

MKATABA WA MAUZIANO YA MII TI YA KUPASUA KATI YA, AHMED MOHAMED AHMED MOHAMED

ABDELRAHMAN. NA. BAHAJI WILLIAM MHAPA

WAMEUZIANA MII TI YA KUPASUA EKARI

4 ZENYE PAMANI TA, 10,000,000/-

USHAHIDI

SHAHIDI WA MUZAJI:

- 1 - ADINAA NYONGOLE
- 2 - BELETA NYONGOLE
- 3 - DEVID NGASAPA
- 4 - OLIPA NGASAPA



ASHAHIDI WA MUMUZI

- 1 - AULA KUTU HUSSEIN
- 2 - IBRAHIM ABDALLAH
- 3 - ADINAA NYONGOLE

USHAHIDI WA OFISI

- 1 - MIKUI WA KUBI, ALEX KALIMU
- 2 - MIBOZI - ISAYA MHEMILI
- 3 - MIKUI - KIONG'ATI, AMANIKIBUKE

UPARAJIBU WA MKATABA.

1. A.M.A. MOHAMED ABDELRAHMAN
2. BAHAJI MHAPA



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## MKATABA WA KUPANGISHA NYUMBA

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Mkataba huu umefanyika leo tarehe **07** mwezi wa **03** mwaka **2022**.

**Kati ya**

**BAHATI W. MHAPA** wa S.L.P 76 Iringa, ambaye atajulikana kama '**Mwenye Nyumba**' kwa upande mmoja,

**Na**

**GLOBAL TRUST COMPANY LIMITED** wa Dar es Salaam ambaye atajulikana kama '**Mpangaji**', kwa upande mwingine.

**IKIWA** Mwenye nyumba ni mmiliki halali wa Nyumba iliyopo Mtaa wa Ihongole, Kata ya Boma Mafinga Mkoa wa Iringa.

**IKIWA** Mwenye nyumba ameamua kumpangisha Mpangaji kwenye nyumba hiyo kwa masharti ya kwenye mkataba huu.

**NA IKIWA** kwa masharti ya kwenye mkataba huu Mpangaji amekubali kupanga kwenye fremu na kufanya biashara ya duka.

### **HIVYO BASI PANDE ZOTE MBILI ZINAKUBALIANA YAFUATAYO;**

1. Mkataba huu utakuwa ni wa **miaka (3)** utanza rasmi tarehe **07-03-2022** mpaka tarehe **07-03-2025**.
2. Kwamba kodi ya fremu ni shilingi **Elfu Thelathini (Sh 30,000/=)** kwa Mwezi, ina maana Mpangaji analipa jumla ya **Shilingi Milioni Moja na Elfu Themanini (Sh 1,080,000/=)** ambayo ni kodi ya miaka mitatu.
3. Kwamba Mpangaji atawajibika kulipia pesa ya umeme, maji na kulitunza kwa usafi eneo lake.
4. Kwamba Mpangaji hana ruhusa ya kumpangisha mtu mwingine bila idhini ya Wenyewe Nyumba.
5. Kwamba mkataba huu utaweza kurudiwa baada ya kipindi cha awali kumalizika kwa makubaliano ya pande zote mbili. Kusudi la kuendelea na mkataba baada ya kipindi cha awali kumalizika litawekwa wazi na kila upande kwa notisi ya mwezi mmoja (1).
6. Mkataba huu utaweza kuvunjwa na upande wowote kwa kutoa notisi ya maandishi ya miezi mitatu (3) kabla ya kumalizika kwa mkataba huu.

---START OF LEGAL RECEIPT---

MZIMI AND ASSOCIATED PARTNERS  
P.O.BOX 30504 DAR ES SALAAM  
BIBITILI MUHAMMED STREET  
TEL 255 714 572 493

TANZANIA  
EIN 111220883

URN 400356631

SERIAL NUMBER 0312443009406

UIN 01101M

1012641491112208830312443009406

TAX OFFICE TEACA

CUSTOMER NAME GLOBAL TRUST CO LTD

CUSTOMER ID TYPE BUYER'S EIN

CUSTOMER ID 0788212066

CUSTOMER MOBILE

RECEIPT NUMBER 30

ZNo 1/0207

DATE 23-03-2022 TIME 16:03:59

ECR: 01 OP: 01

LEGAL SERVICES 10'000.00 #

TOTAL EXCLUSIVE OF TAX 10'000.00

TAX @ 18.00% 1'525.42

TOTAL TAX 1'525.42

TOTAL INCLUSIVE OF TAX

11'525.42

CASH ITEMS NUMBER 10'000.00

RECEIPT VERIFICATION CODE

A2341930



\*\*\* END OF LEGAL RECEIPT \*\*\*

**KATIKA KUTHIBITISHA MKATABA HUU** pande zote mbili yaani **Mwenye Nyumba** na **Mpangaji** wametia saina kwenye tarehe na mwaka kama inavyoonekana hapa chini.

**UMETIWA SAINI NA KUTHIBITISHWA**  
na **BAHATI W. MHAPA** ambaye  
ninamfahamu/ ametambulishwa kwangu na  
*TWAJ. ABBAS* ..... ambaye ninamfahamu  
hapa Dar es Salaam, leo Tarehe ..... *07* .....  
mwezi ..... *03* ..... 2022.

*Bahati*  
.....  
**MWENYE NYUMBA**

**MBELE YANGU;**  
Jina; ..... *Kamal Abdul Kihwile* .....  
Saini; ..... *[Signature]* .....  
Anuani; ..... *P.O. BOX 32504 D. es Salaam* .....



