

(iv) Evidence of financing and evidence of land ownership for the project

THE UNITED REPUBLIC OF TANZANIA
THE CITY COUNCIL OF DODOMA
(All correspondence should be addressed to the City Director)

DODOMA REGION
Tel: 2354817
Fax: 2354817/ 2321550



OFFICE OF THE CITY DIRECTOR,
P.O. BOX 1249,
DODOMA
Email: mc@dodoma.tn.go.ke

In reply please quote:

Ref.No.HMD/L.20/7

Date: 09/03/2020

CABOU GROUP,
112 Avenue Kleber,
P.O.BOX 75116,
PARIS FRANCE.

RE: 65,000 HOUSING PROJECT IN DODOMA

Reference is made to the caption above.

Ramaa Properties Ltd is a limited liability company existing under the companies Ordinance Cap 212 (R.E) 2002 of the Laws of Tanzania. The Company is known to The City Council of Dodoma since these two parties signed Memorandum of understanding for acquiring, planning and surveying land at Mapinduzi and Ihumwa.

The City Council of Dodoma would like to confirm that Ramaa Properties LTD has paid compensation for land at Mapinduzi A site with coverage of 1,857.8 Acres and 5,420 plots have been surveyed thereon. The company has also constructed earth roads in the area.

Furthermore, Ramaa properties LTD has paid compensation for land at Ihumwa which measures 435 Acres (equivalent with 1,760,445 square meters) and 1,200 plots have been produced on it. The survey plans have been submitted to survey department for approval.

With regards.


Joseph C. Mafuru
For: CITY DIRECTOR
DODOMA.

Copy to: City Director

JCM/LDB

CERTIFIED TRUE COPY OF THE ORIGINAL
JANE GERALD
ADVOCATE, NOTARY PUBLIC
COMMISSIONER FOR DODOMA
Sign:  Date: 14/05/2024

MUHTASARI WA KIKAO CHA BODI YA WAKURUGENZI WA KAMPUNI YA
RAMAA PROPERTIES LTD KILICHOFANYIKA TAREHE 26.06.2019. OFISI KUU
DODOMA

Waliohudhuria

1. Mt. Sylvester Koka
2. Prof S.A.K Mlacha
3. Mohamed Mwandegé
4. Ali Bakar

Mwenyekiti
Mjumbe
Mjumbe
Mjumbe

Wasiohudhuria

1. Neema Jones

Katibu

Waalikwa

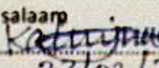
1. Chambala J. Mashaka
2. Innocent Fundisha
3. Jonas Lyatuu

"NUKUU"


AGENDA NA 7.0 MAKAMPUNI YA UENDELEZAJI AMBAYO YANATAKA KUSHIRIKIANA NA RAMAA KATIKA MIRADI YA UJENZI WA NYUMBA. CHINI YA AGENDA HII IMEJADILIWA NA KUAMULIWA KAMA IFUATAVYO:


"IMERIDHIWA KUWA Bwana Ali Bakar yeye aendelee na masuala aliyo yaasisi kama mtu binafsi ila endapo patatokea mradi wa nyumba katika maeneo ya viwanja vinavyomilikiwa na Ramaa and GVA viwanja hivyo vilipiwe kwa maana ya kununuliwa"

Imetayarishwa na kutolewa na:

John T. Kalinjuna - Wakili
Kalinjuna Law Chambers (Advocate
S.L.P. 11531
Dar es salaam
Saini: 
Tarehe: 23/02/2024



Ali Bakar - Mjumbe wa Bodi
Ramaa Properties Ltd.
S.L.P. 14713
Dar es salaam
Saini: 
Tarehe: 23/02/2024

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JANE GERALD
ADVOCATE, NOTARY PUBLIC
COMMISSIONER FOR OATHS
Sign:  Date: 14/07/2024



VALUATIONS OF THE PROPERTIES

APPENDICES

VALUATION WORKSHEET OF PROPERTY BUILT ON THE MAPINDUZI PLANNING SCHEME, MAPINDUZI "A" NEIGHBORHOOD DODOMA CITY.

S/N	NEIGHBOURHOOD	STREET	WARD	CITY	APPROVED SURVEYED PLAN	SQM	VALUE IN TZS	EXCHANGE RATE	VALUE IN USD
1	Mapinduzi 'A'	Mapinduzi 'A'	Ng'ongh'onha	Dodoma	D/14 285/46-49	545,719.00	3,674,051,000.00	2,314.50	1,587,405.92
2	Mapinduzi 'A'	Mapinduzi 'A'	Ng'ongh'onha	Dodoma	D/14 285/28-32	662,774.00	4,575,214,000.00	2,314.50	1,976,761.29
3	Mapinduzi 'A'	Mapinduzi 'A'	Ng'ongh'onha	Dodoma	D/14 285/18-21 & D/14 285/57-39	869,484.00	5,889,449,500.00	2,314.50	2,544,588.25
4	Mapinduzi 'A'	Mapinduzi 'A'	Ng'ongh'onha	Dodoma	D/14 285/22-27	869,392.00	6,207,746,500.00	2,314.50	2,682,111.26
5	Mapinduzi 'A'	Mapinduzi 'A'	Ng'ongh'onha	Dodoma	D/14 285/34-36	527,797.00	3,573,293,000.00	2,314.50	1,543,872.54
6	Mapinduzi 'A'	Mapinduzi 'A'	Ng'ongh'onha	Dodoma	D/14 285/40-45	597,712.00	4,002,083,000.00	2,314.50	1,729,135.02
7	Mapinduzi 'A'	Mapinduzi 'A'	Ng'ongh'onha	Dodoma	D/14285/50-57	774,463.00	5,169,090,666.00	2,314.50	2,233,350.90
8	Mapinduzi 'A'	Mapinduzi 'A'	Ng'ongh'onha	Dodoma	ROADS	1,674,707.89	10,048,247,322.00	2,314.50	4,341,433.28
TOTAL						6,522,048.89	43,139,174,988.00		18,638,658.45

