

VALUATION REPORT OF A SECURITY ON PLOT NO.350 MATEVES AREA IN ARUSHA CITY FOR MORTGAGE PURPOSES



MORTGAGEE

TANZANIA AGRICULTURAL
DEVELOPMENT BANK PLC



HEAD OFFICE

P.O.BOX 63372

DAR ES SALAAM

MORTGAGOR

ALFRED AGUSTINO MASAWE
P.O.BOX 13365
ARUSHA

CONSULTING VALUERS



Urafiki Industrial Estate,
Block 1 Ground Floor, Ubungo.
P.O.Box 32776, Dar es salaam,
Tanzania
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E-Mail: info@uresassociates.com

MAY 2022



EXECUTIVE SUMMARY



Urafiki Industrial Estate,
Block 1 Ground Floor, Ubungo.
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As per instruction from TADB Bank PLC of P.O. Box 63372, Dar es salaam We have carried out valuation of a proposed commercial property on Plot No. 350 with C.T No.61049 Located at Matevez area within Arusha City. With a photos below,



Our results Reveal the following:

ITEM	RESULTS	REMARKS
Market Value	T ZS. 1,520,000,000	Valued with Assumptions of Open Market Conditions
Forced Sale Value	T ZS. 1,140,000,000	Sale under restricted conditions is uneasy with the current market. We suggest the issuance to base at percentage of FSV and not Market Value.
Insurance Value	TZS. 1,428,000,000	Fixed at estimated Cost of Replacing the developments on the plot
Encumbrance	Nil	There is no third party interests to the property thus need care before Mortgaging.
Collateral Soundness	Good and Reliable security,	Neither legal no procedural measures required for rectifying the interests. There is need to carry out immediate maintenance of the buildings in order to capture strengths as security.
Tenure		The interests can sustain for only 61 years in at Matevez area in Arusha District in arushaRegion where procedures for Renewal and associated costs must be taken into consideration if a longer loan term is taken.

Boundary and Site Plan	The subject property is Centred at Coordinates ((-3° 388242" S, 36°608142" E)	The site Plan and deed plan layout mimic similarities thus the valuer verified and valued the right plot.
Environmental issues	Favourable environment	The property is located in a favorable parcel of land. No emissions, noise, unacceptable activities are spotted in the vicinity. There are proper handlings of home wastes and sewage discharges.
Future Land Use Plans	No notices are issued on change of neighborhood use.	The area shows rapid developments with new buildings being erected. Despite nondefined change of use Notices, sporadic change of use within User Groups can be made successfully.

We highly recoHend the property to be accepted as a good collateral

Your trustful

Emmanuel Francis Mrema +255755789225, +255655789225.

Managing Director - URES and Associates Limited.

VALUATION REPORT FOR MORTGAGE PURPOSE

1.0 INTRODUCTORY REMARKS

1.1 Instructions and Purposes of Valuation

We have been instructed by TADB Bank PLC of P.O. Box 63372, Dar es salaam to carry out inspection of a proposed commercial property on Plot No. 350 with C.T No. 61049 located at Matevez area within Arusha City and thereafter provide a valuation report for Mortgage purpose.

The ai of the said valuation is to provide the following opinions of values:

- Replacement Cost for Insurance Purpose.
- Market Value and Forced Sale Value/Restricted Realization Price for Mortgage Purpose.

Accordingly, we have carried out the said exercise and contained in this booklet is our Valuation Report.

1.2 Owner and Address

According to instruction and certificate of title availed to us, the property on Plot No. 350 With C.T No.61049 located at Matevez area in within Arusha City is under the ownership of Alfred Agustino Masawe of P. O. Box 13356, Arusha

1.3 DEFINITION OF KEY TERMS

1.3.1 Mortgage

A mortgage of a property is a transaction whereby one party grants the interest in his/her property to another party as security.

The transaction is effected by means of a mortgagee deed in which the mortgagor usually agrees to pay back the principal (loan) and interest on the loan at a given percentage rate and may also enter into express covenants insurance of the property.

