



CALL FOR JOINT VENTURE INVESTMENT PROPOSALS FROM POTENTIAL INVESTORS



28 JULY 2025

CALL FOR JOINT VENTURE INVESTMENT PROPOSALS FROM POTENTIAL INVESTORS FOR CCT -MASAKI PREMISE LOCATED AT PLOT NO 310 MSASANI AREA, KINONDONI MUNICIPALITY- DAR ES SALAAM

1.0. PREAMBLE ABOUT CCT

The Christian Council of Tanzania (CCT) was established in January 1934 by missionaries of Anglican, Moravian and Lutheran churches as a fellowship of church to promote the spiritual and prophetic unity of the church. It was then named the Tanganyika Missionary Council; in 1955 it changed its name to Christian Council of Tanganyika and in 1965 adopted its current name, i.e Christian Council of Tanzania. It is currently constituted of 12 National member Churches and 14 National Church-related organisations. The Offices of the Christian Council are in Dodoma City, Madukani Area, Block 1, Plot 1-5, Hospital Street, P.O Box 1454 Dodoma.

2.0. EXECUTIVE SUMMARY

The Christian Council of Tanzania (CCT) through its Board of Trustees has allocated plot no 310 located at Msasani Area, Kinondoni Municipality, Dar es salaam for investments project of apartments and offices in Joint Venture mode. Therefore, CCT is looking for a suitable investor to implement the project in the land on the terms and conditions as described below and/or as it may be agreed upon between the Investor and the Christian Council of Tanzania.

3.0. GENERAL DESCRIPTION AND TYPE OF THE PROPERTY

The subject property is located on Plot No. 310, Msasani Area in Kinondoni Municipality in Dar es salaam city. The Property set on a super low-density plot measuring 3239.808 SQM, it is comprised of a single storey residential house, and double storey built to a good standard of workmanship, design and material specifications. Title is registered under the ownership of The Registered Trustees of the Christian Council Tanzania of P.O. Box 1454, Dodoma. It held 99 years with effect from 15th February, 1954. It is registered under Certificate Title No. 9931.

The subject property is accessible via Chake Chake Road which branches off Mlali road about 709 metres from the subject property. Notable landmark to the property is *kwa Jonas* located about 11 metres opposite from the subject property. The neighborhood of the subject property is

characterized by single storey and double storey residential and commercial properties. The property is centred at (-6.759030°, 39.284754°).



Satellite image showing the subject property

3.0. THE INVESTMENT PROJECT

APARTMENTS AND OFFICES BUSSINES VENTURE

CCT on her part as a client, prefer of having both apartments and offices combined in a single package of an investment at CCT-MASAKI PREMISE. This decision has been resolved due to the facts that, apartments and Offices business venture will offer a diversified investment portfolio, diversification of revenue streams, flexibility and adaptability, collaboration and convenience, Cost Savings for CCT and our partner.

4.0. INVESTMENT MODEL

JOINT VENTURE AGREEMENT

The Christian Council of Tanzania through its Board of Trustee has resolved to enter into a Joint venture agreement with a potential Investor whereas the parties herewith will agree on the Capital Contributions as well as the sharing percentages.

NB: The Registered Trustee of the Christian Council of Tanzania prefer the Joint Venture Agreement, Diminishing Arrangement.

5.0. GENERAL CONDITIONS

- i. Successful investor upon fulfilling all the applications terms and conditions shall be given an opportunity to meet with the client to discuss in details the joint venture investments model, specific project development conditions, timelines, investments arrangements, technical development knowhow and investor's source of capital for the investments. Therefore, the proposal should indicate the amount and source of capital on Investments.
- ii. The Prospective Investor must deposit five hundred Tanzania Shillings (TZS 500,000/=) as an application fee and evidence of the same must be at the top of the envelop. (Non-refundable). All payments must be in Tanzania Shillings via Account No:**0150447522100** CCT Resources Mobilization Project, CRDB Bank.
- iii. The investor for the performance of its obligations, shall provide an irrevocable and unconditional performance guarantee from the Bank for sum to be agreed between the CCT and an Investor.
- iv. Investors whose had earlier on submitted their proposal for the same CCT- Masaki Premise are also invited to submit their application in line with the requirement of this notice.
- v. Deadline for submission of the proposal is on **Friday 29th August 2025** at 2:00 pm (EAT) the hard copy for proposal shall be submitted to:-

**THE GENERAL SECRETARY
CHRISTIAN COUNCIL OF TANZANIA
P.O.BOX 1454
DODOMA, TANZANIA**

Further enquiries should be communicated by Email on gs@cct.or.tz or beatrice@cct.or.tz
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