

HATI NA SDC/1963

MESAJILIWA TAREHE

10/11/2020

MUDA 08:00 MCHANA



JAMHURIYA MUUNGANO WA TANZANIA

AFISA ARIDHI WA WILAYA



Fomu ya ardhi ya Vijiji Na. 21

Namba ya hati SDC/1963
Ya Hakimiliki



**SHERIA YA ARDHI YA VIJJI, 1999
(NA. 5 ya 1999)**

**HATI YA HAKIMILIKI YA KIMILA
(CHINI YA FUNGU LA 25)**

Leo tarehe 10 Mwezi 11 Mwaka 2020 Hii ni kuthibitisha kwamba Halmashauri ya Kijiji cha (Jina na anwani) **LUHIMBA S. L. P 10, MADABA**, imetoa kwa (Jina la Mkazi) **MBARAKA MOHAMMED MTUGUTA S.L.P 10, MADABA**, (huduma ndani ikirejeshwa kama "Mkazi") Hakimiliki ya kimila (itaitwa "hakimiliki") juu ya ardhi iliyofafanuliwa katika jedwali (humu ndani itaitwa "ardhi") kwa kipindi kisicho na kikomo*/ kwa miaka 99*/ kwa miaka tangu tarehe **01 mwezi 10 mwaka 2020** Kwa maudhui na tafsiri halisi ya Sheria ya Ardhi ya Vijiji na kwa kuzingatia vipengele vyake na kanuni zozote zinazotungwa chini ya sheria hiyo au sheria mbadala au marekebisho yake na kwa mujibu wa masharti yafuatayo:-

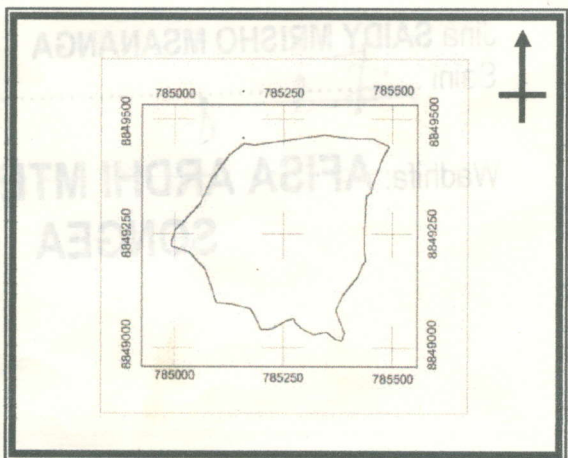
*** Futa lisilohusika.**

- Mkazi / Wakazi watalipa kodi ya mwaka ya Tsh kabla ya tarehe **30** ya mwezi **06** Kila mwaka (kama inahusika).
- Ardhi itatumika kwa ajili ya **KILIMO**
- Mkazi/Wakazi watawajibika kuhifadhi mazingira (ardhi na maji)
- Mkazi/Wakazi watahakikisha kwamba mipaka ya ardhi inalindwa na kutunzwa na idumu kuwa bayana kwa kipindi chote cha hakimiliki.
- Mkazi/Wakazi wataheshimu na kuhifadhi haki za njia zilizopo.
- Uhakilishi wa hakimiliki kwa mtu yeyote au kikundi chochote cha watu ambao kwa kawaida si wakazi wa kijiji lazima uidhinishwe na Halmashauri ya Kijiji

JEDWALI
(Maelezo kamili ya eneo na mipaka yake)
Ardhi hii yenye eneo lenye ukubwa wa **EKARI 50** lko katika kitongoji cha **NGEMBAMBILI**.

