE: LOAN GRANT:

Dear Mr. Amin,

We had meeting with MS. Jacqueline Woiso (CEO) of M bank along with Mr. Simba; Through **VICTORIA TREASURES LIMITED**, P.o. Box 3444, Dar es Salaam you Submitted project report, property details and explained other details and fund requirements schedule.

As per Ms. Jacqueline currently the bank is going through difficulties of Government Non performing loans(NPL) and there recovery and new BOT norms and current government regulations.

and BOT has tightened every single release of bank loan on new start up business loans. So they would not be in position to support this project currently.

Also she has suggested to come back after 3 months by that time they would be back to normal position since they were currently releasing previous year pending disbursements for loan sanctioned earlier.

Will update any further development.

Thanks and regards,

R. Ramkumar
LOAN AND SECURITY DEPARTMENT

GN. No. 349



THE UNITED REPUBLIC OF TANZANIA

ENVIRONMENTAL IMPACT ASSESSMENT

Certificate

[Section 92(1) of the Environmental Management Act No. 20 of 2004]

**Application Reference No. 6370
Registration No. EC/EIS/3105**

This is to Certify that

M/S. VICTORIA TREASURES LIMITED

of..... P. O. BOX 21979, DAR ES SALAAM

has this day been granted an Environmental Impact Assessment Certificate for the proposed project/Activity titled..... ESTABLISHMENT OF CAGE AND PONDS FISH FARMING

to be implemented/carried out at..... LUCHELELE-SHADI AREA IN NYAMAGANA DISTRICT, MWANZA REGION

This certificate shall remain in force during the whole lifecycle of this specific project unless henceforth revoked or suspended.

General conditions and terms attached to this certificate are set out herein behind and specific conditions are annexed.

Dated this..... 23rdday of April2020

January Y. Makamba

January Y. Makamba (MP)

Minister of State, Vice President's Office - Union and Environment



Victoria Treasures Limited

BOARD OF DIRECTORS RESOLUTION

At the meeting of the Board of Directors of M/S VICTORIA TREASURES LIMITED, P.O.Box:4900 held at the company's registered office at Kampala,Uganda on the 10th day of May 2022 it was

RESOLVED:

1. That the company shall grant the term loan of USD 500,000/-(US DOLLARS FIVE HUNDRED THOUSAND ONLY) TO M/S VICTORIA TREASURES LIMITED of P.O.Box: 21979,Dar es salaam for the fishing project in Mwanza, Tanzania.
2. That the receiving company M/S VICTORIA TREASURES LIMITED of P.O.Box: 21979,Dar es salaam, shall offer the following securities to secure the above loan,
 - (i) Corporate Guarantee from M/S VICTORIA TREASURES LIMITED of P.O.Box: 21979,Dar es salaam.
 - (ii) Personal guarantee from the directors of the M/S VICTORIA TREASURES LIMITED of P.O.Box: 21979,Dar es salaam.
3. That the following Directors are authorized to borrow and execute the legal documents on behalf of the company:
 - (i) Shamsheuddin Hirani
 - (ii) Amin Madhani.

We hereby certify the above to be a true copy from the minutes:

Dated and delivered at Kampala, Uganda this 10th day of May 2022


CHAIRMAN




DIRECTOR



How can we help you?

To,

M/S Victoria treasures limited
Po Box 21979
Mwanza

25th January, 2018

SUBJECT: LETTER TO INFORM ABOUT DECLINE OF MORTGAGE APPLICATION:

Respected Sir,

We regret to inform you that your application for mortgage loan to our organization has been declined. The reason for this decline is that you do not meet the required criteria.

You had applied for mortgage loan in our organization on 10th day of November, 2017 for an amount of \$150,000 using your commercial property located at At **Luchelele Shadi Village, at Victoria Basin Mwanza, TANZANIA**. We have a team of inspectors who inspect and evaluate a property after your company applies for a mortgage loan and the team found you are eligible for a loan.

Though our team also went through your documents filed as attachments and we found a lot of legal documents missing in the attachments forwarded to your office.

In attachments you were required to submit, the following were missing.

- (a) Business Licence;
- (b) Active Financial report;
- (c) EIA- Certificate NEMC; and
- (d) A valid class A work permit from labor

Thus we feel sorry that we will not be able to grant the requested loan amount until when you provide the full requirements as stipulated in the application form.

FNB House, Ohio Street Dar es Salaam, 72990 Tanzania

VICTORIA TREASURES LIMITED
P.O.BOX 1237
MWANZA

10/08/2018

COMMISSIONER LARGE TAX PAYER
LONG ROOM
DAR ES SALAAM.

RE: OMBI LA KUSIMAMISHA ULIPAJI KODI TIN NO 126-331-967.

Ndugu,

Sisi niwalipa kodi ya mapato kwa jina la **Victoria treasures Limited** iliopo Mwanza;

Kwa barua hii napenda kuifahamisha ofisi yako kutokana na mradi kujiendesha kwa hasara kutokana na kukwama badhii ya vibali vya kuendesha shughuri zake, na kushindwa kupata mkopo, tumeamua kusimama kwanza hadi hapo tutakapo kujulisha tukiwa tayari kwendelea kuffanya biashara husika.

Hivyo katika kipindi hiki ambacho biashara imesimama kwa maana hatuna uzarishaji wowote kwenye mradi, na wala hatuna kipato chochote vile vile hesabu zetu zinaonyesha kuwa tunajiendesha kibiahara kwa sasa. tunaomba ulipaji wetu wa kodi usitishwe hadi tutakapo anza tena uzarishaji kwenye mradi husika. .

Naamini utaweka vema kumbukumbu zako.

Asante

G.C. Bongi

.....
G.C. BONGI
Legal representative

