THE UNITED REPUBLIC OF TANZANIA
PRIME MINISTER'S OFFICE
TANZANIA INVESTMENT CENTRE

Tel: No. (255) 22 2116328 - 29
Fax: (255 - 22)- 2118253
E-mail:information@tic.go.tz
Website:www.tic.go.tz

Plot No. 9A & B
Shabaan Robert Street
P.O.Box 938
11410 - DAR ES SALAAM

In reply please quote:
Ref: No: TIC/MAN/OF001/024419/06

01st October, 2020

District Executive Director,
Bagamoyo District Council,
P.O.Box 59,
BAGAMOYO.

RE: VERIFICATION OF OWNERSHIP OF LAND MEASURING 21 ACRES SITUATED AT NYAKAHAMBA NEIGHBOURHOOD IN KEREGE WARD IN BAGAMOYO DISTRICT

Please refer to the captioned above subject matter.

2. The Centre has received an application for registration of education project (pre-school to university) with the Tanzania Investment Centre from the one Sejong Edu-Mission for Africa.

3. Among the documents submitted with the said application as evidence of access to land is the land purchase agreement between the one Dr Frank Moses Hiza Mhilu and the said Sejong Edu Mission for Africa.

4. Unfortunately the submitted land purchase agreement is for unsurveyend and untitled land held under customarily land tenure hence the Centre is unable to verify its legality or genuity.

5. That, before the Centre can proceed to execute the said application from Sejong Edu Mission for Africa we request your assistance in verifying to us the genuity of the land document submitted to us by the latter as evidence of land ownership.

5. Enclosed herewith is the said land purchase agreement & TP Drawings for ease of reference.

6. Yours Sincerely,

Revocatus.A.Rasheli
For: EXECUTIVE DIRECTOR

MUHTASARI WA KIKAO CHA KAMATI YA KITONGOJI CHA NYAKAHAMBA CHA TAREHE 04/09/2020

AGENDA

1. Kufungua kikao
2. Kujadili barua ya ndugu SEJONG EDU MISSION FOR AFRICA L ya kuomba kupima na kumiliki kiwanja/viwanja
3. Kufunga kikao

AGENDA 1: KUFUNGUA KIKAO

Kikao kilifunguliwa na Mwenyekiti mnamo saa 4:00 ASUBUH

AGENDA 2: KUJADILI BARUA YA NDUGU SEJONG EDU MISSION FOR AFRICA LTD **YA KUOMBA KUPIMA NA KUMILIKI KIWANJA/VIWANJA**

Wajumbe walijadili kwa kina barua hiyo, walifuatilia taarifa mbalimbali za uhalali wa umiliki wa eneo hilo kupitia nyaraka zake za umiliki zinazotambulika na Kitongoji. Wajumbe walijiridhisha kuwa watu anaopakana nao wanamfahamu kuwa yeye ndiye mmiliki halali wa eneo analoomba kupimiwa na kumilikishwa. Walipitia fomu Na. 92 na kujiridhisha kuwa fomu hiyo imejazwa kihalali.

Mipaka ya eneo hilo ni kama ifuatavyo;

Kaskazini BARABARA

Kusini BARABARA

Mashariki BARABARA

Magharibi BARABARA

AZIMIO:

Wajumbe wote kwa pamoja walikubaliana kuwa ndugu SEJONG EDU MISSION FOR AFRICA L apimiwe na kumilikishwa eneo hilo kisheria.

AGENDA 3: KUFUNGA KIKAO

Kikao kilifungwa na Mwenyekiti mnamo saa 7:15 MCHANA

Mwenyekiti

AFISA MTENDAJI KATA YA KEREGE
S.L.P 59
BAGAMOYO

Katibu

AHUDHURIO YA KAMATI YA KITONGOJI CHA NYAKA[illegible]

KUJADILI KUMILIKISHWA ARDHI NDUGU SEJONG F[illegible]

MISSION FOR AFRICA 04/09/2020

	JINA	CHEO	SAHIHI	NO: SIM
1.	REINHOLD .M. MYAKY	M.KITI	[signature]	0787-575[illegible]
2	EDWINI R. SORWA	KATIBU	[signature]	07188929[illegible]
3	ELESIA G. NGATA	MJUMBE	[signature]	0755 594[illegible]
4	HUSNA R. JUMA	MJUMBE	H. Juma	0656 281[illegible]

AFISA MTENDAJI KATA YA KEREGE
S.L.P 59
BAGAMOYO
[signature]
14/9/2020

Certified as a True Copy of the Original
[signature] Date: 18/09/2020
Advocate, Notary Public & Commissioner for Oaths

Certified as a True Copy of the Original
[signature] ....Date: 18/09/2020
FLOM AND ADVOCATES,
Advocate, Notary Public & Commissioner
for Oaths