Mipaka:
Kaskazini inapakana na **BARABARA**
Kusini inapakana na **ZUBERY TINDWA**
Magharibi inapakana na **MTO**
Mashariki inapakana na **BARABARA**

Kama inavyoonyesha katika mchoro/ramani hapa kulia,



1. Jina kamili SHABANI - M. MAPONDELA

Saini [Signature]

Anuani 1015 - LUHIMBA

Wadhifa : **Mwenyekiti wa Kijiji**

Jina kamili MWANALIZA - S. DMARY

Saini [Signature]

Anuani 1015 - LUHIMBA

Wadhifa: **Afisa Mtendaji wa Kijiji**

2. Mmiliki (Mkazi)

Jina

MBARAKA MOHAMMED MTUGUTA

Saini /dole gumba



3. Imegongwa Lakiri ya Halmashauri

Wilaya ya SONGEEA na

Kusainiwa leo Tarehe 10

Mwezi 11 mwaka 2020

Jina **SAIDY MRISHO MSANANGA**

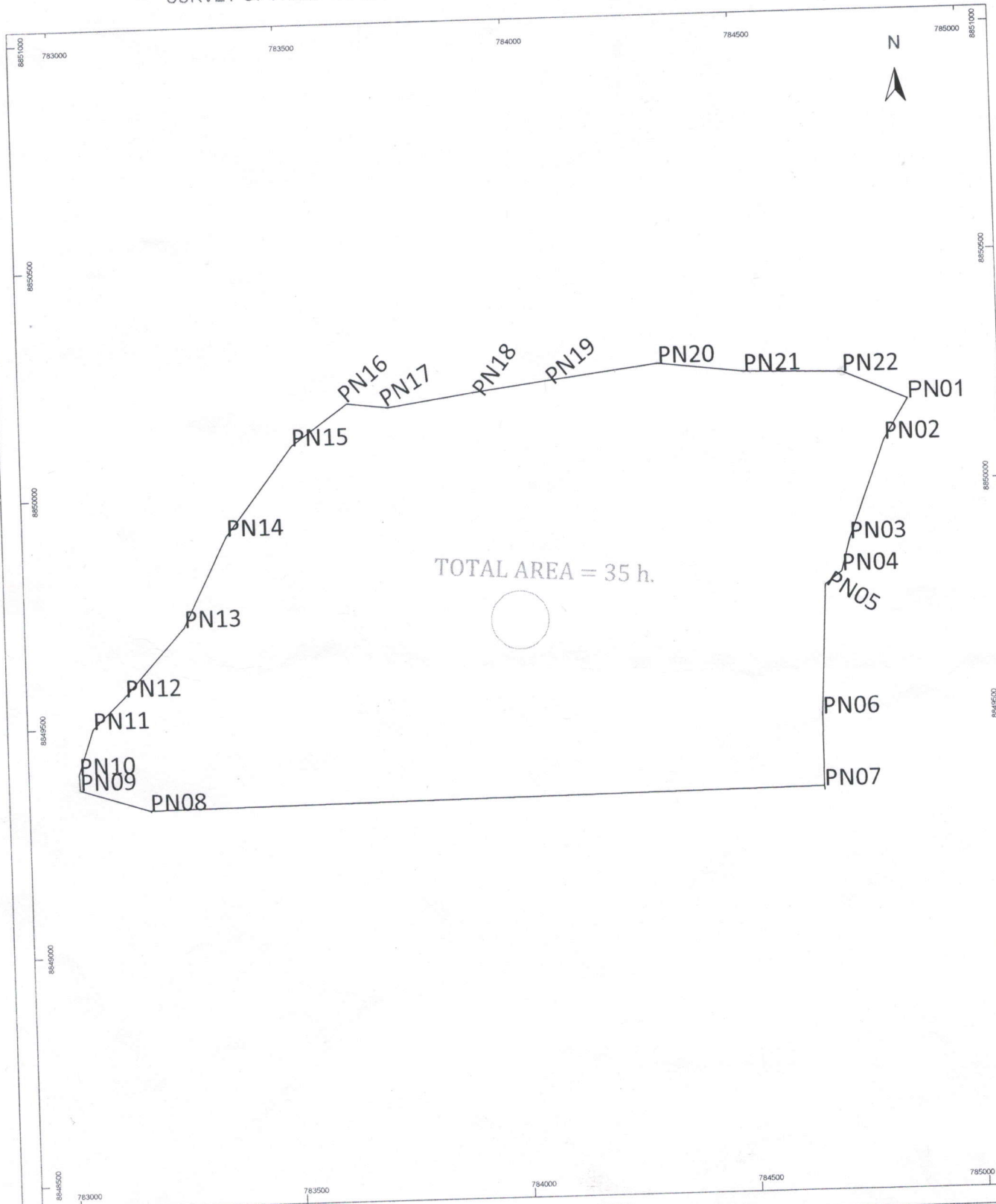
Saini [Signature]