The mortgagor retains the right to cover (free) his property from the charge created by the Mortgage Deed on repayment of the amount due to the mortgage. This is known as "equity of redemption". So long as the Mortgagor pays interest regularly and observes the covenants of the Mortgage Deed, the Mortgagee will usually be content to leave him in possession and control of the mortgaged property.

1.3.2 The Mortgagee's Security

The mortgagee's security for the money he has lent depends primarily upon the property and upon the sum it might be expected to realize if brought to sale at any time. The usual advance by the way of mortgage is **two thirds of the estimated fair market value of the property**, thus leaving the mortgagee a one third margin of safety. If the mortgagor defaults observance of the loan when legally demanded, the mortgagee has the following remedies against the property.

- Under certain conditions, he may sell the mortgaged property and apply the proceeds to repayment of the loan and arrears of interest together with the expenses of sale with any surplus paid to the mortgagor.
- He may at any time take personal possession of the income from the property and after paying necessary out goings, he may apply the balance to pay the mortgage debt, including arrears, with the surplus, if any, paid to the mortgagor;
- He may appoint a receiver to collect the income from the property and apply it to the paying of all outgoings, interest on the mortgage debt, arrears etc. including payment of the receiver's commission.

1.3.3 Replacement Cost

The **Replacement Cost** of a property refers to the cost of replacing or reinstating (as new) the property under appraisal at the date of valuation or that of a similar substitute property performing or capable of performing the same function or offering the same utility.

1.3.4 Market Value

The **Market Value** of a property is the highest price in terms of money which the property under appraisal should or could fetch in a competitive and open market under conditions requisite for a fair sale.

Implicit in this definition is the consummation of a sale at a specified date and the passing of ownership from seller to buyer under conditions whereby:-

- Both the Buyer and Seller are economically motivated and are both acting prudently.
- The sale price is not affected by any undue influence
- Both parties are well informed and well advised and are acting in what they consider to be their own best interest.
- A reasonable time is allowed for exposure in the open market.

Generally, the Open Market Value would form the Basis of Valuation for Mortgage purpose.

1.3.5 Forced Sale Value/Restricted Realization Price

Although the basis of valuation for Mortgage is the **Market Value**, it is very rare that the collateral of a defaulting mortgagor would be sold under perfect **Market Conditions**, hence realizing a **Market Value**.

It will usually be sold within a time limit whereof a sale would be required to take place within that time at the best price obtainable under the circumstances. It is this value which is referred to as a **Forced Sale Value/Restricted Realization Price**.

A **Forced Sale Value** is therefore the same as an **Open Market Value** except that in the former, the vendor would be forced to sell without the benefit of a reasonable period of time in which to negotiate a sale.

1.4 Date of inspection and Valuation

The subject property was inspected on the May, 2022 by **Aliko Mwambeta and Christopher Daniel B.Sc. LMV - ARU**, on the presence of the owner of the property. The inspection is on behalf of URES and Associates. Values reported here in this report are those in May 2022 and will be valid for a period of one (1) year only.

1.5 Basis of and Approach to Valuation

The basis of valuation for mortgage as guided by the International Valuation Standards IVSC 2010 and the practice in Tanzania is Market Value. Generally, there are five methods of valuations, which are generally applied, in deriving values of asset. Among other methods these include the comparative method and the Income Capitalisation method of valuations. Which method to use at any time would depend on the purpose of the valuations, nature of the business/property to be valued and on the availability of data. In this valuation, we have used the income capitalisation method where the Comparative Method of Valuation has been used as a crosscheck into values arrived and reconciliation.

Cost Approach/Method

The Replacement Cost Method also referred to as the Cost Approach has been used in estimation of the market value of the developments such as building on the farm. By this method the valuer uses the principle of substitution which relates the value of an asset to the Total Cost of substituting with an identical or similar product. The valuer therefore arrives at the Market Value of an asset by relying on the Cost which can be incurred to produce the same or similar asset with the same utility and economy as the subject property. The justification of this method is that; a prudent vendor would not sell his/her asset at a price lower than what it cost to produce. On the other side a prospective purchaser/ buyer will not purchase an asset at a price higher than it would cost to produce or develop a similar asset

Income Capitalisation Method

This method is built on the principle of anticipation which provides that the value of any asset is reliably derived from the future benefits to be reaped from holding the asset. The justification in this definition is the fact that any prudent buyer gets attracted to a property due to expected cash flows which can be realised from the asset under appraisal.

