

JAMHURI YA MUUNGANO WA TANZANIA

OFISI YA RAIS
TAWALA ZA MIKOA NA SERIKALI ZA MITAA
HALMASHAURI YA MJI MAKAMBAKO



Unapojibu tafadhali taja:
Kumb.Na: MTC/D.30/19/94

10/12/2021

Mkurugenzi Mtendaji,
Wintechs Merchants Limited,
S. L. P. 247 – 14110,
DAR ES SALAAM.

YAH: OMBI LA ARDHI KWA AJILI YA UWEKEZAJI.

Somo tajwa lahusika.

2. Ofisi imepokea barua ya tarehe 23/11/2021 yenye Kumb. Na. WML/MKM/002 yenye somo tajwa hapo juu.
3. Kwa barua hii Ofisi inakupa utaratibu ufuatao:-
 - Eneo ambalo umeshalinunua linapaswa kupangwa kwanza ndipo shughuli zingine ziendelee.
 - Eneo husika linatakiwa kupimwa kulingana na mchoro wa Mipango Miji.
 - Viwanja vitakavyopimwa vinapaswa kumilikishwa na kulipiwa kodi mbalimbali za Serikali kwa mujibu wa Sheria.
4. Kwa barua hii Ofisi inakutaka kuwasilisha nyaraka zako zote ambazo zinahusiana na eneo ulilonunua ikiwepo Mikataba ya mauziano na nyaraka zinazohusu Kampuni hii ili kuendelea na mchakato.
5. Nakutakia utekelezaji mwema.

Kenneth K. Haule

MKURUGENZI
HALMASHAURI YA MJI
MAKAMBAKO

MKURUGENZI HALMASHAURI YA MJI

Halmashauri ya Mji Makambako, Mtaawa Sigrid, Barabarakuu ya Njombe, S.L.P 405 Makambako, Njombe,
Nukushi Na: 026-2968891, Simu Na: 026-2968892,
Barua Pepe: td@makambakotc.go.tz, Tovuti: www.makambakotc.go.tz

LAND SALE AGREEMENT

This agreement is made this.....²⁶..... day of^{JULY}..... 2021

BETWEEN

We, GRACE LUKA MGENI; DAIMONI NAFTARI MKANGA and UPENDO WILLIAM MWINAMI of P. O. Box 347 NJOMBE TANZANIA (herein after referred to as the VENDORS) of one part.

AND

WINTECHS MERCHANTS LIMITED of P. O. BOX 247 DAR ES SALAAM TANZANIA (herein after referred to as Purchaser) of the other part.

WHEREAS the Vendors are lawful Owners of the property comprised on an un-surveyed land located at MAVANDE Village of UTENGULE Ward within NJOMBE Region.

AND WHEREAS the Vendors are desirous of selling the said land to the purchaser and the purchaser are desirous of buying the said property.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS.

1. That in consideration of Tshs. 150,000,000/= (One Hundred and Fifty Million only), which shall be deposited to the NMB Bank account No. 63510013360 bearing the name of GLADNESS FESTO FUNGO, the vendors hereby sale to the purchaser a land measured One Hundred and Fifty Acres who purchases the same free from any encumbrances whatsoever.
2. The Vendors hereby covenants with the purchaser to pay, satisfy and discharge all outgoing and liabilities in respect of the property and undertakes to indemnify the Purchaser against all actions and proceedings in connection with or incidental to the breach by the vendors of the undertaking and covenants herein contained.
3. That the vendors will deliver all necessary documentations to the purchaser on the date of signing this Agreement.
4. The parties hereto agree that they shall use their best endeavours to seek and obtain consent from the Tanzania Investment Centre(T.I.C), Land Commissioner and other must visit public offices for the transfer of the same at the costs of the purchaser.

5. That if the Vendor shall fail to deliver certificate of Right of Occupancy to the Purchaser on the agreed date he shall be liable to pay interests to the Purchaser at the bank rate.
6. This deed of Transfer is subject to the consent of the commissioner for lands or other officers authorised to accord approval to such disposition and the parties shall take all reasonable and proper steps to obtain such consent, if the consent is withheld then this agreement will be null and void and of no effect and parties shall revert to their original position before the conclusion of the same.
7. All legal costs involved in preparing and processing transfer in the name of the purchaser shall be met by the purchaser.