Wadhifa: **AFISA ARDHI MTEULE WILAYA
SONGEEA**

LAKIRI



SURVEY OF FARM NO (PART OF) NGENBAMBILI "C" AREA MADABA DISTRICT



OFFICE RECORDS	
COMPS NO	_____
MP NO	_____
STD SHEET NO	_____
ACTION TAKEN	_____
PLAN NO	_____

AMENDMENT BY	
1	_____
2	_____
3	_____
PHOTOSTAT COPIES SENT TO	
1	_____
2	_____
3	_____

Plan drawn by MTIMALI, S
 I hereby certify that the survey represented on this plan was carried out in accordance with the regulations
 Date _____

 REGIONAL SECRETARIET LAND SURVEYOR
 REGISTERED PLAN NO _____

THE COORDINATE LIST AT LUHIMBA FARM NO.1

S/NO	LAND MARK BEACON NO	NORTHINGS	EASTINGS
1	PN01	8849236.232	786010.445
2	PN02	8849212.558	785995.567
3	PN03	8849154.19	785973.391
4	PN04	8849135.416	785968.196
5	PN05	8849127.309	785958.158
6	PN06	8849050.749	785954.24
7	PN07	8849007.805	785954.105
8	PN08	8849004.243	785553.261
9	PN09	8849017.536	785511.514
10	PN10	8849027.057	785511.264
11	PN11	8849053.655	785520.468
12	PN12	8849072.53	785540.236
13	PN13	8849112.184	785576.94
14	PN14	8849165.646	785603.568
15	PN15	8849218.113	785643.446
16	PN16	8849242.299	785676.845
17	PN17	8849239.222	785701.145
18	PN18	8849246.766	785752.706
19	PN19	8849252.494	785796.473
20	PN20	8849260.803	785862.724
21	PN21	8849254.519	785913.404
22	PN22	8849252.931	785971.793

Grid	UTM Zone 36 L	
Projection	Traverse Mercator	
Spheroid	Clarke 1880 (Modified)	
Unit of measurement	Metre	
Meridian of origin	33°00'	
Latitude of origin	0°	
Scale factor at origin	0.9996	
False coords of origin	500,000 m	Easting
	10,000,000 m	Northing
Datum	Arc 1960 Tanzania	