HALMASHAURI YA WILAYA YA BAGAMOYO

MAMLAKA YA MJI MDOGO BAGAMOYO

OFISI YA KITONGOJI NYAKAHAMBA
S.L.P 59
KEREGE
BAGAMOYO

TAREHE 21/08/2020

Kumb. Na. HWB/K/ ....
AFISA
ARDHI (W)
BAGAMOYO

K.K. OFISI YA MTENDAJI KATA
S.L.P 59
KEREGE
BAGAMOYO

AFISA MTENDAJI KATA YA KEREGE
S.L.P 59
BAGAMOYO
31/7/2020

YAH: KUMTAMBULISHA NDUGU SEJONG EDU MISSION FOR AFRICA LTD

Husika na somo tajwa hapo juu.

Namtambulisha kwako mtajwa hapo juu anayeishi nyumba Na............................ubalozi wa ndugu PELAGIA K. MREPE ....katika kitongoji cha NYAKAHAMBA Kata ya Kerege katika Halmashauri ya Wilaya ya Bagamoyo (Mamlaka ya Mji mdogo wa Bagamoyo)

Mtajwa hapo juu anaishi katika kata ya kerege kwa muda wa miaka ......1.......... Na miezi ......1..........
Amezaliwa .... Katika mkoa wa .... Wilaya ....Kata / Kijiji .... namba yake ya simu ....
Kazi yake ni MWEKEZAJI........
Dhumuni la kumtambulisha KUOMBA KIBALI CHA UJENZI

Kwa barua hii kupitia ofisi ya Kata, nathibitisha kuwa ni mkazi wa Kitongoji hiki, hivyo naomba apokelewa na kupatiwa huduma kwa kadri ya taratibu ambazo zipo katika ofisi yako.
Nakutakia kazi njema.

True Copy of the Original
Date: 18/07/20
ADVOCATES
Advocate, Notary Public & Commissioner for Oaths

Jina la Mwenyekiti REINHOLD M. NYAKY .... Saini............
Mwenyekiti wa kitongoji cha NYAKAHAMBA
Kerege Bagamoyo

18/07/20

MAKUBALIANO YA KUUZA SHAMBA EKARI 21 ZILIZOPO NYAKAHAMBA KATA YA KEREGE –BAGAMOYO

Makubaliano haya yamefanyika leo tarehe **27** mwezi **3** mwaka **2020**, kati ya **DR FRANK MOSES HIZA MHILU** wa S.L.P 12446 Dar es salaam, anayejulikana kama **"Muuzaji"** neno ambalo limejumuisha warithi wake au wawakilishi wake kwa upande mmoja .

Na

SEJONG EDU MISSION FOR AFRICA wa S.L.P 266 Bagamoyo- Pwani anayejulikana kama **"Mnunuzi"** neno linalojumuisha wanahisa au wawakilishi kwa upande mwingine.

Kwa kuwa muuzaji ndiye mmiliki halali wa shamba lenye ukubwa wa **Ekari ishirini na moja (21)** ambalo lipo katika Kitongoji cha **Nyakahamba ,kata ya Kerege, wilaya ya Bagamoyo mkoa wa Pwani** (hapa linajulikana kama shamba)

Kwa kuwa **Muuzaji** amekubali kwa hiari yake mwenyewe akiwa na akili timamu kumuuzia **Mnunuzi** shamba lote lenye ukubwa uliotajwa hapo juu, na **Mnunuzi** amekubali kwa hiari yake kununua shamba hilo kama lilivyo.

Kwa malipo ya shilingi **210,000,000/= (milioni mia mbili na kumi tu) Mnunuzi** amekubali kutoa na **Muuzaji** anakubali kupokea kama malipo kamili ya shamba hilo kwa makubaliano haya

Sasa makubaliano haya yanashuhudiwa kama ifuatavyo:

1.Kwamba **Muuzaji** , akiwa na akiii timamu, na kwa hiari yake bila kushawishiwa na mtu yeyote anakubali kumuuzia **Mnunuzi** shamba lililotajwa na **mnunuzi** kwa hiari yake anakubali kununua shamba hilo kama lilivyo;

2. Kwamba **Mnunuzi** atamlipa **Muuzaji** jumla ya shilingi **210,000,000/= (milioni mia mbili na kumi tu)** kwa mchanganuo wa shilingi **10,000,000/= (milioni kumi)** kwa kila ekari moja;

3.Kwamba kwa kusaini makubaliano haya **Muuzaji** anathibitisha kupokea malipo kamili kama inavyosomeka kwenye kifungu namba 2;

4.Kwamba kwa kusaini makubaliano haya **Mnunuzi** anathibitisha kupokea shamba (vacant possession) kama lilivyo pamoja na nyaraka zote za shamba kutoka kwa **Muuzaji**;

5.Kwamba **Muuzaji** anathibitisha kuwa ndiye mmiliki pekee wa shamba hilo na analiuza lote kwa pamoja;

6.Kwamba **Muuzaji** anathibitisha kwamba shamba halina mgogoro na halidaiwi na mtu wala taasisi yeyote;

7. Kwamba makubaliano haya yanajumuisha mambo yote na haki za kila upande kuhusu shamba husika;

8.Kwamba makubaliano haya yanatekelezwa kwa mujibu wa sheria za Tanzania.