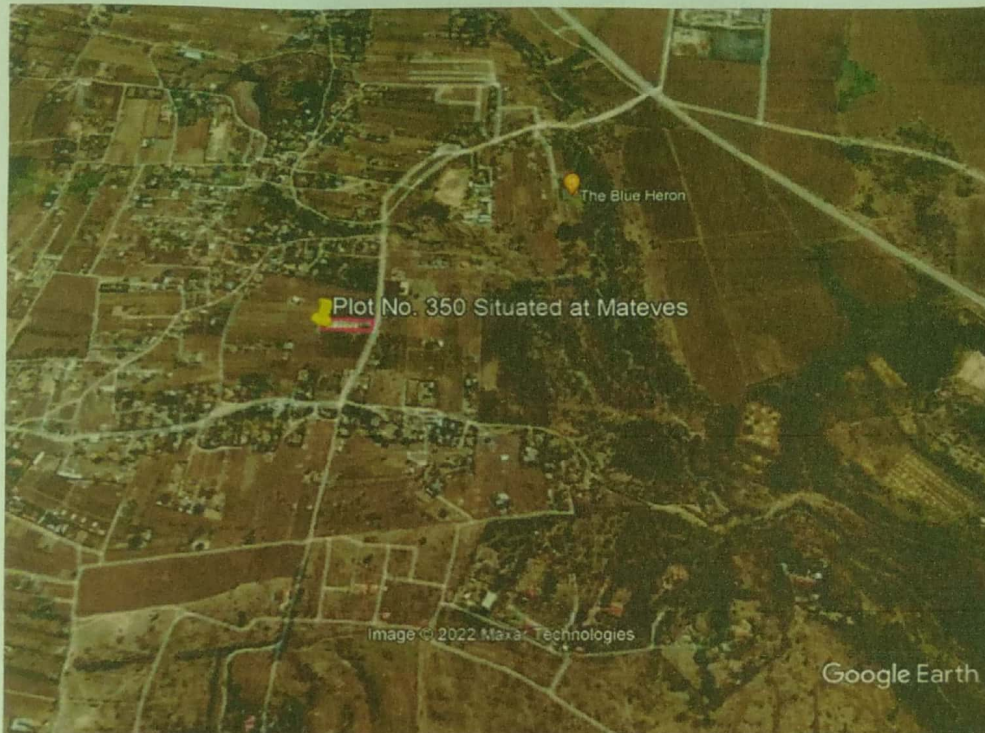
The Market Approach

The Comparative Method of valuation, sometimes referred to as the Direct Capital Comparison Approach, has been used to crosscheck market value of an apartment under appraisal. By this method, the valuer equates the value of the property under appraisal to the value of a known comparable property whereby the latter's value is taken to be the best price that can be obtained by the property being valued, with due allowance made for value affecting differences between the subject property and the comparable property such as:

- Condition
- Location
- Level and amount of services provided
- Accessibility
- Plot size
- Planning and zoning regulations
- Date of transaction
- Parties to the transaction
- Motive of sale
- Tenure and Unexpired term

The justification of the method is based on the assumption that the subject property will be sold at the rate equivalent to recent sales of similar properties in the same neighbourhood, since properties are never similar; we are valuing "difference of similar properties". The method presupposes that a more or less similar property will realize the

Mateves street and approximately about 500 meter away from Mateves Primary School. The neighborhood is predominantly residential houses.



Satellite Images to show the Subject Property centered at -3.388288, 36.607926)

same money if floated to the market. The method's rationale is that it orients sales to perfect market conditions as follows;

- There is a large number of able and prudent buyers and sellers;
- Adequate subject property data is made available on the market without bureaucracy
- Reasonable time is provided in marketing the property or properties
- There are no forced or influential sales.

In the above circumstances, the value of the subject property appraised will be market value, typical of market economy the direction in which our economy is moving to. In this regard we have equated the value of the subject property being valued with known values of comparable properties. The latter's values were taken on the best price that can be obtained from the market with due adjustments made for value affecting differences between the subject and the comparable properties such as location and locality, building materials, design, size, condition, tenure, services, etc.