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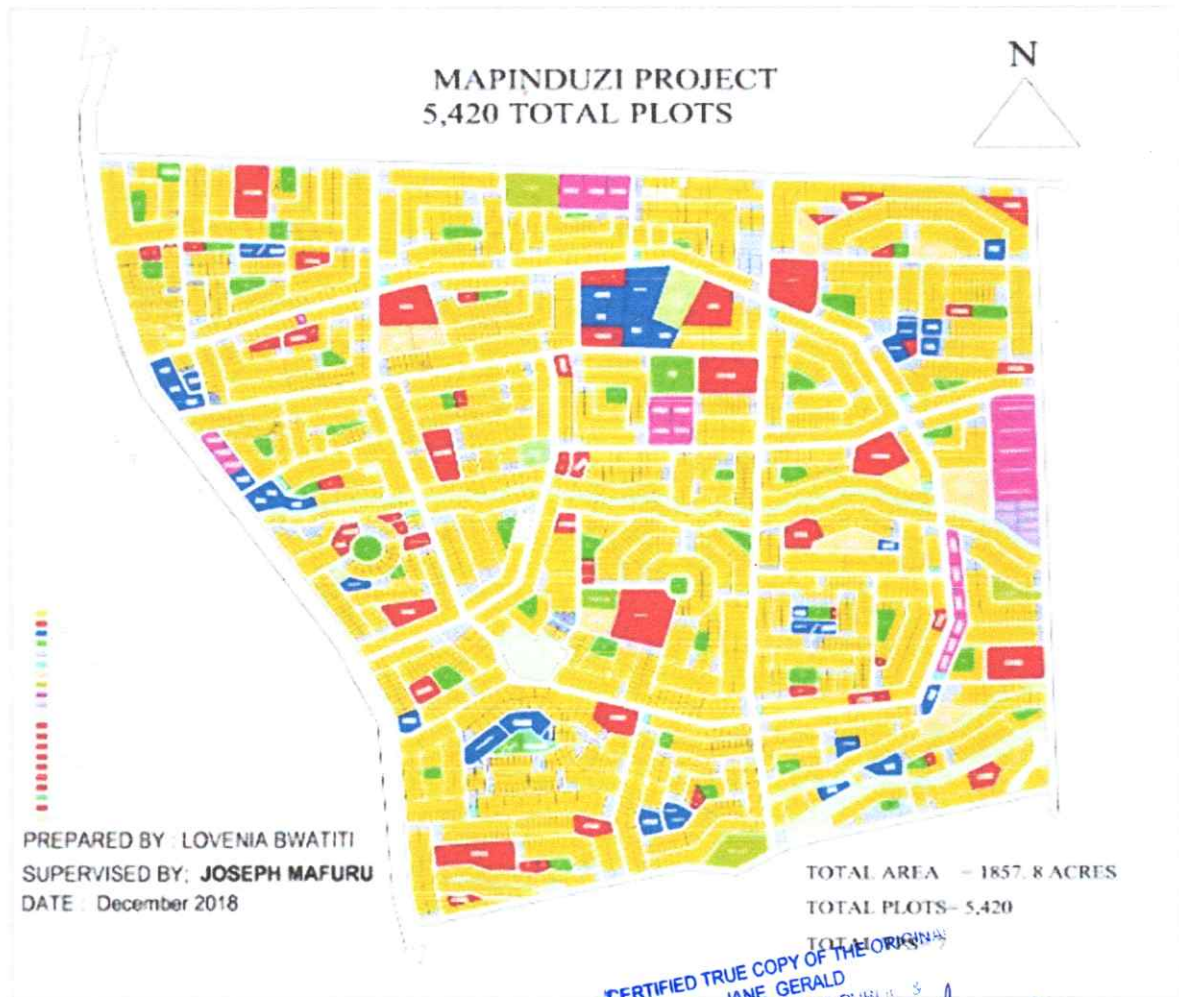
Sign:  Date: 14/02/2024

Say

43,139,200,000.00

18,639,000.00

**SKETCH PLAN OF THE PROPERTY ON THE MAPINDUZI PLANNING SCHEME,
MAPINDUZI "A"**



MAPINDUZI PROJECT
5,420 TOTAL PLOTS



PREPARED BY: LOVENIA BWATITI
SUPERVISED BY: JOSEPH MAFURU
DATE: December 2018

TOTAL AREA - 1857.8 ACRES
TOTAL PLOTS - 5,420

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Sign:  Date: 14/03/2024