Farm Boundary

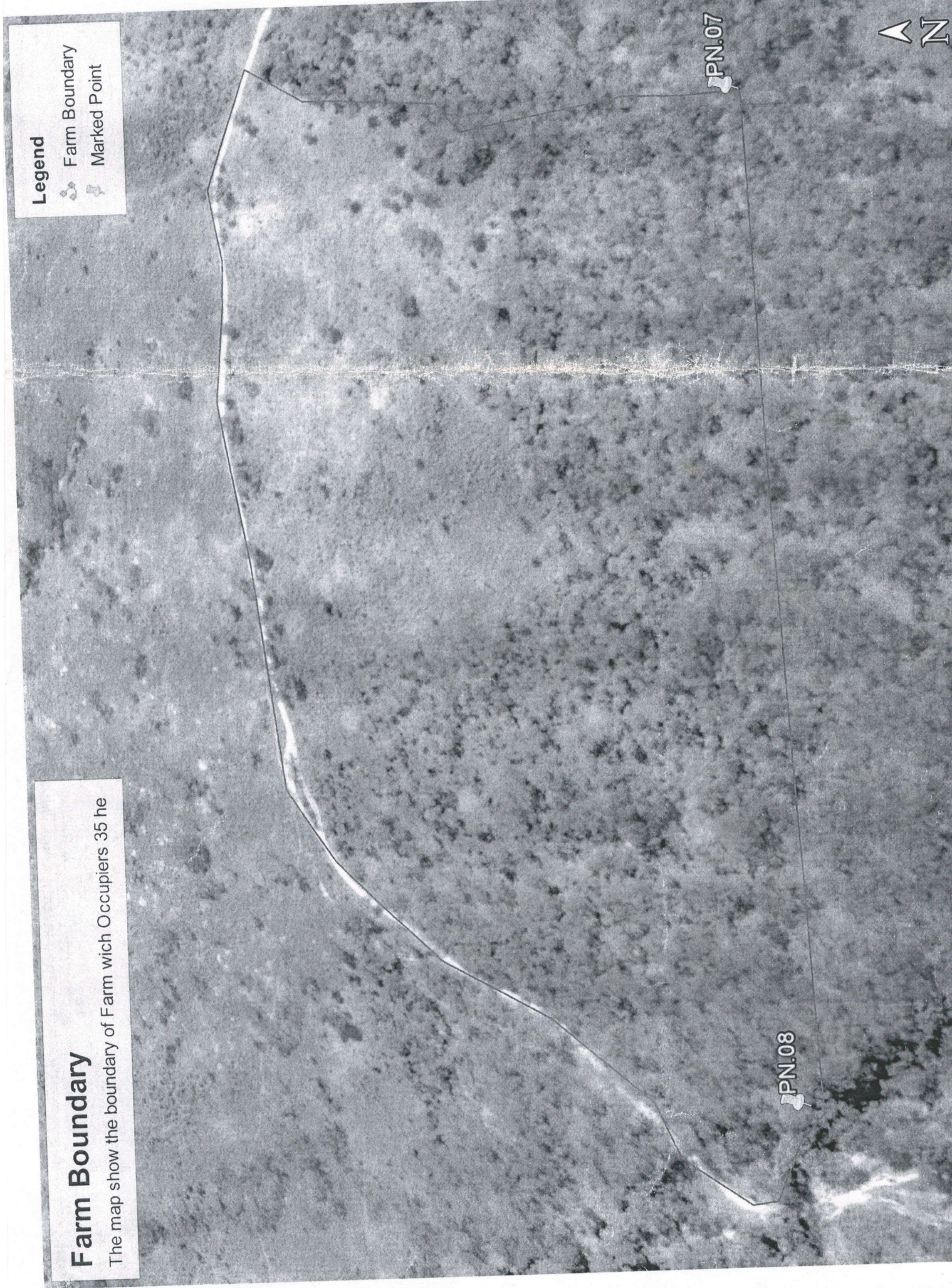
The map show the boundary of Farm wich Occupiers 35 he

Legend

- Farm Boundary
- Marked Point

PN.07

PN.08



SALE AGREEMENT

THIS AGREEMENT is made this 3rd day of **December, 2020** between **MBARAKA MOHAMMED MTUGUTA** of P. O. Box 10 Mabada (hereinafter called "**the Vendor**") of the one part and **GREEN TANGANYIKA CO. LIMITED** of P. O. Box 25598 Dar Es Salaam (hereinafter called "**the Purchaser**") of the other part.

WHEREAS: the Vendor is the legal owner of ALL THAT piece of land (farm) and property located at Ngendambili Area, MADABA over C. T.. No. SDC/1963 Ngendambili, Madaba (hereinafter called "**the property**").


AND WHEREAS: THE Vendor is desirous of selling part of the property to the Purchaser and the Purchaser is desirous of purchasing from the Vendor part of the said property that is **thirty five (35) acres** at a consideration of **Tanzania Shillings Five Million Two Hundred Fifty Thousand (Tshs. 5,250,000/=)** as per attached map which is part of this sale agreement.

