

## 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 ambaye 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 sainsi 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.

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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** )

Ambaye ninamjua mimi binafsi/ametambulishwa )

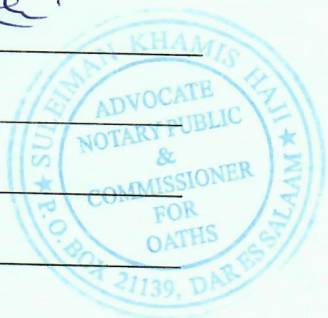
Kwangu na Muhabib Versi )

Leo tarehe 8 mwezi wa "Julai" mwaka 2021. )

Saini: \_\_\_\_\_ )

Anuani: \_\_\_\_\_ )

Wadhifa: \_\_\_\_\_ )



[Signature]  
MUUZAJI

IMEWEKWA saini na KUTOLEWA jijini )

Dar es Salaam na \_\_\_\_\_ )

**Kwa niaba ya CHUBBY CHICKENS COMPANY LTD)**

Ambaye ninamjua mimi binafsi/ametambulishwa )

[Signature]  
MNUNUZI

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Kwangu na \_\_\_\_\_ )

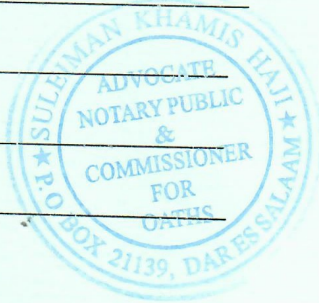
Leo tarehe 8 mwezi wa 4 mwaka 2021. )

Saini: [Signature] )

Anuani: \_\_\_\_\_ )

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Wadhifa: \_\_\_\_\_ )



IMEWEKWA saini na KUTOLEWA jijini )

Dar es Salaam na \_\_\_\_\_ )

**Kwa niaba ya CHUBBY CHICKENS COMPANY LTD)**

Ambaye ninamjua mimi binafsi/ametambulishwa )

Kwangu na \_\_\_\_\_ )

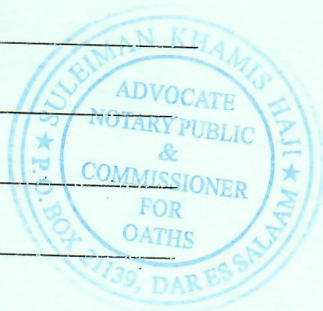
Leo tarehe 8 mwezi wa 4 mwaka 2021. )

Saini: [Signature] )

Anuani: \_\_\_\_\_ )

\_\_\_\_\_ )

Wadhifa: \_\_\_\_\_ )



Ali Veri

MNUNUZI

UMEANDALIWA NA:

DOSA ESTATE & CONSULTANCY

S.L.P 21139 DAR ES SALAAM – TANZANIA.

The Manager  
Habib African Bank  
Main Branch/ K...  
Dar es Salaam



Dear Sir/Madam

Customer Name: CHUBBY CHICKEN COMPANY LTD

Physical Address: P.O. Box 20819

APPLICATION FOR FUNDS TRANSFER/ DEMAND DRAFT

By debiting my/our account No

0083135-0001

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: CRDBTZ22

IBAN/ ROUTING NO / ABA NO

INTERMEDIARY BANK SWIFT CODE/ BIC

We advise the Bank to pay... independent of this and from all responsibility to the...  
...whether or not the above draft is...  
...with any request for the... of the above proposed demand draft...

E-MAIL: ashig@totalafrica.com

PHONE NO: 0765 613 726

CUSTOMER'S SIGNATURE:

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

DATE: 11/11/2021

Amount	REF ID NO
Commission	A/C DEBITED THROUGH TR. NO.
Telex charges	POSTED BY
Other Charge	SUPERVISED BY
Total	DRAWN ON
FIX RATE	

Header Data

MT: 103 (SWIFT Input)  
LT: HBLTZZTZX (HABIB AFRICAN BANK | | DAR ES SALAAM)  
Correspondent: CORUTZZTZX (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: HBLTZZTZX Sess. no: 6462 Seq. no: 252641  
Appl. Header: Receiver: CORUTZZTZX 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: CORUTZZTZX(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 - - - - -