MKATABA WA KUUZIANA SHAMBA.

Mkataba huu umefikiwa jijini Dar es Salaam leo tarehe 8 mwezi wa 11 mwaka 2021.

KATI YA

PAULINE HAMISI NGOSHANI ambaye ni msimamizi wa mali za HAMISI MMADI NGOSHANI (marehemu) wa S.L.P 105185, Simu Na.+255716477852 ambaye atajulikana kama "Muuzaji" katika mkataba huu jina ambalo pia litawahusisha warithi wake, mawakala wake na mtu mwengine yoyote atakayejitokeza kudai haki hapo baadae kwa upande mmoja.

NA

CHUBBY CHICKENS COMPANY LIMITED wa S.L.P 20819, Simu Na.+255222133661 Dar es Salaam ambao watajulikana kama "Mnunuzi" jina ambalo litawahusisha pia wakurugenzi wake au mawakala wake katika mkataba huu kwa upande mwengine.

MISINGI YA MKATABA.

KWAKUWA Muuzaji ni msimamizi wa mirathi ya marehemu amabaye ni mmiliki halali wa Shamba Na.1 lililopo mkono wa kulia kutoka barabara kuu lenye ukubwa wa ekari 17.47 lililopo Kijiji cha Mwasani Kata ya ___________ Wilaya ya Mkuranga Mkoani pwani ambalo kwa mujibu wa maelezo ya Muuzaji bado halijapatiwa hati miliki na ambalo litajulikana kama "Shamba" katika mkataba huu.

NA KWAKUWA Muuzaji kwa hiari yake na kwa ridhaa ya warithi wenzake ameamua kumuuzia Mnunuzi Shamba hili na Mnunuzi amekubali kulinunua kwa bei waliyokubaliana.

SASA MKATABA HUU UNASHUHUDIA HAYA YAFUATAYO:

1. Kwamba thamani ya mauziano ya Kiwanja hiki ni Shilingi za Tanzania Milioni Mia Mbili na tano (TZS.205,000,000) tu ambazo zitalipwa kamili mara tu pande zote mbili zitakapoweka saini zao katika mkataba huu.
2. Mkataba huu utakua umekamilika baada ya mnunuzi kumlipa muuzaji TZS 205,000,000 kwenye Account Na. 0112014084500 kwa Jina la PAULINE HAMISI NGOSHANI, CRDB Bank Kijitonyama Branch.
3. Kwamba sambamba na mkataba huu Muuzaji atamkabidhi Mnunuzi Nyaraka zote zinazohusiana na Shamba hili pamoja na kumtambulisha Mnunuzi kwa mamlaka za Serikali za mitaa au kijiji zinazohusika.
4. Kwamba Muuzaji anamuhakikishia Mnunuzi Shamba alilomuuzia ni mali yao na halina migogoro yoyote na wala hajaliweka rehani wala bondi.
5. Kwamba Muuzaji atapaswa kumuonesha Mnunuzi mipaka halisi ya Shamba husika.
6. Kwamba endapo mgogoro wowote juu ya mauziano ya Shamba hili utajitokeza kwa upande wowote ule utapaswa kutatuliwa kwa haraka sana bila ya kuathiri mkataba huu.

7. Kwamba endapo mgogoro wowote utajitokeza kwa upande wa Muuzaji na kushindwa kusuluhishwa, Muuzaji atapaswa kumrejeshea Mnunuzi fedha zake bila ya usumbufu wowote.
8. Kwamba Mkataba huu utafuta mkataba mwengine wowote juu ya Shamba hili endapo uliingiwa hapo kabla.
9. Kwamba Muuzaji atapaswa kulipa madeni yote yanayolihusu Shamba hili kabla ya kufunga mkataba huu.
10. Kwamba mkataba huu utakuwa chini ya sheria za Jamuhuri ya Muungano wa Tanzania.
11. Kwamba mkataba huu utakamilika baada ya mnunuzi kulipa gharama zote za kukamilisha umiliki wa shamba.

KWAKUYATHIBITISHA yaliyoandikwa katika mkataba huu pande zote mbili zimeweka saini zao katika siku na mwaka kama inavyoonekana hapa chini.

IMEWEKWA saini na KUTOLEWA jijini)
Dar es Salaam na) ____________________
PAULINE HAMISI NGOSHANI) MUUZAJI
Ambaye ninamjua mimi binafsi/ametambulishwa)
Kwangu na Mehboob Versi)
Leo tarehe 8 mwezi wa 11 mwaka 2021.)
Saini: ____________________)
Anuani: ____________________)
____________________)
Wadhifa: ____________________)

SULEIMAN KHAMIS HAJI ADVOCATE NOTARY PUBLIC & COMMISSIONER FOR OATHS P.O. BOX 21139, DAR ES SALAAM

IMEWEKWA saini na KUTOLEWA jijini)
Dar es Salaam na ____________________) ____________________
Kwa niaba ya CHUBBY CHICKENS COMPANY LTD) MNUNUZI
Ambaye ninamjua mimi binafsi/ametambulishwa)

Kwangu na ______________________________)

Leo tarehe 5 mwezi wa 4 mwaka 2021.)