Method used

In this valuation report, we have used replacement cost method to determine value of building. By this method, the value of the property is determined by reference to its cost of replacement or reinstating it (as new) or that of its substitute as at the date of valuation. Where the property is not new, or is obsolete, the replacement cost thus established is then depreciated to derive a depreciated replacement cost, which is equated to the property's market value and comparative method of valuation we have adopted in determining the land value, whereby recently sale prices of comparable land parcels in the neighbourhood were apprehended

1.6 Location and locality

Property on Plot No. 350 Situated at Mateves Area Arusha District in Arusha region. It is just 1 kilometers off East Africa road and accessed via an earthen Road that branches from the East Africa Road. The plot is situated within

1.7 Tenure and Ownership

The Property on Plot No. 350 with C.T No. 61049 Situated at Mateves Area, in Arusha City Council is wholly owned by Alfred Agustino Masawe of P. O. Box 35365, Arusha for a term of 66 years with effect from the first day of October 2018. The property is registered with title No. 61049 and LO No. 315231. The property covers an area of 3291 square meters.

1.8 General Description and Type of property

This is under construction commercial property situated at Mateves area within Arusha City council . The stand on a low density plot measures 3291 square meters. The plot also comprises a number of buildings for administration office and Godown.

1.9 ENVIRONMENTAL AND POLLUTION ISSUES TO THE PROPERTY

The property is legally designated, planned and allocated use which is proved to be not a threat to the environment. The locality where the property is located is wholly planned for its uses which are seen environmental friendly. Wastes and other related residues are properly handled with periodic collection from municipal services to the main city dumpsites. The environmental issues may be provided as hereunder:

S/N	ISSUE	DETAILS	REMARKS
1	Waste Disposal	Household and other wastes are carefully handled and collected to the dumpsites.	No distress from waste disposal
2	Sewage and fluids	Channelling of sewage is to onsite treatment within the property and nearby properties. No evidence of discharges in the vicinity.	The surface environment is friendly
3	Waste Collection	Timetable for waste collection by Municipal services is 2 times a week.	Favourable collection schedules and handling
4	Noise	There are no noise and nuisance affecting property users.	the property flourish in quite enjoyment and contentment

5	Neighborhood activities	The area is characterized by large cultivation farms and residential houses which are complementing to neighborhoods uses and scenic.	The area and property are not affected by externalities. Thus good neighborhood
6	Other (Restricted uses, mangroves and reserves)	There are no restricted uses (Graves) nor reserved fauna and flora which may affect use of the property	Uses in the area are at convenient of the dwellers.
7	Environmental Notices	Neither the property nor neighborhood are provided with environmental alerting Notices.	The property proves to be Environmentally acceptable and good.

1.10 Attachments

We have attached the following documents for easy reference and verification

- Sketch plan of the Development
- Copies of right of occupancy
- Copies of official search
- Valuation worksheet.

1.11 OPINION OF VALUE

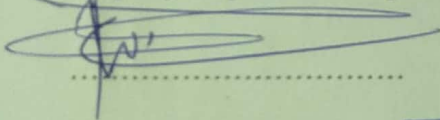
Taking into account the account the substantiality of the buildings, state of repair and maintenance, quality of workmanship, Materials used, Location together with all other salient factors affecting the value of a landed property, we are of the opinion that the values for mortgage purpose of property on Plot No. 350 with C.T No. 61049 located at Mateves area in Arusha City Council are;

- Market Value T.Shs. 1,520,000,000 (T.Shs. One Billion Five Hundred Twenty Million)
- Forced Sale Value T.Shs. 1,140,000,000 (T.Shs One Billion One Hundred Forty Million.)
- Insurance Value T.Shs. 1,428,000,000 (T.Shs. One Billion Four Hundred Twenty Eight Million)

1.12 CERTIFICATION

This report has been prepared for and on behalf of URES & Associates Limited and is signed by:

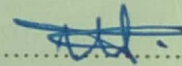
Property inspection & Report Preparation




Christopher Daniel,
BSc. LMV (ARU), AREPTA.
Provisionally registered Valuer
Reg No. VRB/PRV/010/2019

