



Kigali Office (RW)

Bboxx Capital Rwanda Ltd,
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11 March 2026

Re: Tender for sale of residential property

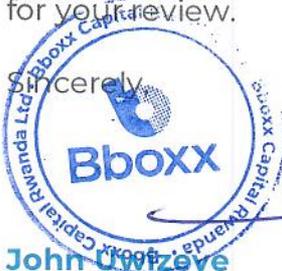
Dear Sir/Madam

This tender document is submitted in response to the opportunity to sale the residential property located at Plot No. 3952, UPI: 5/07/09/01/3952, situated in Rugarama Village, Cyugamo Cell, Ntarama Sector, Bugesera District, Kigali City, and currently owned by BBOXX Capital Rwanda Ltd.

The property has been professionally valued for taxation and market purposes. This submission represents a formal offer to acquire the property with full knowledge of its specifications, legal status, condition, and market value.

Attached are the detailed property specifications and supporting documents for your review.

Sincerely,



John Uwizeye
Managing Director

A handwritten signature in blue ink, appearing to be 'John Uwizeye', written over the stamp.

11th March, 2026

1. Introduction and Executive summary

This tender document is submitted in response to the opportunity to sale the residential property located at Plot No. 3952, UPI: 5/07/09/01/3952, situated in RUGARAMA Village, CYUGAMO Cell, NTARAMA Sector, BUGESERA District, KIGALI City, and currently owned by BBOXX CAPITAL RWANDA LTD.

The property has been professionally valued for taxation purposes, and this tender represents a formal offer to acquire the property with full knowledge of its specifications, condition, and market value.

1.1 Property Overview

The subject property is a middle-income residential property within close proximity to Ntarama Trading Centre, featuring a substantial land parcel with subdivision potential. The property is developed with a main residential house and external improvements, situated in a modern medium-income residential neighborhood with excellent access to public facilities and infrastructure.

2. PROPERTY DETAILS

2.1 Legal description

Plot number	3952
UPI	5/07/09/01/3952
Location	Rugarama Village, Cyugamo Cell, Ntarama Sector, Bugesera District, Kigali City
Plot size	Approximately 943 square meters (0.0943 Hectares)
Land tenure	Leasehold tenure with remaining lease term of 43 years
Property type	Residential property
Current owner	Bboxx Capital Rwanda Ltd
Encumbrances	One registered mortgage, no registered caveat

2.2 Property description

The plot is irregularly shaped and situated on gently sloping terrain with good natural drainage. Property boundaries are marked with chain link fence with steel posts.

Main house

Gross built-up area: 102.6 square meters (91.0575 sq m main part + 26.5425 sq m verandas)

Construction details:

- **Foundation:** Natural stone masonry jointed in cement-sand mortar
- **Structural Walls:** Stabilized earth blocks, plastered, rendered and painted
- **Roof Structure:** Mono-pitched timber framework
- **Roof Covering:** Pre-painted profile iron sheets
- **Ceiling:** Umukenke ceiling
- **Doors:** Glazed steel casement with burglar proof bars (external); battened timber shutters (internal)
- **Windows:** Glazed steel casement with burglar proof bars
- **Floor:** Cement screed throughout

Accommodation:

- Front Veranda
- Living Room
- Kitchen (not fitted)
- Two bedrooms with shared bathroom suite
- Three Open Verandas

Condition: The main house is in good condition of maintenance and repair

External works

- Double leaf entrance gate with columns
- Boundary fence of chain link on steel posts (104.4 LM)
- Plastic water storage tank (5,000 litres)
- Gardening and landscaping with lawn grass and gravel parking yard
- Foul drainage system

2.3 Services and Utilities

The property is connected to electricity from REG and water from WASAC. The property enjoys direct frontage onto an access murram road.

2.4 Planning and Zoning

According to the Kigali City Master Plan 2020, the property is designated as Low-Density Residential Intensification Zone (R1A), intended for semidetached houses, single family townhouses, multifamily houses, and low-rise developments. The zone permits intensification and mix of uses.

3. TENDER OFFER

3.1 Professional valuation

The property was professionally valued on February 29, 2024, by George TWAGIRA, a certified valuer (MIRPV, RC/IRPV/113/2014), for taxation purposes. The valuation report provides the following assessment:



Valuation Component	Amount (Rwf)
Value of Land	29,000,000
Value of Improvements (Buildings & External Works)	21,000,000
TOTAL MARKET VALUE	50,000,000

3.2 Tender offer amount

TENDER OFFER: RWF _____

(Amount in Words): _____

3.3 Payment terms

The bidder proposes the following payment terms:

Deposit upon acceptance: _____ Rwf (____% of offer)

Balance payment schedule: _____

4. TERMS AND CONDITIONS

4.1 Tender validity

This tender offer shall remain valid and binding for a period of 90 days from the date of submission.

4.2 Conditions precedent

This tender offer is subject to the following conditions:

- a) Satisfactory due diligence on title and legal status of the property
- b) Verification of encumbrances and obtaining clearance on the registered mortgage
- c) Physical inspection and verification of property boundaries
- d) Confirmation of compliance with all planning and zoning regulations
- e) Approval of financing arrangements (if applicable)

4.3 Transfer and Possession

Upon acceptance of this tender and fulfilment of all condition's precedent, the bidder undertakes to complete the transfer and take possession of the property within _____ days, subject to:

- Execution of sale agreement
- Payment of full sale price as per agreed terms
- Settlement of all transfer costs, taxes, and fees
- Registration of title transfer at the appropriate land registry

4.4 Costs and Expenses

Unless otherwise agreed, the bidder shall bear:

- Legal fees for preparation and review of sale documentation
- Transfer fees and registration costs
- Applicable taxes including VAT (if any)
- Survey and valuation costs (if required)

4.5 Property condition

The bidder acknowledges that:

- The property is offered on an "as is, where is" basis
- The bidder has had opportunity to inspect the property or obtain professional inspection
- No warranties are provided regarding the condition of buildings or services
- The property has been professionally valued but this does not constitute a building survey

5. BIDDER INFORMATION

Full Name/Company Name: _____

Registration Number (if company): _____

National ID/Passport Number: _____

Postal Address: _____

Physical Address: _____

Telephone: _____

Mobile: _____

Email: _____

5.1 Proof of financial capacity

Bank Reference/Confirmation of Funds: Attached To be provided

Bank Name: _____

Account Number: _____

6. SUPPORTING DOCUMENTATION

The following documents are attached in support of this tender:

- Certified copy of National ID/Passport/Company Registration Certificate
- Bank reference letter or proof of financial capacity
- Tax clearance certificate (if applicable)
- Letter of authority (if bidding on behalf of another party)
- Certified bank draft/cheque for deposit (if required)
- Other (specify): _____

7. DECLARATION

I/We, the undersigned, hereby declare that:

1. All information provided in this tender document is true, accurate, and complete to the best of my/our knowledge.
2. I/We have read and understood the property details, valuation report, and all terms and conditions set forth in this tender.
3. I/We have had the opportunity to inspect the property and/or obtain professional advice regarding its condition and suitability.
4. This tender is submitted without any coercion, duress, or misrepresentation.
5. I/We have the financial capacity to complete the sale in accordance with the proposed terms.
6. I/We understand that submission of this tender does not create any binding obligation on the seller to accept it.
7. I/We agree to be bound by this tender offer for the validity period stated herein.
8. I/We acknowledge that any false statement or misrepresentation may result in disqualification of this tender.

Signature: _____ Date: _____

Full Name: _____

Designation (if applicable): _____

Company Stamp (if applicable):