Saini: ______________________________)

Anuani: ______________________________)

______________________________)

Wadhifa: ______________________________)

SULEIMAN KHAMIS HAJI
ADVOCATE
NOTARY PUBLIC
&
COMMISSIONER
FOR
OATHS
P.O. BOX 21139, DAR ES SALAAM

IMEWEKWA saini na KUTOLEWA jijini)

Dar es Salaam na ______________________)

Kwa niaba ya CHUBBY CHICKENS COMPANY LTD)

Ambaye ninamjua mimi binafsi/ametambulishwa)

Kwangu na ______________________________)

Leo tarehe 5 mwezi wa 11 mwaka 2021.)

Saini: ______________________________)

Anuani: ______________________________)

______________________________)

Wadhifa: ______________________________)

SULEIMAN KHAMIS HAJI
ADVOCATE
NOTARY PUBLIC
&
COMMISSIONER
FOR
OATHS
P.O. BOX 21139, DAR ES SALAAM

____

MNUNUZI

UMEANDALIWA NA:

DOSA ESTATE & CONSULTANCY

S.L.P 21139 DAR ES SALAAM – TANZANIA.

The Manager
Habib African Bank Ltd
Main Branch/ K[illegible]oo [illegible]
Dar es Salaam

RECEIVED
15 NOV 2021
HABIB AFRICAN BANK LTD.
D.S.M.

Customer Name: CHUBBY CHICKEN COMPANY LTD

Physical Address: P.O. BOX 20819

Dear Sir/Madam

APPLICATION FOR FUNDS TRANSFER/ DEMAND DRAFT

☑ By debiting my/our account No. 0 0 8 3 1 3 5 - 0 0 0 1

☐ Cheque No. for is enclosed

Purpose of Remittance PURCHASE OF PLOT

Kindly effect the following telegraphic transfer

CCY TZS AMOUNT 205,000,000/-

TWO HUNDRED FIVE MILLION ONLY.

Beneficiary's Details

Name: PAULINE HAMISI NGOSHANI

Address: DAR ES SALAAM, TANZANIA.
0658 123 725

Account No: 0112014084500

Beneficiary's Bank

Name – CRDB BANK PLC

SWIFT CODE/ BIC CORUTZTZ

IBAN/ ROUTING NO. / ABA NO

INTERMEDIARY BANK SWIFT CODE/ BIC

[illegible] in respect of this and from all responsibility [illegible] whether in transmission or in giving effect to the request [illegible] with an indemnity acceptable to you against liability with respect to [illegible] the above requested demand draft [illegible]

E-MAIL: ashiq@tatalafrica.com

PHONE No: 0765 613 726

CUSTOMER'S SIGNATURE: [signature]

DATE: 11/11/2021

CHUBBY CHICKEN COMPANY LTD
P. O. Box 20819
DAR ES SALAAM
TANZANIA

Amount

Commission

Telex charges

Other Charges

Total

EX RATE

T.T/D.D No

A/C DEBITED THROUGH TR. NO.

POSTED BY

SUPERVISED BY

DRAWN ON

```
Header Data

MT:                    103 (SWIFT Input)
LT:                    HABLTZTZAXXX (HABIB AFRICAN BANK |   | DAR ES SALAAM)
Correspondent:         CORUTZTZXXXX (CRDB BANK PLC |   | DAR ES SALAAM)
Priority:              N
Print Time:            15/11/21 14.12.23
451 - Acceptance:
      0 (accepted)


- - - - - Start Of Message - - - - -
Message Type 103 - Single Customer Credit Transfer
Basic Header: LT Ident: HABLTZTZAXXX  Sess. no: 6462  Seq. no: 252641
Appl. Header: Receiver: CORUTZTZXXXX  Priority: N
User Header : 103 - Service Code: TIS
              121 - Unique EToE Trans. Ref.:
              3f5131f0-511e-464a-b35b-798472d8a963
20  - Sender's Reference:
      BOT/OTT/6510/21
23B - Bank Operation Code:
      CRED
32A - Val.Dt./Curr./Interb. Settled Amt.:
      Date    : 211115
      Currency: TZS
      Amount  : 205000000,00 (205.000.000,00)
50K - Ordering Customer:
      Account          : 0083135-0001
      Name and Address: CHUBBY CHICKEN COMPANY LTD
                        DAR ES SALAAM, TANZANIA
57A - Account With Institution:
      Identifier Code: CORUTZTZXXX(CRDB BANK PLC |   | DAR ES SALAAM)
59  - Beneficiary Customer:
      Account          : 0112014084500
      Name and Address: PAULINE HAMISI NGOSHANI
                        DAR ES SALAAM,TANZANIA
70  - Remittance Information:
      /RFB/PURCHASE OF PLOT
71A - Details of Charges:
      SHA
Msg. Trailer: CHK - Checksum: 04F3296009DC
- - - - - End Of Message - - - - -
```