



## **PROLATY CONSULT LTD**

**VALUATION REPORT OF A PROPERTY ON UN-SURVEYED PLOT SITUATED AT MBEZI JOGOO – MBEZI JUU WARD, KINONDONI MUNICIPALITY IN DAR ES SALAAM CITY.**



### ***“VALUATION FOR MORTGAGE”***

**IN FAVOR OF CUSTOMER:**  
**CMAT GROUP LIMITED,**  
**P.O.BOX 1959,**  
**DAR ES SALAAM.**

**PREPARED FOR:**  
**TANZANIA AGRICULTURAL**  
**DEVELOPMENT BANK**



**HEAD OFFICE**  
**P.O BOX 63372**  
**DAR ES SALAAM.**

**CONSULTANT VALUERS: -**  
**PROLATY CONSULT LTD**  
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**DAR ES SALAAM.**

**APRIL, 2025**

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## EXECUTIVE VALUATION SUMMARY AND CERTIFICATION

Taking into account the type, size, location and condition of the property under reference, we are of the opinion that the, **Replacement Cost, Market Value** and **Forced Sale Value** of the **Property on Un-surveyed Plot Situated at Mbezi Jogoo Street-Mbezi Juu ward in Kinondoni Municipality Dar es Salaam City** As described in this report are as follows:

| DESCRIPTION OF THE PROPERTY | AMOUNT IN TZS  | AMOUNT IN WORDS                        |
|-----------------------------|----------------|--|
| Property Market Value       | 138,000,000.00 | One Hundred Thirty-Eight Million Only. |
| Forced Sale Value           | 104,000,000.00 | One Hundred Four Million Only.         |
| Insurance Value             | 82,000,000.00  | Eighty-Two Million Only.               |

## CERTIFICATION

This valuation report has been prepared for **TANZANIA AGRICULTURE DEVELOPMENT BANK** for mortgage purpose. It is hereby certified on behalf of **PROLATY CONSULT LTD** on 24<sup>th</sup> April, 2025.

**Prepared By;**

.....  
**Matrona Assenga**  
Bsc. LMV(ARU),  
**Provisionally Registered & Licensed,**  
**Valuer Under VRB,**  
**Registration No. VRB/PRV/2048/2024**

**Certified By:**

.....  
**Onesmo Sibomana**  
Bsc. Land Man. & Valuation (Ardhi University)  
**Fully Registered & Licensed Valuer Under**  
**VRB, Registration No. VRB/FRB/357/2024**

## **SECTION I; INSTRUCTIONS & PURPOSE OF VALUATION**

### **DATE OF INSTRUCTION AND VALUATION**

**PROLATY CONSULT LTD** has been instructed **TANZANIA AGRICULTURE BANK, HEAD OFFICE** of **P.O. Box 63372, Dar es Salaam** to carry out physical inspection and prepare a valuation report of the property identified as on **Property on Un-surveyed Plot Situated at Mbezi Jogoo Street-Mbezi Juu ward in Kinondoni Municipality Dar es Salaam City** in order to establish the Current Market Value of the same for mortgage purpose. Refer the instruction letter is below.

In this report, we also have indicated the Forced Sale Value of the property i.e., the amount realizable by the bank under forced sale conditions in case of loan default.

### **DATE OF INSPECTION & VALUATION DATE**

An Internal & external inspection of the property was carried out on April, 2025 at around **09.20-10.45 Am**. The weather conditions were dry and sunny with clear sky blue.

The date of the valuation is April, **2024**.

### **IDENTIFICATION AND STATUS OF THE VALUER**

This report has been prepared by Matrona Assenga, a Provisionally Registered Valuer under Valuers Registration Board with registration number: VRB/PRV/2048/2024 whom is competent to undertake the valuation of properties and assets under this assignment. Moreover, both of them do not have any material connection or involvement with the subject of the valuation assignment or the party commissioning the assignment. On the day of valuation, the inspection was done under representative of the owner with her number **0685 567 619**.

## **CONFLICT OF INTEREST**

We are not aware of any conflict of interest arising as a result of this valuation.

## **EXTENT OF INVESTIGATION**

The valuation has been made without the opportunity to carry out an adequate inspection on the property and this is acceptable to the needs of the client. Any assumptions and special assumptions that are made as a result of these restrictions will be recorded in the report. The valuation has been undertaken based on a viewing of the interior and exterior of the property and from information obtained from the interviewing of the neighbor.