AND WHEREAS: The Purchaser has already paid to the Vendor the sum of **Tanzania Shillings Five Million Two Hundred Fifty Thousand (Tshs. 5,250,000/=)** being full payment of the purchase price.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. The Vendor will sell and the Purchaser will buy the said 35 acres for a consideration of the aforesaid amount and the remaining 15 acres will be owned by the Vendor.
2. The Purchaser shall handover the Certificate of Title No. SDC/1963 and relinquish 35 acres of original documents subjected thereto to the Purchaser upon the conclusion and signing of this sale agreement.
3. The property shall be handed over to the Purchaser on the date of execution of this sale agreement.
4. That the Purchaser shall not be liable to pay the Vendor any other consideration besides the payment stipulated hereinabove.
5. That the Vendor represents the Purchaser that the Property under the above reference is free from any encumbrance whatsoever.
6. That the Purchaser shall be liable for all taxes, levy and other costs associated with transfer formalities except for land rent if it is unpaid at the time of sale of the property same it shall be paid by the Vendor.



 . Mahila

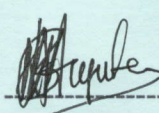
7. That the Vendor undertakes to cooperate and accord any necessary assistance to the Purchaser in view of making sure that the transfer of title is effected in favour of the Purchaser in line with this agreement.
8. The Vendor covenants with the Purchaser that he has the right to dispose of the property as he hereby does.
9. This sale is subject to the statutory consent of the Chairman Village Council being obtained which consent both parties will cooperate in endeavoring to obtain. In case consent has been refused the parties should revert to their original position.
10. That the spouse of the Vendor, **ZARIA MWALIMU MAHILA** has consented to this sale and she will sign this sale agreement to confirm her consent.

IN WITNESS WHEREOF the parties hereto have executed these presents in the manner and on the date of the year appearing hereinbelow.

SIGNED and DELIVERED by the said
MBARAKA MOHAMMED MTUGUTA
 who are known to me personally/ ~~identified to me by~~


 the latter being known to me personally in my
 presence this 3rd day of **December, 2020**

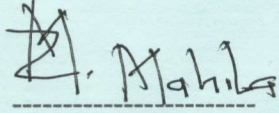
Signature: 
 Postal Address: P. O. Box 79385 DAR ES SALAAM
 Qualification: **ADVOCATE**

)
) 
)
) **VENDOR**
)
COLETHA JEREMIAH C
 Advocate, Notary Public
 Commissioner for Oath
 P.O.Box 79385, DAR-ES-SALAAM



SIGNED and DELIVERED by the said
ZARIA MWALIMU MAHILA
 who are known to me personally/ identified to me by
~~MBARAKA MOHAMMED MTUGUTA~~
 the latter being known to me personally in my
 presence this 3rd day of **December, 2020**

Signature: 
 Postal Address: P. O. Box 79385 DAR ES SALAAM
 Qualification: **ADVOCATE**

)
) 
)
) **VENDOR'S SPOUSE**
)
COLETHA JEREMIAH C
 Advocate, Notary Public
 Commissioner for Oath
 P.O.Box 79385, DAR-ES-SALAAM



SEALED with the common seal of the said
GREEN TANGANYIKA CO. LIMITED
in our presence this 3rd day of **December, 2020**



Name: ZHO WU

Signature: [Handwritten Signature]

Postal Address: P. O. Box 25598..... **DAR ES SALAAM**

Qualification: **DIRECTOR**



COLETHA MUMBA
Advocate, Notary Public and
Commissioner for Oaths
P.O.Box 79385, DAR-ES-SALAAM

Name: SISI LI

Signature: [Handwritten Signature]

Postal Address: P. O. Box 25598..... **DAR ES SALAAM**

Qualification: **DIRECTOR/COMPANY SECRETARY**



COLETHA MUMBA
Advocate, Notary Public and
Commissioner for Oaths
P.O.Box 79385, DAR-ES-SALAAM

 [Handwritten Signature]

 M. Mahila

 [Handwritten Signature]