

- e) Conduct training on Land management, Land administration and Land policy.

Our Land and Property verifications/ investigations are designed to meet the varied needs of our potentially diverse clientele. We conduct our work to conform to the highest professional standards and ethics. Comprehensive investigations in the area of Land and Property are quite complex and they require total dedication, integrity, confidentiality and professionalism to get that last piece of information required to complete the puzzle and write a report. This is what NESEF does; it is what we do to the best of our clients expectations.

**NESEF** Premium Sources comes on board not to replace, but rather to augment the roles and services of your Lawyers, Real Estate Agents, Land Surveyors, Valuers, Building Contractors, Insurance Brokers, and other professionals, in as far as Land and Property is concerned; Its objective is to complement the above, so that our client is adequately fortified from all angles against any eventualities.

**NESEF** checklists and questionnaires

**NESEF** Premium Sources is treating this whole thing as a community project and has therefore gone an extra mile and developed a set of checklists and questionnaires which will enable those handling Land and Property transactions to establish whether it exists, is from the right source, is of the right quantity or size, is of the right quality, is being priced correctly and, is therefore value for money. These documents are posted on the website of NESEF Premium Sources. The hard copies are available at our Company offices.

In the case of those who may wish to get guidance on their interpretation and the best approach on how to use them to achieve the intended objective, feel free to approach NESEF Premium Sources for assistance at a reasonable charge.

Conversely, where you find no problem in the interpretation of the checklists and questionnaires, please go ahead and seek answers to the questions therein. This will invariably necessitate that, to reach a definitive conclusion, you go on the ground. At the end of the exercise, before you conclude whether you have found value for money, you may wish to hold a discussion with NESEF Premium Sources to review your findings. NESEF Premium Sources will gladly welcome you with open arms for a chat.

**NESEF** Premium Sources has designed its Business Systems mindful of Clients who may for one reason or another not be in position to fill the Questionnaires and check-lists. Our Information gathering and processing tools are versatile enough to handle online and manual requirements of our clients including but not limited to Government Agencies involved in compensation for Land and Property, Investment clubs, Financial and Money-lending institutions, Diaspora groups and Individuals, Corporates, the business community, Law firms and others, which may be too busy to conduct Land and Property investigations. These groups will all be adequately served by NESEF Premium Sources through our professional staff.

NESEF PREMIUM SOURCES looks forward to serving you with dedication and commitment.

**Empowering you with facts**

**NESEF PREMIUM SOURCES**

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| Due Diligence | Investigations | Client Advisory Services | Training | Documentation |

**NESEF** Premium Sources positions itself as a premium provider of specialised Procurement Consultancy and Investigations in the area of Land and Property. The demand for Land and Property world-wide, Uganda being no exception, is growing by leaps and bounds. It therefore, should not come as a surprise that fraudsters are cashing in on this unprecedented state of affairs. This mess has not spared Government Agencies which carry out compensations for Land taken over by the projects they execute, Investment clubs, Actors and Principals in the Land and Property Industry, Diaspora Groups and Individuals, Financial and Money Lending Institutions, where the latter accept Land and Property as collateral.

Therefore transacting in Land and Property has become a nightmare. But you can choose not to be a victim by involving NESEF Premium Sources when carrying out due diligence. Do not walk alone, do not swim with sharks!

**Our Vision**

Having a whole range of our clients living happily ever after because they made the best decision pertaining to Land and Property.

## Our Mission

Endeavour to ensure that the client makes an informed decision in relation to Land and Property, having established that it exists, is from the right source, is located in the right place, is of the right quantity or size, is of the right quality, is being priced correctly and, therefore, is value for money.

## Our Core Values

### INTEGRITY, PROFESSIONALISM, CONFIDENTIALITY, RELIABILITY, ACCOUNTABILITY AND COMPASSION

In the execution of our duties, NESEF Premium Sources carries out due diligence on Land and Property. We undertake detailed verifications/ investigations which culminate into a comprehensive report that influences our clients 'Buy/Do not Buy' propositions, on the part of investors, 'accept/ do not accept' propositions, on the part of lenders, and 'compensate/do not compensate' on the part of Government Agencies.

As you contemplate buying Land or Property or accepting Land or Property as collateral in Uganda, NESEF Premium Sources would wish to advise you to ask yourself the following questions:

- 1) DOES THE LAND OR PROPERTY BEING OFFERED TO ME EXIST?
- 2) IS IT FROM THE RIGHT SOURCE?
- 3) IS IT LOCATED IN THE RIGHT PLACE, THE EXACT PLACE THE SELLER OR REAL ESTATE AGENT IS SHOWING ME?
- 4) IS IT OF THE RIGHT QUANTITY OR SIZE?
- 5) IS IT OF THE RIGHT QUALITY?
- 6) IS IT BEING PRICED CORRECTLY?
- 7) IS IT THEREFORE VALUE FOR MONEY?

NESEF unequivocally wishes to state that the normal Land and Property Procurement transaction process, quite exhaustive as it may appear, does not encompass the whole range of verifications/investigations needed to conclusively state that the Land or Property concerned exists, is from the right source, is located in the right place, is of the right quantity or size, is of the right quality, is being priced correctly and, therefore, is value for money.

NESEF is your dependable partner when it comes to proving beyond any reasonable doubt that the Land or Property you wish to buy or accept as collateral exists, is from the right source, is located in the right place, is of the right quantity or size, is of the right quality, is being priced correctly and, therefore, is value for money.

NESEF is open to conducting comprehensive or partial verifications/investigations as well as offer guidance to clients' personal verifications/ investigations. We are also at the service of Land and Property owners who may or may not necessarily wish to sell, but who need the above questions about their Land and Property answered comprehensively by way of Reports for the sake of being re-assured about the status of their Investment. Similarly, if you have good reason to suspect that you have become a victim of Land or Property fraud, let us know and we will swing into action to uncover the facts.

### NESEF Premium Sources will also facilitate:

- ❖ Applicants for grant of Leasehold;
- ❖ Applicants for extension/renewal of Leases;
- ❖ Applicants for conversion from Customary tenure to Freehold tenure;
- ❖ Applicants for conversion of Leasehold out of former Public Land to Freehold;

- ❖ Applicants for grant of Freehold out of former Public Land;
- ❖ Applicants for Special Land Title Certificates;
- ❖ Proprietors of freehold or mailo Land to lease all or part of it and the processing of the leasehold Land Title(s) thereafter;
- ❖ Proprietors of leasehold to sub-lease (subject to the provisions of the Lease) all or part of it and the processing of the Certificate(s) thereafter;
- ❖ Land Subdivisions and amalgamations and the processing of Land Title Certificates for the subsequent plots;
- ❖ Land and Property transfers.

Using the little profits generated from the above activities, NESEF Premium Sources conducts seminars for L.C. 1, the Area Land Committees, Sub county Councils, District Land Boards and District Councils on the subject of Land management and Land administration. This is done along with planned investigations, in partnership with Compassionate Organisations, with a view to solving Land conflicts which negatively impact the vulnerable and helpless Bibanja holders, women and children.

In summary, NESEF Premium Sources will do the following:

- a) Carry out due diligence on Land and Property
- b) Conduct investigations on Land and Property
- c) Provide guidance to clients carrying out personal due diligence on Land and Property
- d) Provide those incidental services related to Land management and Land administration