## **NATURE AND SOURCE OF THE INFORMATION RELIED UPON**

The sources of the information relied upon within this report are as follows:

- i. Building Condition- From External & Internal inspection.
- ii. Possession- From interview and physical visit.
- iii. Site areas- Using Go-View digital mapping system.
- iv. Location of Services- From users and Valuer observation.
- v. Planning Matters- From Local Planning Authority and in particular as USE granted in the title deed.

## **ASSUMPTIONS & STANDARD LIMITING CONDITIONS**

- i. We have not carried out a structural survey on the Property
- ii. We have not seen original copy of the title deeds but rather letter from local government because the area is un-surveyed and we did our ownership search based on information from sale agreement and letter from local government provided.
- iii. We have assumed that the property has the necessary rights of access to and from the property.
- iv. We have not been provided with any information relating to any licenses or leases affecting the property and therefore we assume that there are none.

- v. We are not aware of any Easements, Wayleaves or Rights of Way which affect the property and we have assumed none exist.
- vi. We are not aware of any restrictive agreements or covenants which affect the property and assumed that there are none.
- vii. We are not aware of any environmental investigation which may have been carried out on the property or neighboring land which may draw attention to contamination. We have therefore assumed that none exists.
- viii. We have not made any formal enquiries to the Local Planning Office regarding **ANY NEW** planning proposals. It is also assumed that the existing USE is still the permitted use as detailed on the title deed.
- ix. In arriving at our valuation, we have not made allowance for the liability to taxation that may arise on disposal. We also advise that the market is influenced by external economic factors and that future growth may not occur and values can fall as well as rise.

#### **RESTRICTIONS ON USE, DISTRIBUTION OR PUBLICATION**

This valuation report is confidential to the Client **TANZANIA AGRICULTURE DEVELOPMENT BANK** or the specific purpose for which it is intended; neither the whole nor any part of it or any references thereto may be included in any published document, circular or statement without the prior written consent of Prolaty Consult Ltd on the form and context in which it may appear.

#### **VALUATION STANDARDS**

The valuation has been undertaken in accordance with Tanzania Valuation Act 2016 as gazette by United Republic of Tanzania No 21. Vol. 97 Dated 20<sup>th</sup> May 2016 and is prepared in accordance with this new ACT while adhering to International Valuation Standard (IVS) which is globally acceptable standards.

## SECTION II: VALUATION METHODOLOGY

### NATURE OF A MORTGAGE

A **mortgage** (of a property) is a transaction whereby one party - the **mortgagor** – grants the interest in his/her property to another party – the mortgagee as security for a loan.

The transaction is affected by means of a **Mortgage Deed** in which the **mortgagor** usually agrees to pay loan principal plus an interest on the loan over a given period of time and may also enter into express covenants in respect of repair and insurance of the property.

The mortgagor retains the right to **recover** (free) his property from the charge created by the Mortgage Deed on repayment of the amount due to the mortgagee. This is known as his “**equity of redemption**”.

So long as the mortgagor pays the principal and interest thereon regularly and observes the covenants of the Mortgage Deed, the mortgagee will usually be contented to leave him in possession and control of the mortgaged property.

### THE MORTGAGEE'S SECURITY

The mortgagee's security for the money 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 in payment of interest, observance of the covenants of the Mortgage Deed or repayment 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 all necessary out goings may apply the balance to pay the mortgage debt, including arrears, with the surplus, if any, paid to the mortgagor or applied to reducing the mortgage debt
- 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.

### **BASIS OF MORTGAGE VALUATION**

The basis of mortgage valuation is Open Market Value. Market Value is defined as "The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeable, prudently and without compulsion.

" Market Rent is defined as "The estimated amount for which an interest in real property should be leased, on the valuation date between a willing lessor and a willing lessee on appropriate terms in an arm's length transaction after proper marketing and where the parties had each acted knowledgeable, prudently and without compulsion."

### **METHOD OF VALUATION USED**

In this appraisal, The Replacement Cost Method of Valuation has been used.

#### **The Replacement Cost Approach**

In accordance with International Valuation Standards, the Replacement Cost Approach has been used to determine the **Replacement Cost** of the property which is also the same as the **Insurable Value** of the property under reference.

By this method, the value of a property is determined by reference to its replacement cost or the cost of reinstating it as new or that of its substitute at the date of valuation.

### **The Comparative Method of Valuation**

The Comparative Method of Valuation sometimes referred to as the Direct Capital Comparison Approach, has been used to determine the **Current Market Value** and **Forced Sale Value/ Restricted Realisation Price** of the property under reference.