Wadhifa; **WAKILI**

**UMETIWA SAINI NA KUTOLEWA**  
na **GLOBAL TRUST COMPANY LIMITED** ambaye  
ninamfahamu/ ametambulishwa kwangu na .....  
ambaye ninamfahamu hapa Dar es Salaam,  
leo Tarehe ..... *07* ..... mwezi ..... *03* ..... 2022.

*A. M. Mwanjama*  
**MPANGAJI**



Jina; .....  
Saini; .....  
Anuani; .....

Wadhifa; **Mkurugenzi**

**MBELE YANGU;**  
Jina; ..... *Kamal Abdul Kihwile* .....  
Saini; ..... *[Signature]* .....  
Anuani; ..... *P.O. BOX 32504 D. es Salaam* .....



Wadhifa; **WAKILI**

**MKATABA WA KUPANGISHA NYUMBA/OFISI**  
**BAINA YA**  
**OMARY DIKONGWA**  
**NA**  
**GLOBAL TRUST COMPANY LTD**

MKATABA WA KUPANGISHA CHUMBA CHA OFISI BAINA ya Bwana **OMARY DIKONGWA** WA DAR ES SALAAM, KEKO MWANGA Ambaye katika mkataba huu atajulikana kama mwenye nyumba (Mpangishaji), na **GLOBAL TRUST COMPANY LTD** ambaye katika Mkataba huu atajulikana kama Mpangaji. Mpangaji amekubali kupanga kwa makubaliano haya yafuatayo:-

1. Kuanzia leo tarehe \_\_\_\_\_ 15 \_\_\_\_\_ mwezi \_\_\_\_\_ 03 \_\_\_\_\_ mwaka \_\_\_\_\_ 2022 \_\_\_\_\_ hadi tarehe 15/03/2023.
2. Mpangaji atalipa kodi ya pango \_\_TSHS 150,000\_\_ kwa maneno **LAKI MOJA NA ELFU HAMSINI TU** ambayo italipwa kwa mkupuo mmoja wakati wa kuthibitisha.
3. Mpangishaji akishapokea fedha lazima atoe Stakabadhi kuonyesha amepokea fedha.
4. Gharama za kodi zinaweza kubadilika muda wowote kwa kupewa taarifa na Mpangishaji.
5. Kodi iliyokwisha lipwa hairudishwi endapo utavunja Mkataba mwenyewe Mpangaji.
6. Mpangaji haruhusiwi kupangisha chumba alichokipanga au kumwachia mtu mwingine wakati wa mkataba wake bila ruhusa ya mwenye nyumba.
7. Mpangaji atatakiwa kutunza mazingira ya chumba na vitu vyote kwa wakati mmoja (usafi).
8. Usiweke kitu chochote bila ruhusa.
9. Ifikapo mwisho wa mkataba mpangaji atakabidhi chumba husika kwenye nyumba kikiwa katika hali ya usafi kama ulivyokabidhiwa wakati wa kuingia.
10. Kama utaendelea na mkataba mpya utamjulisha mwenye nyumba na kama hauendelei pia utamjulisha mwenye nyumba. Kwa kuthibitisha mkataba huu kwa pande zote zinaweka sahihi zao kwa makubaliano yote yaliyoandikwa kwenye mkataba kwa hiari yao.

**STAMP DUTY**  
Tsh. 18,000/-. Collected  
Receipt No. 9924/6346327 Date 22/03/2022  
Temeke Tax Service Centre  
Regional Manager - Temeke

Jina kamili la mwenye nyumba OMARY SAID DIKONGWA

Sahihi [Signature] Tarehe 16/04/2022

Jina kamili la Mpangaji Mohamed

Sahihi [Signature] Tarehe 17/5/2022

Anatambulika biashara yake ni \_\_\_\_\_



**BEFORE ME:**

Name: Kamal Abdul Kihwile

Signature: [Signature]

Address: P.O Box 38004 Dar es Salaam



Qualification: Commissioner for Oaths

**ACKNOWLEDGEMENT**

I, **TWAI ABBAS MANG'ENYA** hereby acknowledge and accept to be Attorney of the said **GLOBAL TRUST COMPANY LIMITED** under the terms and conditions contained in this **POWER OF ATTORNEY** and I promise to perform and discharge my duties as the lawfully appointed Attorney faithfully and honestly.

**SIGNED** and **DELIVERED** at Dar es Salaam by the said **TWAI ABBAS MANG'ENYA** who is known to me personally/ identified to me by..... the latter being known to me on this 15<sup>th</sup> day of March 2022.

[Signature]

**DONEE**

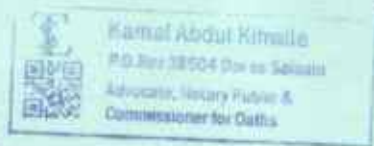


**BEFORE ME:**

Name: Kamal Abdul Kihwile

Signature: [Signature]

Address: P.O Box 38004 Dar es Salaam



Qualification: Commissioner for Oaths

TANGANYIKA REGISTRY OF DOCUMENTS DAR ES SALAAM  
Presented: 15/3/2022 at 1:00  
Registered on Form V. 138344  
Serial No. 5947/2022  
Register Fee Shs. 50000/- Paid  
Visit Receipt No. 922075098629454  
of 15/3/2022  
[Signature]

TANGANYIKA STAMP DUTY ACT  
Stamp Duty Shs. 500/- Paid  
Receipt No. 922075098629454  
of 15/3/2022  
[Signature]  
Stamp Duty Officer