Certified as a True Copy of the Original
Dated 18/09/2020
ELGIA AND ADVOCATES
Advocate, Notary Public & Commissioner for Oaths

18/09/2020

1

MAKUBALIANO HAYA YANASHUHUDIWA KWA KUWEKA SAHIHI ZA KILA MMOJA MBELE YA MASHAHIDI KAMA IFUATAVYO:

DR FRANK MOSES HIZA MUHILU wa sanduku la posta **12446 DAR- ES –SALAAM**

Anayefahamika kwangu kama **Muuzaji**

DR FRANK MOSES HIZA MUHILU

Tarehe 27 MARCH 2020

MUUZAJI

SHAHIDI WA MUUZAJI 1

JINA EVELYNE FRANK MHILU

SAHIHI

NAMBA YA SIMU 0719283044

ANUANI YA MAKAZI KITONGA KEREGE

SANDUKU LA POSTA 12446 DSM

WADHIFA MKE

TAREHE 27/3/2020

SHAHIDI WA MUUZAJI 2

JINA MAYALA BUDNALA

SAHIHI

NAMBA YA SIMU 0786 875452

ANUANI YA MAKAZI AMANI

SANDUKU LA POSTA SLP 59 KEREGE BAGAMOYO

WADHIFA JIRANI

TAREHE 27/3/2020

MBELE YANGU MIMI

JINA REINHOLD .M. NYAKY

SAHIHI

NAMBA YA SIMU 0787-578712

ANUANI YA MAKAZI NYAKAHAMBA

SANDUKU LA POSTA –

AFISA MTENDAJI KATA YA KEREGE
S.L.P 59
BAGAMOYO

09/09/2020
MUHURI

SEJONG EDU
FOR AFRICA

BOX 266 BAGAM

TAREHE 31-08-202

MKURUGENZI MTENDAJI (W).
S.L.P 59
BAGAMOYO.

K.K. AFISA MTENDAJI KATA
KATA YA KEREGE
S.L.P 59
BAGAMOYO.

AFISA MTENDAJI KATA YA KEREGE S.L.P BAGAMOYO 10/9/2020

K.K. MWENYEKITI WA KITONGOJI
KITONGOJI CHA NYAKAHAMBA
S.L.P 59
BAGAMOYO

04/09/2020

YAH: <u>OMBI LA KUPIMIWA ENEO LANGU NA KUMILIKISHWA KIWANJA/VIWANJA KATIKA KITONGOJI CHA NYAKAHAMBA KATA YA KEREGE</u>

Husika na somo tajwa hapo juu.

Mimi SEJONG EDU MISSION FOR AFRICA mwenye eneo kitongoji tajwa hapo juu. Eneo hilo lina ukubwa wa EKARI 20 kama inavyoonekana katika nakala ya mkataba wangu wa manunuzi.

Naomba kupimiwa na kumilikishwa kupitia Mradi wa upimaji Shirikishi uliopo Kata ya Kerege.

Naambatanisha na nakala ya mkataba wangu wa umiliki unaotambuliwa na Kitongoji.

Nawasilisha.

Certified as a True Copy of the Original
Date: 18/09/20
Advocate, Notary Public & Commissioner for Oaths

SEJONG EDU MISSION FOR AFRICA
S.E.F.A
P.O. Box 266 BAGAMOYO
TANZANIA

18/09

SF 92

WIZARA YA ARDHI, NYUMBA NA MAENDELEO YA MAKAZI

HATI YA KUHAKIKI MIPAKA YA ARDHI

HALMASHAURI YA BAGAMOYO

MTAA/KIJIJI NYAKAHAMBA / KEREGE

JINA NA ANUANI YA MMLIKI ARDHI SEJONG EDU MISSION FOR AFRICA S.L.P 266 BAGAMOYO

MAJIRANI WANAOKUBALI MIPAKA

JINA	SAHIHI
1. BARABARA	[signature]
2. BARABARA	[signature]
3. BARABARA	[signature]
4. BARABARA	[signature]
5. BARABARA	[signature]