By this method, the Valuer equates the value of a 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 allowances made for value affecting differences between the subject property and the comparable property such as:

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

### **DEFINITION OF IMPORTANT TERMS**

#### **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.

The Replacement Cost of a property would generally form the basis of its insurance.

### **Market Value**

The **Market Value** of a property is the highest price in terms of money which the property under appraisal should bring 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 the 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.

### **Forced Sale Value/ Restricted Realisation Price**

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

It would 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 price which is referred to as a **Forced Sale Value/ Restricted Realisation 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 the sale.

### **SECTION III: SECURITY OVERVIEW**

#### **LOCATION AND LOCALITY**

The subject property is specifically located **on Un-surveyed Plot Situated at Mbezi Jogoo Street-Mbezi Juu ward in Kinondoni Municipality Dar es Salaam City.**

The property can be accessed through the Bagamoyo tarmac road heading to *Mbezi Jogoo bus stop* take the left rough road 100 meters from Bagmoyo road then turn left to *Keria Road*, 20 meters from the corner on left side is where the subject property is located, the property under appraisal is famous known as *CMAT GROUP LIMITED* is located near Iran Auto Services.

The neighborhood is characterized single and double storey commercial and industrial buildings and few residential establishments.

Geographical coordinates as taken on the date of valuation **-6.707145 39.207485** taken from the center of property by a mobile topographer.



## **OWNERSHIP/TENURE**

Legal Owner : **CMAT GROUP LIMITED**  
Address : P.O.BOX 1959 DAR ES SALAAM.  
Interest Appraised: NIL  
Certificate No : NIL  
Plot no : NIL  
Plot Area : Approximately 400 Square meters  
Type of Property : Industrial and Office use  
Outgoings : NIL.

**NB: The property known as Un-surveyed Plot Situated at Mbezi Jogoo Street-Mbezi Juu ward in Kinondoni Municipality Dar es Salaam City . The property is not surveyed, ONLY sale agreement and letter from local government has been provided as ownership document.**

## **LAND USE;**

We understand that both present and future planning regulations accommodate the existing use of the property. The area in which the property lies is zoned for Commercial Purposes as observed from the neighborhood. At the time of Inspection, there were no outstanding statutory notices on the property.

We assume that there are no outstanding planning and statutory issues that would have detrimental effect, on the valuation figure provided.

## **SECURITY MARKETABILITY**

Mbezi Jogoo Street is amongst the industrial and commercial areas in Mbezi Juu Ward Kinondoni municipality. The area is planned but not yet surveyed. Roads in the area are accessible throughout the year, necessary services like water and electricity is available. Property market in the area is very good. It is due to these qualities that demand of the land within the said neighbourhood is very good.

### **LAND USE CONFORMITY**

The property is developed as Industrial use.

### **SUITABILITY OF SECURITY FOR SECURING LOAN FACILITY**

Taking into account legal parameters, neighbourhood/location and existing market condition, the property is said to be fair for security loan facility because it has **no Title deed**.

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## **SECTION IV: DETAILED VALUATION**

### **GENERAL DESCRIPTION OF THE PROPERTY**

The property under appraisal is **on Un-surveyed Plot Situated at Mbezi Jogoo Street-Mbezi Juu ward in Kinondoni Municipality Dar es Salaam City**. The property consists of Single storey office building, main building, Production hall and shop frame. The property has approximately total area of 400 square meter. The property is in a good condition.

### **CONSTRUCTION DETAILS**

#### **Office building**

This is a single storey office building bearing a hipped roof type covered with concrete slabs. The under ceiling is of whitewashed gypsum boards. Walls are of sand cement blocks which are plastered, rendered and painted on both sides. Windows are of glass fitted on PVC Frame; Doors; Are of PVC Type, single leaf and swing. The floor finish is of ceramic tiles throughout the building.

#### **Accommodation**

The accommodation provided comprises of the following:

- Reception
- Meeting Room
- General Manager Room



*General View of Office Building*

### **Main building**

This is a single storey building bearing a flat roof type covered with concrete slabs. The under ceiling is of whitewashed gypsum boards. Walls are of sand cement blocks which are plastered, rendered and painted on both sides. Internal Walls to wet prone area are cladded with tiles to half height. Windows are of glass fitted on PVC Frame; Doors; Are of PVC Type, single leaf and swing. The floor finish is of ceramic tiles throughout the building.

