



**JAMHURI YA MUUNGANO WA TANZANIA**

**OFISI YA RAIS**

**TAWALA ZA MIKOA NA SERIKALI ZA MITAA  
HALMASHAURI YA MANISPAA KIGAMBONI**

**[Barua zote zipelekwe kwa Mkurugenzi wa Manispaa Kigamboni]**



Simu: +255 22-2928468  
Fax: +255 22-2928469  
Baruapepe: info@kigamboni.go.tz  
Tovuti: www.kigamboni.go.tz

S.L.P. 36009,  
KIGAMBONI,  
DAR ES SALAAM,  
**TANZANIA.**

**Kumb. Na.KGMC/TP/A.1/VOLVI/167**

**Tarehe :12/12/2022**

KITUO CHA UWEKEZAJI TANZANIA  
9A & B SHAABAN ROBERT STREET,  
S L P 938,  
**DAR ES SALAAM.**

**Yah:OMBI LA KUMILIKISHWA VIWANJA NAMBA**

**P9544,P9531,P9529,P9548,P9562,P9565,P9615,P9618,P9616,P9623,P9622,P9619,  
P9617 P9620 NA P9621 ENEO LA MBUTU MANISPAA YA KIGAMBONI.**

Tafadhali rejea somo la hapo juu.

2.Tumepokea barua ya kuomba kumilikishwa viwanja tajwa hapo juu kwa Kampuni ya **PILGRAM GROUP INTERNATIONAL** kwa matumizi ya **Makazi**,ambayo ilinunua viwanja hivyo toka kwa mmiliki wa asilia ndugu **Mwesigwa George Ishengoma**

3. Baada ya kupitia Memorandum and Articles of Association imeonesha kuwa Wakurugenzi wa Kampuni(Majority of Shares) siyo raia wa Tanzania ni raia wa Marekani,hivyo kutakiwa kuwa na kibali cha Uwekezaji (Certificate of Incentives) chini ya kifungu cha 17 cha Sheria ya Uwekezaji Namba.26 ya mwaka 1997.

4.Kwa barua hii,nawaleta kwako wawekezaji hawa ili waweze kupata kibali cha Uwekezaji ili taratibu za kupatiwa (**Derivative rights**) ziweze kuendelea.

5.Nakutakia kazi njema

G. Simiyu,

**KNY; MKURUGENZI WA MANISPAA KIGAMBONI**

Nakala:

**PILGRAM GROUP INTERNATIONAL**

S.L.P 10904,  
DAR ES SALAAM.



**JAMHURI YA MUUNGANO WA TANZANIA**

**OFISI YA RAIS**

**TAWALA ZA MIKOA NA SERIKALI ZA MITAA  
HALMASHAURI YA MANISPAA KIGAMBONI**

**[Barua zote zipelekwe kwa Mkurugenzi wa Manispaa Kigamboni]**



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KITUO CHA UWEKEZAJI TANZANIA  
9A & B SHAABAN ROBERT STREET,  
S L P 938,  
**DAR ES SALAAM.**

**Yah:OMBI LA KUMILIKISHWA KIWANJA NAMBA P13739 ENEO LA MBUTU  
MANISPAA YA KIGAMBONI.**

Tafadhali rejea somo la hapo juu.

2.Tumepokea barua ya kuomba kumilikishwa viwanja tajwa hapo juu kwa Kampuni ya **PILGRAM GROUP INTERNATIONAL** kwa matumizi ya **Makazi**, ambayo ilinunua kiwanja hicho toka kwa mmiliki wa asili Kampuni yaa Mbalamwezi Land Consultancy Company Limited.

3. Baada ya kupitia Memorandum and Articles of Association imeonesha kuwa Wakurugenzi wa Kampuni (Majority of Shares) siyo raia wa Tanzania ni raia wa Marekani, hivyo kutakiwa kuwa na kibali cha Uwekezaji (Certificate of Incentives) chini ya kifungu cha 17 cha Sheria ya Uwekezaji Namba.26 ya mwaka 1997.

4.Kwa barua hii, nawaleta kwako wawekezaji hawa ili waweze kupata kibali cha Uwekezaji ili taratibu za kupatiwa (**Derivative rights**) ziweze kuendelea.

5.Nakutakia kazi njema

G. Simiyu,

**KNY; MKURUGENZI WA MANISPAA KIGAMBONI**

Nakala:  
**PILGRAM GROUP INTERNATIONAL**  
S.L.P 10904,  
DAR ES SALAAM.