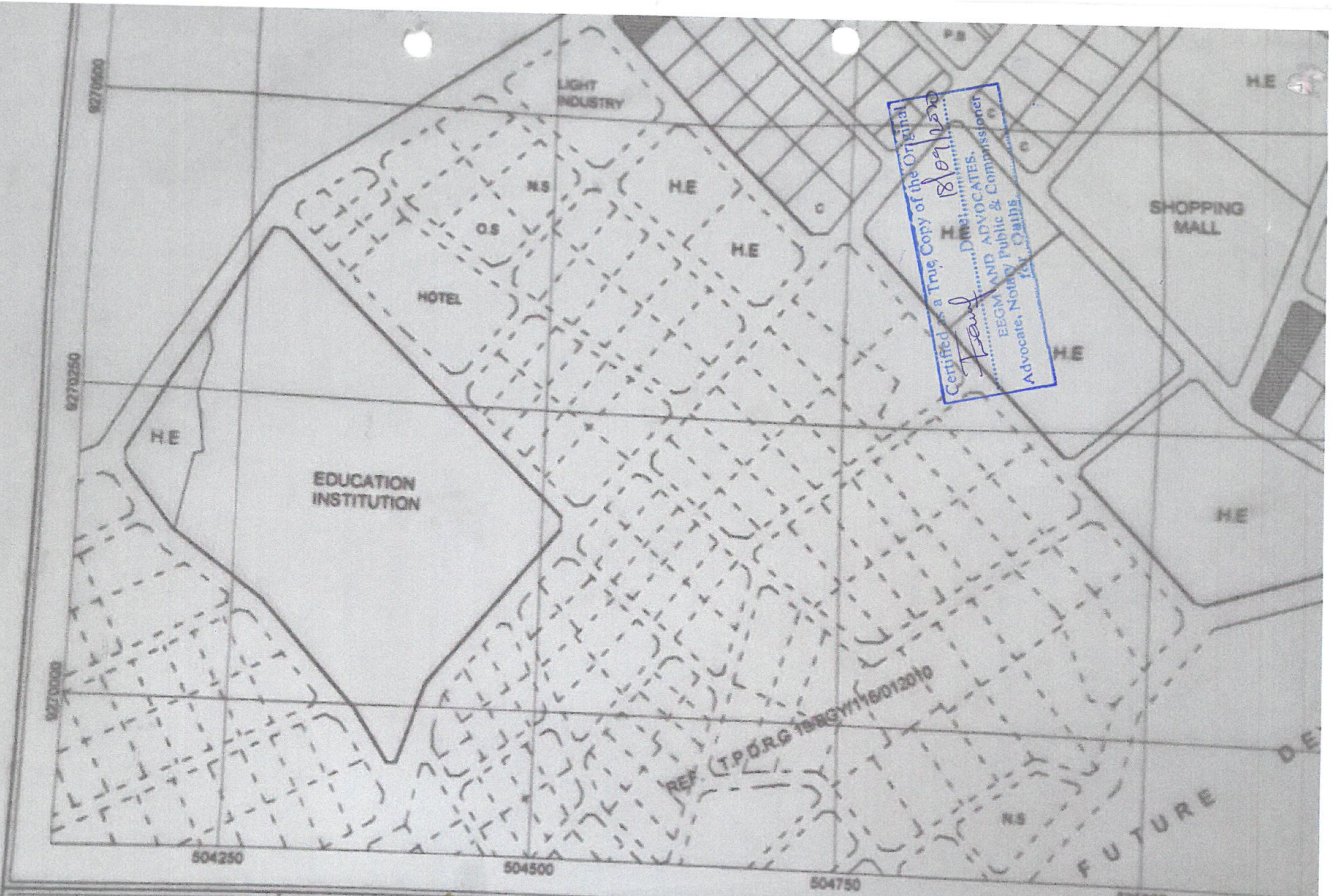
VIONGOZI WA SERIKALI YA MTAA/KIJIJI

1. ELESIA G. NGATA — [signature] Ngatta
2. HUSNA R. JUMA — [signature] JUMA

Mimi REINHOLD M. NYAKY ambaye ni MWENYEKITI wa Serikali ya Mtaa/Kijiji cha NYAKAHAMBA (KEREGE) nathibitisha kuwa Mipaka ya Ardhi hii iliyopimwa haina mgogoro wowote.

Sahihi [signature]

AFISA MTENDAJI KATA YA KEREGE
S.L.P 59
BAGAMOYO
[signature]
14/9/2020



Certified as a True Copy of the Original
Date: 18/09/2020
EEGM AND ADVOCATES,
Advocate, Notary Public & Commissioner for Oaths

SCALE 1:2500	No	REVISION	DATE

T.P.D.R.G. No

AMMENDIMENT AND GAP INFILLING
FROM TP DRG No 19/BGY/116/012010 & 19/BGY/63/032010

KEREGE

BAGAMOYO DISTRICT

MINISTRY OF LANDS HOUSING AND HUMAN