### **Accommodation**

The accommodation provided comprises of the following:

- 2 Nos of Packaging storage Room
- 2 Nos of Change Room
- 2 Nos of Public Toilets



*General View of Main building*

### **Production Hall**

This is a single storey building bearing a flat roof type covered with concrete slabs. The under ceiling is of whitewashed gypsum boards. Walls are of sand cement blocks which are plastered, rendered and painted on both sides. Internal Walls to wet prone area are cladded with tiles to half height. Windows are of glass fitted on PVC Frame; Doors; Are of Metal grill supplemented with wire gauze. The floor finish is of ceramic tiles throughout the building.



*General View of Production hall*

### **Shop frame**

This is a single storey shopframe bearing a pitched roof type covered with corrugated iron sheets incorporated with wooden facial board. The under ceiling is of whitewashed gypsum boards. Walls are of sand cement blocks which are plastered, rendered and painted on both sides. Windows are of glazed type incorporated with metal bars; Doors; Are of Metal grill. The floor finish is of ceramic tiles throughout the building.

### **Accommodation**

The accommodation provided comprises of the following:

- I Room



*General View of Shop frame*

### **SITE WORKS**

**Property on Un-surveyed Plot Situated at Mbezi Jogoo Street-Mbezi Juu ward in Kinondoni Municipality Dar es Salaam City.** The property is developed on a high-density plot that measures approximately 400 Square meters. The property is enclosed within the block wall fence on three sides accessed via metal gate presence of Turkish pavements in walkways and parking.

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General view of Siteworks

### PROPERTY CONDITION

The property is in a good condition and workmanship.

### SCHEDULE OF AREAS: (GROSS EXTERNAL AREAS IN M<sup>2</sup>)

The property has the following built -up area

| S/N | DESCRIPTION     | Total areas |
|-----|-----------------|-------------|
| 1.  | Office building | 31.74       |
| 2.  | Main building   | 45.70       |
| 3.  | Production hall | 63.10       |
| 4.  | Shop frame      | 15.64       |

**SERVICES**

Water and Electricity are connected from Public main

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## **SECTION V: PROPERTY DUE DILLIGENCE**

The property is owned by **CMAT GROUP LIMITED**. Upon site inspection the property is termed as un-surveyed, only document of sale agreement has been used as ownership document. In the case of encumbrances refer the official document done from the local government authority (see appendix v).

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## SECTION VI: VALUATION SUMMARY

| SN | Particulars  | Security  |
|----|--|---|
| 1  | Name of Security Owner                                     | <b>CMAT GROUP LIMITED</b>   |
| 2  | Location   | <b>Mbezi Jogoo Street-M bezi Juu ward, Kinondoni Municipality in Dar es Salaam City</b>   |
| 3  | Land use(zoning) as per title deed                         | NILL  |
| 4  | Current use as per site inspection                         | Industrial  |
| 5  | Un-expired tenure of the title                             | NILL  |
| 7  | Property size  | Approximately 400 Square meters   |
| 8  | Adopted land Value per sqm                                 | TZS 150,000.00  |
| 9  | Current Market Value                                       | <b>TZS 138,000,000.00</b>   |
| 10 | Forced Sale Value  | <b>TZS 104,000,000.00</b>   |
| 11 | Valuation Method adopted                                   | Cost method   |
| 12 | Valuation Date   | April, 2025   |
| 13 | Subsisting Memorials (encumbrances and caveat)             | <p><b>Encumbrances:</b> Refer to the official search from the land registry of titles (see appendix iv)</p> <p><b>Caveats:</b> we have not carried out a structural survey nor have we inspected wooden work or any other part of the structure, which is covered, un-exposed or inaccessible, and we are therefore unable to report that any such part is free from any defect</p> |
| 14 | Risk rating  | 2/5 No title deed   |
| 15 | Reasons for the price set including underlying assumptions | Potentiality of an area (Highest and Best Use)  |