Emmanuel Francis Mrema
Fully Registered Valuation Surveyor
FRV-VRB Tanzania
FRV/048/2019
Date: 07/06/2022

And Certified By



Emmanuel F. Mrema,
PhD Cand, MSc. LM (KTH - Stockholm),
BSc. LMV (UDSM), AREPTA.
FRV (VRB-FRV/048/2019)

THE UNITED REPUBLIC OF TANZANIA			
FROM THE DESK OF			
GOVERNMENT CHIEF VALUER			
VALUATION APPROVED			
07	06	2022	
OFFICER IN CHARGE			CHIEF VALUER
P. O. BOX 2908, DODOMA			



For: Chief Valuer

2.0 DETAILED VALUATION REPORT

2.0.1 Main Building



Front and side views of godown building

Details of Construction

This is under construction double storey building built of double pitched roof type covered with industrial sheets resting on treated timber rafters and purlins. The roof is provided with timber fascia board. Ceiling is still in construction but it is provided with branders on the first floor but on ground floor it is finished with slab. Walls are constructed of concrete Columns and beams infilled with sand cement blocks that area fair faced, interna walls are partly plastered and painted. Windows are not yet in place.

Doors are of grill gates. Floor is finished sand cement screed. Accessed to upper floor is via in built staircase constructed of steel steps finished with floor steel and steel balustrades.

Details of Accommodation

The building proposed for the following accommodation details;

Ground floor.

- Reception
- Sales office
- Waiting place
- Public Toilet
- Store
- Dispatch Room
- Security Room
- 6 No. of Godowns

First Floor

- Changing rooms with 4No. of bathrooms
- 2 No. of stores
- Restaurant
- Kitchen with tank tower
- 2 No. of public toilets
- 2 No. of managers office
- Conference room
- Board room
- Waiting room
- Restaurant for Directors
- Directors' office with toilet and Strong room

Condition

The building is still under construction

2.0.2 Out Building (Tank tower)



Details of Construction

The building is built of flat roof covered with reinforced slab. Wall are built of beams and columns infilled with sand cement blocks which are smoothly plastered rendered. Doors are of glass with aluminum frame. Window are of glazed on aluminum frames. Floor is finished with cement sand screed throughout

Details of Accommodation

The building provides for the following accommodation details;

- Toilet
- Generator room

Condition

The building is still under construction

3.0 SCHEDULE OF AREAS GEA BASIS.

Item	Area (m ²)
OPERATIONAL BUILDINGS	
Main Building (Ground and First Floor)	2568.64
Out Building	73
Total	

4.0 PLOT AND SITEWORK

The property is developed on a low-density plot measuring 3291 square meters. The whole plot is surrounded by a fence walls built of columns infilled with sand cement blocks which are smooth rendered plastered and painted to both sides, entrance into the compound is via metal gate hinged on reinforced concrete posts.

5.0 SERVICES AND UTILITIES.

Electricity and water are connected to the property from their respective public mains. Sewage system is directed towards Soak way pit.

6.0 PROPERTY MARKETABILITY

Subject property is easily accessible throughout the year. Necessary facilities in relation to the Industrial service trade are somehow available within the area. Furthermore, the area is potential for industrial activities as specified in the title deed due to vastness of the area. The property is also along rough Roads and can be accessed in various location thus easy accessibility throughout the year and fit for industrial use. Generally, environmental condition is conducive. It is our opinion that the property is fairly marketable and a fair security for a Bank loan due to its nature and location dis advantages may bring difficulties when the property brought for sale.

7.0 CONFIDENTIALITY.

This report is confidential to Alfred Agustino Masawe, URES and Associates as well as TADB Bank LTD for the specific purpose to which it refers i.e. valuation for Mortgage purpose. We shall not accept any responsibility whatsoever should the report be used either in whole or in parts for any other reasons without our approval on the content and form

8.0 VALUATION LIMITATIONS

This valuation report is confidential and limited to the client and his financial advisors however it cannot be disclosed to any third parties without the valuer's written approval of the form and context in which it may appear.