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## Agreement for Sale of Land

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**This Agreement** is made at Dar es Salaam this 11<sup>th</sup> day of August 2022

### By and Between

**MBALAMWEZI LAND CONSULTANCY COMPANY LIMITED** a registered company with BRELA under The companies Act and member of The National Board of Professional Surveyors in Dar es Salaam of Postal Office Box No. 36037, Dar es Salaam, Tanzania (the '**Vendor**'), which expression shall include wherever applicable, legal representatives and assignees, of the one part;

And

**PILGRAM GROUP INTERNATIONAL** a registered company with BRELA of Postal Office Box No. 23126, Oysterbay Dar es Salaam (hereinafter referred to as (the '**Purchasers**') which expression shall include wherever applicable, his heirs, legal representatives and assigns) of the other part.

**Whereas** the Vendor is the owner in occupation of part of the piece and parcels of land Plot No.P13739 **Registered** Plan No. DSMS0023980 with total of 930 sqm. located at Mbutu Area within Kigamboni Municipality, together with all the exhausted or unexhausted improvements, developments and appurtenances therein contained herein after referred to as "the Property";

**And whereas** the vendor is desirous of selling to the purchaser and the purchaser is desirous of buying the property from the vendor for a consideration of Tanzania shillings Twenty Three million two hundred fifty thousands (23,250,000/=) (Hereinafter called "the purchase price") on the terms and conditions hereinafter appearing.

**Now This Agreement Witnesseth As Follows;-**

1. The vendor shall sell and the purchaser shall buy the property free from all encumbrances, charges whatsoever, third party interest or bond secured over the property at the purchase price aforementioned.
2. The purchase price shall be paid by the purchaser in one instalment by cash at the time of signing this agreement. By signing this agreement vendor acknowledges receipt of the purchase price.
3. The vendor shall hand over possession of the said property to the purchaser immediately after the purchaser pays the purchase price to the vendor.
4. The vendor hereby covenant with the purchaser to pay, satisfy and discharge all outgoings and liabilities in respect of the property until the property is passed to the purchaser.
5. The vendor shall hand over Certificate of Title to the purchaser immediately after payment of the purchase price.
6. This Agreement shall be subject to the consent of the Commissioner for Lands to the conveyance of the property from the vendor to the purchaser and in the event that consent is refused then this agreement shall become null and void and the parties hereto shall revert to their original position.
7. All consent fees, registration fees, part of the legal fees and other charges incidental to the transaction shall be borne and paid by the purchaser.

**In Witness Whereof** the parties have hereunto put their respective signature in the manner, year, month and date herein appearing:-

**In Witness Whereof** the **Vendor** and the **Purchaser** have hereunto set their respective seals to this indenture of sale on the day, month and year first above herein written.


Signed and delivered at Dar es Salaam by the said  
**VICENT JULIUS MBALAMWEZI** on behalf of the company  
within the Vendor above named who is known  
to me personally/who has been identified to me, the latter  
being known to me personally this 11<sup>th</sup> day of August 2022

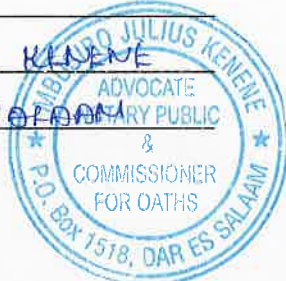


**Vendor**



**Before Me:-**

Signature:   
Name: MBUSIRO JULIUS KENENE  
Postal Address: 1518 DAR-ES-SALAAM  
Qualification: **Advocate/Notary Public**




Signed and delivered at Dar es Salaam by the said  
**PILGRAM GROUP INTERNATIONAL**  
Within the Purchaser above named who is known to  
Me personally/who has been identified to me, the latter being known  
To me personally this 11<sup>th</sup> day of August 2022



**Purchaser**

**Before Me:-**

Signature:   
Name: MBUSIRO JULIUS KENENE  
Postal Address: 1518 DAR-ES-SALAAM  
Qualification: **Advocate/Notary Public**



## SALE AGREEMENT

This Agreement is made in Dar es Salaam this 14<sup>th</sup> day of JULY 2022.