**RISK RATES**

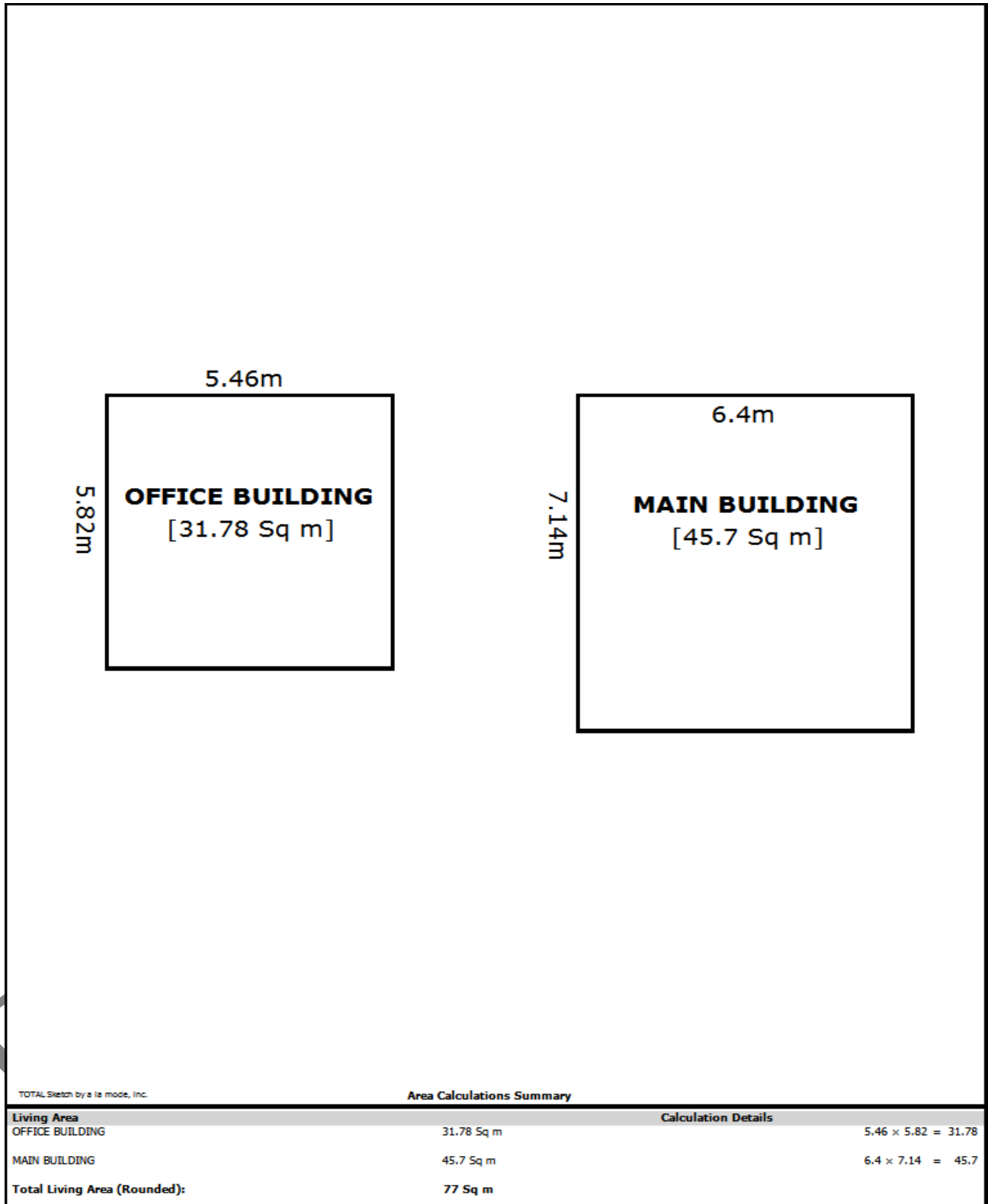
|                  |            |
|------------------|------------|
| <b>POOR</b>      | <b>1</b>   |
| <b>FAIR</b>      | ✓ <b>2</b> |
| <b>GOOD</b>      | <b>3</b>   |
| <b>VERY GOOD</b> | <b>4</b>   |
| <b>EXCELLENT</b> | <b>5</b>   |

