

*Coming up for Auction on 29 April 2017*



*Mbezi Luis Plot, Along Morogoro Road*

**TZS 539 Million:** Reserve price  
14,900 Sq.Metres (1.49 Hectares)



## **Description**

A nicely located residential Plot situated along Morogoro Road at Mbezi Luis with access to road and close to all other important facilities like water, electricity. The plot is about 11 kilometers from Ubungo traffic Lights in the direction towards Kibaha. The location is predominantly residential with mushrooming commercial clusters mainly along the main Morogoro road

## **Key features**

- Boundary fencing wire
- 24/7 Gatekeeper
- Situated along Morogoro Road
- Near to Mbezi Luis TANESCO Offices
- Certificate of Title available

**Disclaimer:** The information displayed about this property comprises a property advertisement. The Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the Auction or withdraw the property or portion thereof from the auction proceedings at any stage without assigning any reason there for. Successful Bidder and a communication to that effect will be issued through formal communication only. To the best of knowledge and information of the Bank and the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders/buyers should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior the Auction date. This Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Bank or the Authorised Officer shall not be responsible in any way for any third party claims/ rights/ dues.

**Reserve Price:** The property is subject to the mentioned "Reserve Price" below which the property cannot be sold at auction.

## **Location & Locality**

The plot is located on Plot No. 764 Block A Mbezi Luis Area, about 11 kilometers from Ubungo on the right hand side as one proceeds towards Kibaha

The area is strategically located fronting directly Morogoro road. The entire corridor from Dar Es Salaam to Kibaha and even beyond is much favored by various people for establishment of service stations, shopping centers etc.

## **Plot & Tenure**

The plot covers an area of 1.49 Ha. It accommodates a workshop

**Tenure:** 99 years w.e.f 01<sup>st</sup> October 2000

## **Outgoings (Local/Domestic Taxes)**

The property owner/purchaser is required to pay Land Rent and property tax to the Kinondoni Municipality. The purchaser/successful bidder shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, VAT (Value Added Tax), fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody

## **Services**

Electricity is supplied from Tanesco Mains. Water is from private bore well.

## **Auction Details**

**Auction Date:** 29<sup>th</sup> April 2017

**Auction to be held on:** "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS"

**Payment Plan:** 25% up-front on Auction date and reminder 75% within 14 days from the date of auction

**Auction Place:** Plot No.764 located at Mbezi Luis Area, Dar Es Salaam

## **Authorized Officer's Details**

**Name:** Edmund Mwasaga

**E-mail:** [edmundm@eximbank.co.tz](mailto:edmundm@eximbank.co.tz) or [edwinu@eximbank.co.tz](mailto:edwinu@eximbank.co.tz)

**Mobile No:** +255784733555 or +255782357473

**Landline No:** +255222293257

**Address:** Exim Tower, 1404/45 Ghana Avenue

## **Payment Details**

Payments made for the acquisition of the property shall be routed through Exim Bank only, other details relate to payments shall be availed on auction date only to successful bidder.

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**Open Space View-West Side**



**Open Space View-East Side**



**Open Space View-North**



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