We have obtained information through search of record and by inquiry from appropriate authorities and therefore we have assumed that such information is reliable, but if the information provided prove to be otherwise no responsibility will be accepted.

While reasonable care has been taken to note structural and other defects on the buildings in the course of inspection, this valuation report is neither structural nor mechanic survey, thus no guarantee is given or implied concerning infection, rot, decay, rust, etc. Similarly, no testing has been made on the service installations as it was outside the scope of instruction.

We have not been informed of the existence of any statutory notices, we have thus, assumed that the property is not affected by such notices and that neither the property nor its use give rise to contravention of any statutory requirements.

APPENDICES

**VALUATION WORKSHEET OF A PROPERTY ON PLOT NO 350 SITUATED AT
MATEVES AREA IN ARUSHA CITY.**

WORK SHEETS (WORKING MEASUREMENTS ARE IN METERS)				
Percentage of progress for Double storey Main building				
S/N	Items	Standard	Current Status	
1	Plinth Level with Floor Concrete	13%	13%	Done
2	Full Height of wall of ground Floor	10%	10%	Done
3	Floor (First Floor)	12%	12%	Done
4	Full Height of wall of First Floor	12%	12%	Done
5	Roof works and Plastering	15%	10%	Partly Done
6	Fixing of Doors and windows Frames	2%	0.5%	Partly Done
7	External Plastering	3%	0%	Not Done
8	Internal Plastering and wall thing	6%	3%	Partly Done
9	Floor Finishing and Skirting	3%	1%	Partly Done
10	Drainage, Septic tank and Soak away	5%	2.5%	Partly Done
11	Plumbing	4%	0%	Not Done
12	Doors and Fittings	4%	2%	Partly Done
13	Windows (glazing, louvers) and fittings	4%	0%	Partly Done
14	Decoration and Painting	4%	0%	Not Done
15	Built Cupboards and Sideboards	2%	0%	Not Done
16	Cleaning of Site, Building and windows.	1%	1%	Done
		100%	67%	
	Percentage of Incompleteness		33%	

Percentage of progress for Single storey out building

	Items	Standard	Current Status	Percentage of completeness
1	Plinth Level with Floor Concrete	15%	Done	15%
2	Full Height of wall	15%	Done	15%
5	Roof work completed	15%	Done	15%
6	Plaster and ceiling completed	15%	Partly Done	13%
7	Floor rendering and skirting's	6%	Partly done	4%
8	Sanitation work completed	6%	Done	6%
9	Decorating and painting	6%	Not Done	0%

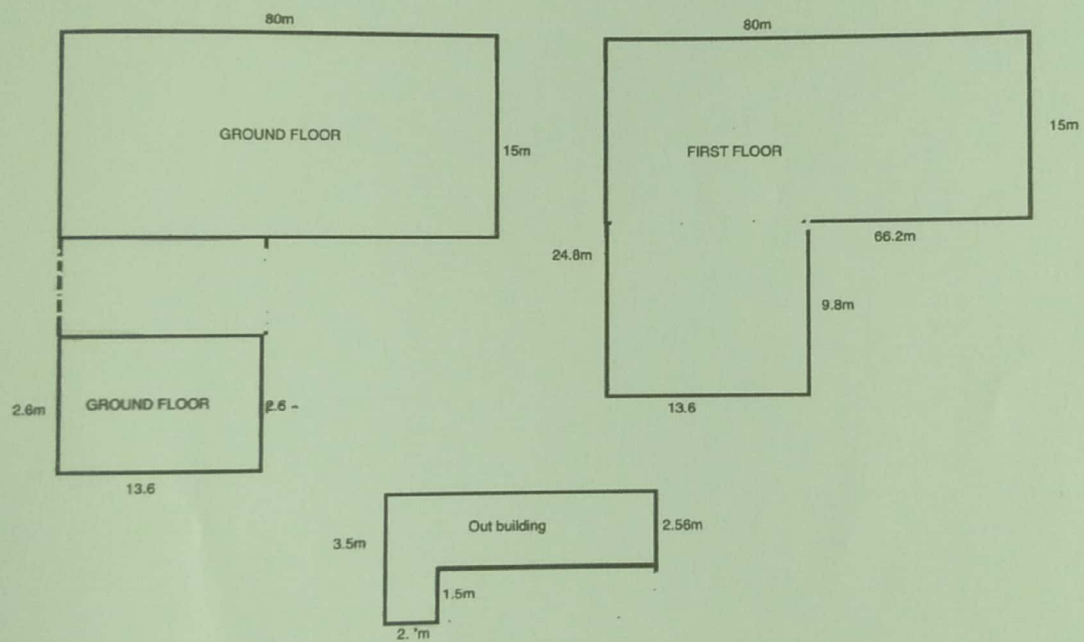
10	Doors and windows in position	15%	Done	15%
11	water supply, storage tank	2%	Partly done	1%
12	Cleaning of site, Building, floors, windows, etc	5%	Partly Done	3%
		100%		87.00%
	Incompleteness		13%	

