

PROPERTY FOR SALE AT TEGETA AND MIKOCHE NI,DSM

Information Memorandum.



**PLOTS 534&536 BLOCK “G”TEGETA MTAA
DAWASA
RIDHIWAN STREET OPP.MAMA JUNIOR SHOP**

Bid Submission deadline is 16.00hrs, September2024



**PLOT 99 BLK “A” MIKOCHE NI B
KIFARU STREET HOUSE NO.7 OFF WARIOBA
ROAD**

Bid Submission deadline is: 16.00hrs, 25th September,2024

1.0 General Attributes

All these properties are in areas designated for Residential uses which are now already Ripe for Re-development

1.1 Plots 534 & 536 Block "Tegeta" (Title separation process shall be completed by the time of conclusion of the deal.)

are residential plots enclosed in massive plastered cement Concrete blocks wall with Steel entrance gates on Concrete pillars.

Has got a sentry hut , a two-compartment ablution block one with Western type wc, together with necessary cold-water supply system; Ceramic hand wash basin while the other section is Asian Type w.c fully connected to water system . hand wash basin ,shower rose and full glazed walls with ceramic Tiles.

Services Compound is Fully serviced with Three Phase Electricity from Taneco and Water is From Dawasa Mains augmented with elevated storage Tank.

1.2 Mikocheni Residential House:

Main Building has pitched roof covered with corrugated iron sheets colored cement tiles on timber purlins and Rafters. The ceiling is of painted gypsum boards throughout. Walls are plastered cement sand blocks painted internally and externally. All wet areas full height glazed ceramic wall tiles. Windows are wood frames glazed aluminum frames/shutters fitted with antburgral bars and mosquito gauze. Doors are timber frames wood battens and steel security plates to rear and wood flush to all internal openings .The flooring is ceramic tiles throughout.

Accommodation

Sitting /Dining Room	Master bed room	2 Ordinary Bedrooms	Common Toilet	Kitchen	Servant Wing
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Fixture and Fitting

- Hard Wood Built in Wardrobes to Bedrooms
- Hard Wood Built in Kitchen cabinets + Aluminum kitchen sink
- Two number eastern type toilet
- Bath tub and western type toilet to Master bed room

Services Water and electricity are from the mains .

Drainage: Septic tank and Soak away pit.

Siteworks : Cement blocks Boundary wall and compacted concrete hard stand to car parking lot

Schedule of Areas

- Main Building 258.7m²
- Verandahs 36.24 m²

General Condition of the Property FAIR Condition of repair and Maintenance

SECTION 2.0 BIDDING AND SALES CONDITION

2.1 Eligibility of Bidders.

Bidding is open to individuals, Saccos, Cooperative Unions Organizations local NGOs and International Companies who have never been declared ineligible to bid under the Laws of Tanzania or in the country of an international company.

International companies should have shareholdings with individuals or/and Corporate Tanzanians Firms and shall have obtained the requisite certifications from the Investment Promotion Center (**IPC**) before concluding the Sales Agreement.

2.2 Bid documentation requirements.

Bids may be submitted by:

An individual , Company , Saccos, Cooperative Society or any other legal person. Potential bidders shall supply the following Information.

- a Full names of the Individual , Association Cooperative or Company participating in the bid.
- b Nationality(ies) of the Individual / Companies participating in the bid
- c Complete address(Fax,E-mail and postal address)
- d In case of company or cooperative/ Saccos:-
 - Type of Company eg. Private/ Limited
place and date of registration
principal place of business and physical address of the registered office
 - an authenticated copy of the certificate of incorporation /Investment Promotion Center Certificate
 - Names and addresses of the shareholders and authenticated share certificates.
 - Names of subsidiary companies
- e The name of the individual and address (Tele/fax. Email, postal address) who , if selected, to oversee contract signing process on behalf of the bidder.

2.3 Form of Bid.

Potential bidders are encouraged to Generate a bidding form The particulars of which shall replicate the details requested in 2.2 (see proposed format) and send that Bid Form to the email address indicated below.

Winning bidders shall settle payment in one lump-sum within Two weeks from date of notification.

2.4 Bid guarantee

Bids shall be guaranteed by payment of 60% of the Bid Value by submitting Bank Pay-in Slips or Bankers Cheque to be paid into Bank account that shall be advised upon being informed of winning the bid.

Balance of the bid amount shall be paid within 20 after signing the contract.

2.5. Bidding Mode.

Bidders may bid for One or all items in the package. Currency of Bid is Tanzanian shillings or US\$

2.6 Notification of Winning Bidder.

Winning bidder shall be notified through an electronic address indicated in the Form Bid

2.7 Payment for Bid Price.

This shall be effected by payment of 50% of the Bid Price and confirmed by delivery of Bank Slip/ Banker's Cheque to be paid through an account that shall be advised in the Notification for the winner. Balance of the bid is payable within three weeks from date of bid deposit.

2.8 Taxes and Duties.

Duties payable on transfer are the responsibility of the winning bidder.

2.9 Reservations.

Client is not bound to sell to the highest bidder and reserve the right not to disclose the reason for such eventuality.

2.10 Submission of Bids.

Bids shall be submitted electronically onto a Watermarked page Formatted in PDF and Clearly Marked with the name of the Property and e-mailed to the following:-

info@rutabingwa.co.tz	info@shelterworkstz.com	philemon_muta@yahoo.com
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Take note that the bid transmission should be dispatched to arrive to the above addresses at the same time. Non-compliance to this condition will result into rejection of the bid.