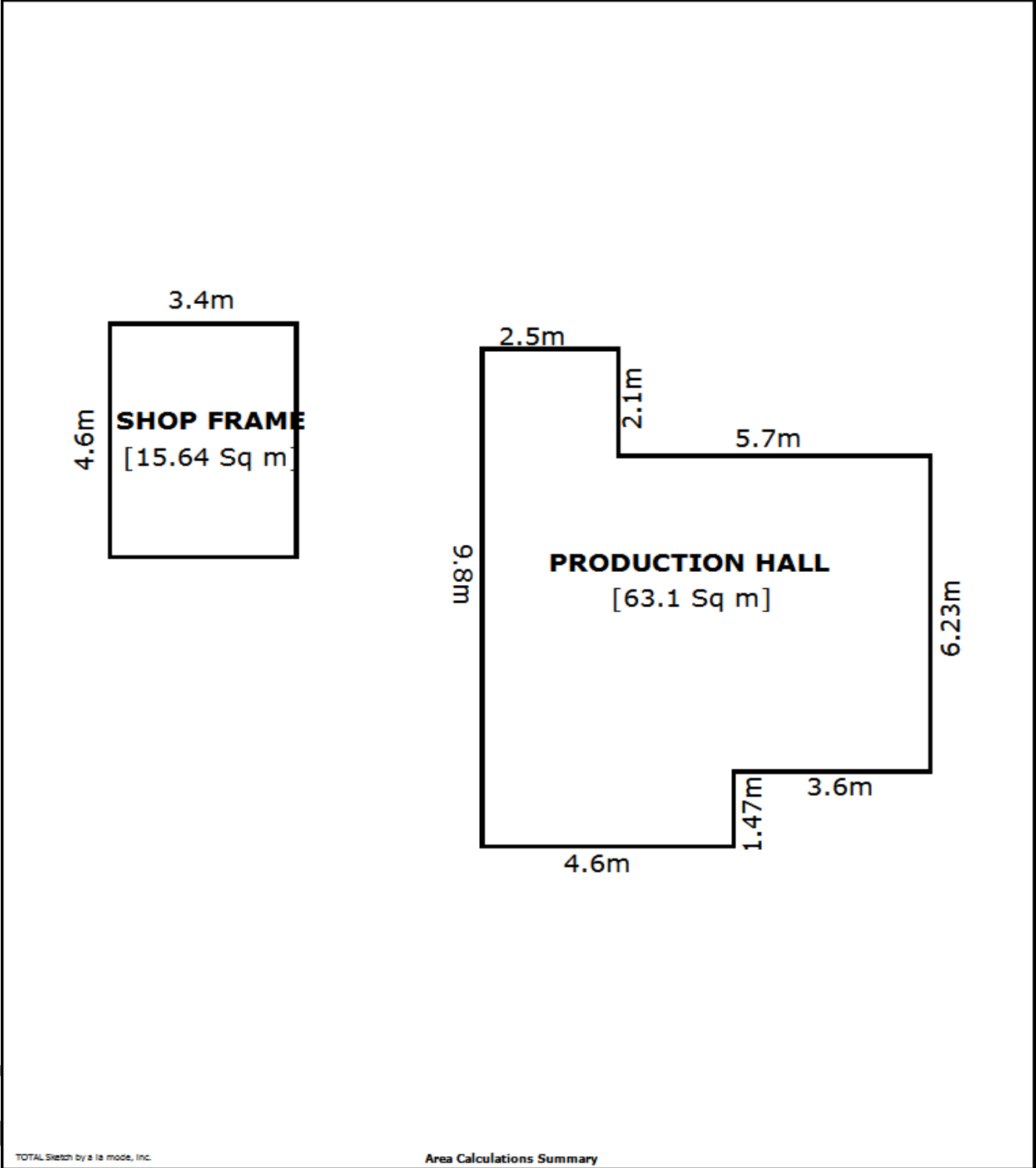
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**SECTION VII; ATTACHMENTS/APPENDICES**

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**APPENDIX I: SKETCH/PLAN DRAWING OF THE SUBJECT PROPERTY.**





TOTAL Sketch by e la mode, Inc.

**Area Calculations Summary**

| Living Area                         |                | Calculation Details  |
|-------------------------------------|----------------|--|
| SHOP FRAME                          | 15.64 Sq m     | $3.4 \times 4.6 = 15.64$   |
| PRODUCTION HALL                     | 63.1 Sq m      | $2.5 \times 2.1 = 5.25$<br>$8.2 \times 6.23 = 51.09$<br>$1.47 \times 4.6 = 6.76$ |
| <b>Total Living Area (Rounded):</b> | <b>79 Sq m</b> |  |

**APPENDIX II: VALUATION INSTRUCTION LETTER**

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## APPENDIX III: COPY OF TITLE DEED/OWNERSHIP DOCUMENT

### MKATABA WA KUUZA NA KUNUNUA KIWANJA

Mkataba umesainiwa leo tarehe ..... Mwezi .....Mwaka .....

#### KATI YA

ALBERT RAYMOND CHUWA Mtu mzima mwenye namba ya simu .....  
Mkazi wa DAR ES SALAAM ambae katika mkataba huu anatambulika kama "Muuzaji",  
(ambapo utawahusisha warithi wake ama wawakilishi wake pale itapo bidi) kwa Upande  
Mmoja.