Property Description	Area (G.E.A Basis) in Sqm	Reducing Factor (%)	Reduced Floor Area	Rate per Square Meter	Replacement Cost	Depreciation / incompleteness (%)	Depreciated Replacement Cost
Ground Floor							
(80*15)+(2.6*13.6)	1235.36	100%	1235.36	800,000	988,288,000	33%	662,152,960
First floor							
(9.8*13.6)+(80*15)	1333.28	100%	1333.28	800,000	1,066,624,000	33%	714,638,080
Out building							
(1.5*2)+(3.5*2)	10	100%	10.00	700,000	7,000,000	15%	5,950,000
Total Buildings	2,579	T.R.F.A.	2,579		2,061,912,000		1,382,741,040
ADD: Fence walls per running Metre i.e 121m+120.86m+28.46m+25.87m	268	100%	268.19	180,000	48,274,200	20%	38,619,360
ADD: Land Value for similar sales around Mateves area in Arusha (in Sqm) .	3291			30,000			98,730,000
Market Value (MV)							1,520,090,400
						Say	1,520,000,000
Forced Sale Value estimated @ 70% of Market Value							1,140,067,800
						Say	1,140,000,000
Analysis of Insurance Value							
Depreciated Replacement cost							1,421,360,400
Add debris removal and professional fee say 0.5% of replacement cost							7,106,802
Insurance Value							1,428,467,202
						Say	1,428,000,000

SKETCH PLAN OF A PROPERTY ON PLOT NO. 350 SITUATED AT MATEVES AREA
IN ARUSHA CITY

Diagram: (1) Not drawn to scale

(2) All measurements are given in metres



Telephone No. 53210

MINISTRY OF LANDS,
LAND REGISTRY,
P.O. BOX 190,
MOSHI.

Ref. No. L/LM/1/CIC/12
To: ALBERT MATEVES MATEVES
P.O. BOX 3530 ARUSHA

Date: 22nd FEB 2019

Sir/Gentlemen/Madam,

RE: THE LAND REGISTRATION ORDINANCE (CAP. 334)
TITLE NO: 61049 LO. NO: 315231 PLOT NO: 350
BLOCK NO: MATEVES ARUSHA CITY

I have the honour to enclose herewith the duplicate of Certificate of Title numbered as above.

Please endorse your signature on the enclosed form of receipt and return the same to me in due course.

I am, Sir/Gentlemen/Madam
Your Obedient Servant

[Signature]
ASSISTANT REGISTRAR OF TITLES
MOSHI

C.C. The Authorized Land Officer,
P.O. BOX 3013 ARUSHA
KILIMANJARO/ARUSHA/TANGA/MANYARA.

Date of C.O. 10th Dec 2019

Date of Issue

Title Number: 61049

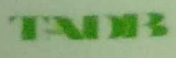
LAND REGISTRY - MOSHI

Land Office Number: 315231.

Land: PLOT NO 350 MATEVES, ARUSHA CITY COLICAL.

Term: SIXTY SIX (66) YEARS.

1431
MS30
FV398



Title No. 61049
EXPIRES ON
LATE 2019
1.000
19/10/2019
Act. Register of Title

1000
Act. Register of Title
24/10/2019
19/10/2019
Act. Register of Title

Stamp No. 21000
Act. Register of Title
24/10/2019
19/10/2019
Act. Register of Title

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
NO. 4 OF 1999

CERTIFICATE OF OCCUPANCY
Under Section 24

Title No. 61049
L.O. No. 315251
ARD 1999

This is granted on the 24th day of October, 2019.