### BY AND BETWEEN

**MWESIGWA GEORGE ISHENGOMA** of P.O. Box 24351, Dar es Salaam, (hereinafter referred to as the "**Vendor**" (which term covers and includes its successors in title) of the one part;

### AND

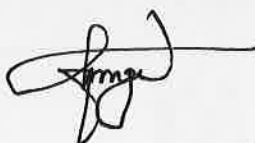
**PILGRAM GROUP INTERNATIONAL** of P. O. Box 10904, Dar es Salaam (hereinafter referred to as the "**Purchaser**" (which term shall where the context so admits include his successors in title) of the other part.

### WHEREAS:

- A. That the **Vendor** is the lawful and beneficial owner of the "**Property**" situated at Shirikisho street, Somangila ward in Kigamboni Municipal, Dar es Salaam region..
- B. That the **Vendor** is desirous and had agreed with the **Purchaser** for sale of the whole of the said property herein above referred to as "**the Property land**".
- C. That both the **Vendor** and the **Purchaser** have conducted negotiations on the sell/purchase of the **property** and are agreeable to the terms herein that:

### NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-

- That the **Vendor** hereby agrees to sale and the **Purchaser** hereby agrees to buy the above stated property located at **Plot Nos/and volumes** of P9544 (460), P9531 (467sqms), P9529 (497sqms), P9548 (526sqms), P9562 (483sqms), P9565 (1066sqms), P9615 (500sqms), P9618 (400sqms), P9616 (652sqms), P9623 (399sqms), P9622 (401sqms), P9619 (399sqms), P9617 (400sqms), P9620 (400sqms), and P9621 (902sqms); Kigamboni Municipal, within Dar es Salaam region.
- That, the **Purchaser** has paid the **Vendor** the consideration of Tanzanian Shillings Eighty Seven Million only (Tshs. 87,473,000/=); which is equivalent to US Dollars 41126; However, the **Vendor** agrees and undertake at his own volition half expenses, say, Tshs. 3,750,000/= to bear and discharge the outstanding/existing charges of the title numbers registration on the said **Property/Plots**. Therefore, the total amount deposited on the **Vendor's** Bank Account Number 23810012215 NMB Bank is Tshs. 83,722,000/=; which is equivalent to US Dollars 35885.
- That the **Vendor** guarantees that the property sold to the **Purchaser** has *fifteen plots (15 plots) and volume of 7,952* only. Actually the **Vendor** certifies that it is free from any encumbrances whatsoever.
- That the **Purchaser** would also pay the half of the chargers, say Tshs. 3,750,000/= attached to the property as the **Vendor** did in order to succeed this Agreement.
- That the **Vendor** undertakes to furnish to the **Purchaser** by signing a legal document/sale agreement after have been duly paid by the **Purchaser** according to the Agreement.
- That on receiving the purchase price as agreed herein above, the **Vendor** shall immediately sign and hand over to the **Purchaser** the document/sale



agreement at liberty to effect into further steps of registration of different "Certificate of Title" in possession of the Purchaser forthwith.

IN WITNESS WHEREOF the parties herein have duly executed these presents in the manner and on the day and the year hereinafter appearing

SIGNED and DELIVERED at Dar es Salaam by the said MWESIGWA GEORGE ISHENGOMA who known/ identified to me personally in my presence by ..... this 14<sup>th</sup> day of JULY, 2022

*[Handwritten Signature]*  
.....  
VENDOR



**BEFORE ME:**

Signature: *[Handwritten Signature]*

Postal Address: P.O. Box 10855 Dar es Salaam

Qualification: ADVOCATE



SIGNED and DELIVERED at Dar es Salaam by the said PILGRAM GROUP INTERNATIONAL introduced to me by Mwesigwa G. Ishengoma, known to me personally in my presence this 14<sup>th</sup> day of JULY, 2022

.....  
PURCHASER/SEAL

Name: JULIANA BENEDICT MATABA  
Signature: *[Handwritten Signature]*  
Qualification: DIRECTOR



SIGNED and DELIVERED at Dar es Salaam by the said PILGRAM GROUP INTERNATIONAL introduced to me by Mwesigwa G. Ishengoma, known to me personally in my presence this 14<sup>th</sup> day of JULY, 2022

.....  
PURCHASER/SEAL

Name: MIGUEL DUVON PILGRAM  
Signature: .....  
Qualification: DIRECTOR



**BEFORE ME:**

Signature: *[Handwritten Signature]*

Postal Address: P.O. Box 10855 Dar es Salaam

Qualification: ADVOCATE