#### NA

CMAT GROUP LIMITED iliyopo DAR ES SALAAM yenye namba ya simu.....  
ambae katika mkataba huu anatambulika kama "Mnunuzi", (ambapo utawahusisha  
warithi wake ama wawakilishi wake pale itapo bidi) kwa Upande Mwingine.

KWA KUWA Muuzaji ni mmiliki halali wa Kiwanja kilichopo Mtaa wa MBEZI JOGOO  
Kata ya ..... Wilaya ya KINONDONI Mkoa wa Dar es Salaam chenye SQUARE  
METER 400, kilicho pakana na; -

- upande wa KASKAZINI kimepaka na YOUSUPH ADEID
- upande wa KUSINI kimepakana na JOSEPH JOHN
- upande wa MASHARIKI kimepakana na MANECK SAID
- upande wa MAGHARIBI kimepakana na KERIA ROAD

❖ NA KWA KUWA Muuzaji Akiwa na akili Timamu bila ya kulazimishwa na  
mtu yeyote ameamua kumuuzia mnunuzi kiwanja hicho kwa pamoja na  
vyote vilivyomo katika Ardhi hiyo, kwa mujibu wa makubaliano ya pande  
zote Mbili yaliyopo katika mkataba huu.

❖ NA YA KWAMBA Mnunuzi Akiwa na akili timamu bila kulazimishwa na mtu  
yeyote ameshakagua na kutembelea Kiwanja hicho na kuridhika na hali  
iliyopo katika kiwanja hicho;

#### HIVYO BASI MKATABA HUU UNASHUHUDIA KAMA IFUATAVYO:

1. KWAMBA, Muuzaji anamuuzia mnunuzi na mnunuzi ananunua kiwanja hicho  
Pamoja nav yote vilivyomo kwenye ardhi hiyo, kikiwa hakina mgogoro wowote  
kutoka kwa ndugu wa muuzaji wala mtu yeyote yule kwa kiasi cha shilingi Millions  
Mia moja Fedha za kitanzania (Tshs 100,000,000/=), (ambayo ni "fedha za  
manunuzi") na kwa kusaini mkataba huu Muuzaji anakiri kupokea fedha hizo za  
manunuzi ya kiwanja na hana madai ya ziada kutoka kwa mnunuzi.
2. KWAMBA, Muuzaji atamkabidhi Mnunuzi nyaraka zote zinazohusiana na umiliki  
wa kiwanja hicho ikiwemo kitambulisho chake kinacho mwonesha majina yake na  
picha yake vilandane na nyaraka za umiliki wa kiwanja chake
3. KWAMBA, muuzaji atamtambulisha mnunuzi kwa uongozi wa serikali ya Mtaa wa  
MBEZI JOGOO ambapo kiwanja hicho kilipo, ili kuepuka usumbufu wowote  
unaoweza kujitokeza kwa mnunuzi.

4. Muuzaji anamshuudia mnunuzi kwamba hatobughudhiwa na mtu yeyote yule katika kiwanja hiki, na hakuna pingamizi lolote katika kukitumia ama kukiendeleza kiwanja hiki, na pia endapo Mnunuzi atapoteza uhalali wa kumiliki Kiwanja hicho kutokana na muuzaji kutokuwa na umiliki halali, ama kuficha tarifa za uhalisia wa kiwanja chake na kusababisha mgogoro mara baada ya manunuzi kukamilika, basi **MUUZAJI** atawajibika kwa lazima kumrudishia **MNUNUZI** fedha zake zote pamoja na gharama zote alizozitumia kununua ama kuendeleza kiwanja hicho baada ya kuthibitika kwa mgogoro huo.
5. **KWAMBA**, Mkataba huu umeandaliwa katika nakala mbili na kila moja itachukuliwa kama nakala halisi.
6. **KWAMBA**, mkataba huu unatafsiriwa kwa kuzingatia sheria za Jamhuri ya Muungano wa Tanzania.

**KWA USHUHUDA** pande zote mbili katika mkataba huu zimesaini mkataba huu siku na tarehe inayoonekana hapa chini:

Imesainiwa hapa Dar es Salaam na  
**ALBERT RAYMOND CHUWA**  
ambaye ametambulishwa kwangu na

Ambaye nimemtambua binafsi leo  
Tarehe .10... Mwezi 2.. Mwaka 2021.