IN WITNESS WHEREOF the parties have dully executed these presents in the manner and on the day of the year herein after appearing hereunder.

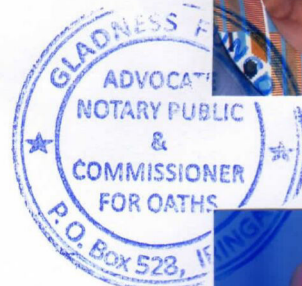
SIGNED and DELIVERED at
 MAKAMBAKO by the said
GRACE LUKA MGENI who
 is known to me in my presence on
 This... 26...day of... JULY...2021

G. Mgeni
 SELLER

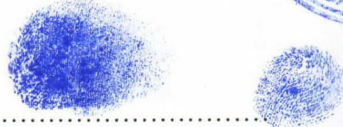


BEFORE ME --

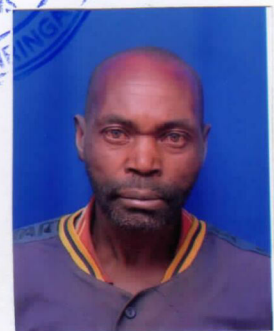
NAME: GLADNESS FUNGO
 ADDRESS: P.O. Box 528, IRINGA
 QUALIFICATION: ADVOCATE
 SIGNATURE: Gungo



SIGNED and DELIVERED at
 MAKAMBAKO by the said
DAIMONI NAFTARI MKANGA who
 is known to me in my presence on
 This... 26...day of... JULY...2021



SELLER




BEFORE ME --

NAME: GLADNESS FUNGO
 ADDRESS: P.O. Box 528, IRINGA
 QUALIFICATION: ADVOCATE
 SIGNATURE: Gungo

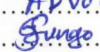


SIGNED and DELIVERED at
MAKAMBAKO by the said
UPENDO WILLIAM MWINAMI who
is known to me in my presence on
This...26...day of...JULY.....2021


SELLER



BEFORE ME --

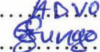
NAME: GLADNESS FUNGO
ADDRESS: P.O. BOX 528 IRINGA
QUALIFICATION: ADVOCATE
SIGNATURE: 

SIGNED and SEALED with the
common seal of **WINTECHS
MERCHANT LIMITED (BUYER)**
This.....day of.....2021

SEAL OF THE COMPANY

Name : SAMSON MUREITHI WAKIBIA
Signature :
Postal Address : **54300-00200 NAIROBI
KENYA**
Qualification : DIRECTOR

BEFORE ME --

NAME: GLADNESS FUNGO
ADDRESS: P.O. BOX 528 IRINGA
QUALIFICATION: ADVOCATE
SIGNATURE: 



Note:

This agreement stands valid if the buyer (Wintechs Merchants Limited) pays the full sum of Tsh.(Tanzania shillings) 150,000,000/- to the sellers via the above given bank details within 14 days from today.

HALMA SHAURI YA MJI MAKAMBAKO

SERIKALI YA KIJISI MAWANDE

S.L.P. 1021

MAKAMBAKO

TR. 22/07/2021

Y/H. UTIBHITISHO WA MASHAMBA YALIYOPO KATIKA
KIJISI CHA MAWANDE WA FUA TANO DIO MWA MUKI

(1) GRAEE LUKA MCIEN

(2) DAIMON NAFTHA, MKANGA

(3) UPENDO WILIAM MWINAMI

HADINI WAKAZI WA KIJISI CHA MAWANDE WAKO KU BALI, NNA
KUNYA ENDO HILU KWANI NI MALI YAO HALALI ENDO LENGE
UKUBWA WA EKARI MIAMOJA HAMSINI (150) WENU

KATIKA KAZI



DSANTE

OFFICE CHIEF WA SERIKALI
KIJISI CHA MAWANDE
S.L.P. 1021
MAKAMBAKO