THIS IS TO CERTIFY that ALFRED AUGUSTINO MASSAWI OF P.O. BOX 35365, ARUSHA, has been granted the Right of Occupancy in respect of the land described in the Schedule hereto commencing on the 1st day of October, 2019 for a term of **SEVEN (7) YEARS** from the First day of October, **Two Thousand and eighteen** according to the provisions and meaning of the Land Act and subject to the provisions thereof and a condition that the holder and his heirs, assigns and transferees shall pay an annual rent for an amount of Shilling and to the following special conditions:

1. The Occupier shall pay to the Commissioner for Land Revenue on the 1st day of June, 2019 shall thereafter pay rent of **five hundred sixteen thousand nine hundred seventy eight Shilling only (TSh. 519,978=)** a year in advance on the first day of July in every year of the term without reduction PROVIDED that the rent may be reduced by the Commissioner for Land.
2. The Occupier shall:
 - (i) Be responsible for the provision of all houses on the land throughout the term of the Right. Mining houses will have to be established at any time at the Occupier's expense as assessed by the Director responsible for Survey and Mapping.



(ii) Submit to the Authority building plans within Six months from the date of commencement of the Right

(iii) Begin to building construction within six months after the approval of the building plans by the Authority

(iv) Complete the building construction within Thirty Six months from the date of commencement of the Right.

3. **USER:** The land shall be used for **Industrial Service Trades purposes**, Use Group 'M' Use class (a) as defined in the Town and Country Planning (Use Classes) Regulations, 1988 as amended in 1994

4. The Occupiers shall, at all times, use the land in accordance with the date hereof without the prior approval of the Authority.

5. The Occupiers shall further:

(i) take and maintain facilities throughout the land adequate arrangements for water supply, drainage and disposal of trade refuse and effluent to the satisfaction of the Authority.

(ii) make and keep all the buildings on the land in good repair and carry out such measures as the Medical Officer of Health for the Authority may require for this purpose.

(iii) provide and maintain on the land such abatement facilities and take and maintain such hygienic measures as may be required by the said Medical Officer of Health.

The occupiers shall provide good quality fencing, car parking spaces shall be provided as required by the Authority.

Abatement facilities shall be provided within the boundaries of the

The Commissioner notification of disposition in connection with the disposition is carried out together with the notification prescribed in connection with that disposition.

for good cause and in public interest



LAND REGISTRY
APPLICATION FOR OFFICIAL SEARCH

TO: The Assistant Registrar of Titles
Box 3194

TITLE NO. 61049

ARUSHA.

I/ WE : WINNERS PROPERT LIMITED

Hereby request you to search the register in respect of the above Title and to advise me/us on the subsisting entries.

TShs. 40,000/= Search fee is enclosed from: : WINNERS PROPERT LIMITED
P. O. Box 75767
Dar es salaam.

Date: 02/12/2020

For Official Use

E.R.V. No 9203380210254487 of 03/12/2020 issued shs. 40,000/= Search No. 477/2020

OFFICIAL SEARCH

The following is a summary of the subsisting entries on project property:-

District: Arusha City Council

Title No: 61049

Place, Mateves, Arusha City Council.

Description: L.O. No 315231 , Plot no. 350 Situated at Mateves, Arusha City Council

Area: 3291 Square Meter

Term: 66 years: from: 1st October, 2018

Rent: 519,978/= per annum (Subject to Act to Revision)

Reservation: Condition as contained in the Certificate of Occupancy

OWNER: ALFRED AUGUSTINO MASSAWE OF P.O.BOX 35365, Arusha.

Encumbrances: Nil.

Handwritten signature

JULIANA NGONYANI
SENIOR. REGISTRAR OF TITLES
ARUSHA.

Date:Desember, 2020

NB: The records shown on the official Search does not guarantee as to the genuineness of the Certificate of Title, if you intend to do any transaction you are advice to submit the Certificate of Title before the office of the Assistant Registrar of Titles for authenticity.