**CMAT GROUP LIMITED**  
P. O. Box. 1958  
  
**MUUZAJI**  
**DAR ES SALAAM, TANZANIA**

Shahidi: Jina:- .....  
Sahihi: .....  
Wadhifa:- .....

Mbele yangu:- .....  
Sahihi: .....  
Wadhifa: .....  
**KELVIN PIUS CHUWA**  
**WAKILI**

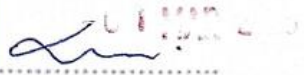


**CHINI YA USIMAMIZI WA**

JINA : .....  
SAHIHI : .....  
CHEO/WAZIFA : ..... **MUHURI**

Imetiwa muhuri hapa Dar es Salaam na  
CMAT GROUP LIMITED  
ambaye ametambulishwa kwangu na

Ambaye nimemtambua binafsi leo  
Tarehe 10 Mwezi 2 Mwaka 2021

CMAT GROUP LIMITED  
P. O. Box 1958  
  
MNUNUZI  
DAR ES SALAAM, TANZANIA

Shahidi: Jina:- .....  
Sahihi: .....  
Wadhifa:- .....

CHINI YA USIMAMIZI WA

JINA : .....  
SAHIHI : .....  
CHEO/WAZIFA : .....

.....  
MUHURI

Mbele yangu: - .....  
Sahihi: .....  
Wadhifa: .....  
WAKILI



UMETENGENEZWA NA: -  
VINKEL ATTORNEY'S,  
WAKILI (kwa niaba ya MNUNUZI)  
P. O. BOX 67600  
DAR ES SALAAM

V

**APPENDIX IV: TITLE SEARCH FROM REGISTRARS OF TITLES  
(CONFIRMATION LETTER FROM LOCAL GOVERNMENT AUTHORITY  
IF UN-SURVEYED)**



JAMUHURIYAMUUNGANOWATANZANIA  
OFISI YARAIS  
TAWALAZAMIKOANA SERIKALIZAMITAA  
HALMASHAURIYAMANISPAAYAKINONDONI



OFISI YA AFISA MTENDAJI  
MTAA WA JOGOO  
KATA YA MBEZI JUU  
S.L.P 31902  
DAR ES SALAAM  
TAREHE 25/04/2025

KUMB.NO.JG/SM/VL 008/2025  
KWA MEMBA WA BANK  
TADB - BANK  
DAR-ES-SALAAM

YAH: UTAMBULISHO NA UTHIBITISHO WA TAARIFA ZA MAKAZI YA

MR&MRS. CMAT GROUP LIMITED

MTAJWA HAPO JUU NI MZALIWA WA MKOA WA DAR-ES-SALAAM WILAYA KINONDONI

AMEZALIWA TAREHE 15/07/2020 SIMU NAMBA 0717804363

BARUA PEPE (E.MAIL) KITAMBULISHO NAMBA

KWA SASA ANAISHI MTAU WA JOGOO KATA YA MBEZI JUU

MJUMBE WAKE NI BANK JULUS SHINA 02 BARABARA KERRI ROSS

NAMBA YA NYUMBA MWENYE NYUMBA [ ] MPANGAJI [ ] WA

AMEISHI MTAU HUU KWA MUDA WA MIKA 05 MIEZI

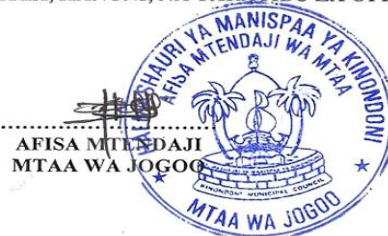
NAMTAMBULISHA KWAKO ILI AWEZE KUTAMBULIKA CMAT GROUP LIMITED

NI KAMPUNI INAYO PATIKANA MTAU WA JOGOO, KATA YA MBEZI JUU

UPUGATI, USINDIKATI NA UENZATI WA MAZILWA

NAOMBA ASAIWIWE KULINGANA NA SHERIA, KANUNI, NA TARATIBU ZA OFISI YAKO.

WAKO KATIKA UJENZI WA TAIFA.



AFISA MTENDAJI  
MTAA WA JOGOO



**Coordinates**

|          |                   |                  |
|----------|-------------------|------------------|
| <b>1</b> | <b>9258624.76</b> | <b>522911.23</b> |
| <b>2</b> | <b>9258636.01</b> | <b>522929.29</b> |
| <b>3</b> | <b>9258616.44</b> | <b>522939.33</b> |
| <b>4</b> | <b>9258607.10</b> | <b>522921.67</b> |

**DRAFT REPORT**