MKATABA WA KUUZIANA SHAMBA

KATI YA

WANAKIJIJI WA KABULANZWILI

NA

AGRO UNION LIMITED

MKATABA WA KUUZIANA MASHAMBA

MKATABA huu umefanyika leo tarehe ..27..... mwezi ..06..... mwaka 2022

Kati ya

WANAKIJIJI wa kijiji cha Kabulanzwili wa S. L. P 97 KASULU, watu wazima wenye akili timamu na wanaishi kijiji cha Kabulanzwili (ambao kwenye mkataba huu watajulikana kama "WAUZAJI" jina ambalo litajumuisha na warithi wake) upande mmoja.

NA

AGRO UNION LIMITED kampuni yenye usajili namba 155-237-481 (ambaye kwa madhumuni ya mkataba huu atajulikana kama "MNUNUZI") kwa upande wa pili.

KWA KUWA:-

(a) Wauzaji ni wamiliki halali wa eneo lenye ukubwa wa hekari 80 ambalo lipo kijiji cha Kabulanzwili wilaya ya Kasulu. Eneo hilo linalouzwa lilikuwa linamilikiwa na mzee Hamza Kinoga **Mtento ambaye ni miongoni mwa wauzaji wa eneo hilo, kwani hapo awali aliwauzia wauzaji wenzake.**

(b) Wauzaji wamekubali kwa hiari yao bila kushurutishwa na mtu yeyote, kumuuzia mnunuzi shamba tajwa hapo juu na Mnunuzi amekubali kununua shamba hilo.

HIVYO WAUZAJI NA MNUNUZI kwa pamoja wanakubalina haya yafuatayo:-

1. **Kwamba, MNUNUZI** na **WAUZAJI** kwa pamoja wamekubaliana kuuziana shamba tajwa hapo juu kwa thamani ya shilingi za Kitanzania milioni kumi na laki nne tu **(10,400,000/=Tsh**). Ambapo kiasi hicho cha pesa wauzaji watagawana kila mtu sawa na eneo lake alilouza.

2. **Kwamba,** mnunuzi amefanya malipo yote ya shamba hilo leo hii siku ya kuweka sahihi kwa mkataba huu.

3. **Kwamba,** wauzaji wa eneo hilo ni Hamza Kinoga Mtento eneo lake likiwa ni hekari 12 na nusu, Paulo Lukundabhantu Syati eneo lake likiwa ni hekari 6, Juma Mbonaliba Lugumya eneo lake likiwa ni hekari 6, Gerevasi Ntayega Buhimbe eneo lake likiwa ni hekari 5, Emanueli Lukundabantu eneo lake likiwa ni hekari 6, Ntabhi Yadunia Hisha eneo lake likiwa hekari 6, Fanueli Richard Mpene eneo lake likiwa ni hekari 6, Zakayo Katabhanya Mhini eneo lake likiwa ni hekari 6, Slivesta Gerevasi Ntayega eneo lake likiwa ni hekari 12 na nusu na Morisi Mbona Vyihindya eneo lake likiwa ni hekari 6 tu.

4. **Kwamba,** mnunuzi amelikagua shamba tajwa hapo juu na kulizika nalo.

5. **Kwamba**, Mara tu baada ya **MNUNUZI** kulipa pesa tajwa hapo juu, amekua mmiliki halali wa shamba hilo.

6. **Kwamba, WAUZAJI** wanamhakikishia **MNUNUZI** kuwa shamba hilo liko huru na halijatumika kama dhamana ya mkopo wala kuwekwa poni katika taasisi yoyote ya kifedha au kwa mtu yoyote.

7. **Kwamba,** wauzaji wamemhakikishia **Mnunuzi** kuwa hakutatokea mgogoro wowote juu ya shamba hilo na wameahidi kutoa ushirikiano endapo kutatokea mgogoro.

8. **Kwamba**, mkataba huu utasimamiwa na kufuata Sheria ya Mikataba ya Jamhuri ya Muungano wa Tanzania

PANDE ZOTE ZINASHUHUDIA makubaliano haya kwa kuweka sahihi zao hapa chini kwa tarehe na mwaka kama ilivyoonyesha na kushuhudiwa na kamishina wa viapo kama ifuatavyo hapa chini.

Mkataba huu umesainiwa hapa Kasulu na
SLIVESTA GERVASI NTAYEGA ambaye namfahamu/
Ametambulishwa kwangu na....✓...............
Leo tarehe..29..mwezi wa.06..mwaka 2022.

.... 0761558?
MUUZAJI

MBELE YANGU
Jina: ..MARY PETER MILALI
Saini: ....Mary
Anwani: ..S.L.P 105029 DSM
Wadhifa: ...WAKILI

MARY PETER MILALI Advocate Notary Public & Commissioner for Oaths P.O.Box 105029 DAR ES SALAAM

Mkataba huu umesainiwa hapa Kasulu na
EMANUELI LUKUNDABANTU ambaye namfahamu/
Ametambulishwa kwangu na....✓...............
Leo tarehe..29.mwezi wa.06..mwaka 2022.

E. Lukundabantu
MUUZAJI

MBELE YANGU
Jina: ..MARY PETER MILALI
Saini: ....Mary
Anwani: S.L.P 105029 DSM
Wadhifa: .....WAKILI

MARY PETER MILALI Advocate Notary Public & Commissioner for Oaths P.O.Box 105029 DAR ES SALAAM

Mkataba huu umesainiwa hapa Kasulu na
GEREVASI NTAYEGA BUHIMBE ambaye namfahamu/
Ametambulishwa kwangu na....✓...............
Leo tarehe..29..mwezi wa.06..mwaka 2022.

G. BUHIMBE
MUUZAJI

MBELE YANGU
Jina: ...MARY PETER MILAU...
Saini: ......Mpeter.......
Anwani: ...S.L.P 105029 DSM...
Wadhifa: ......WAKILI.......

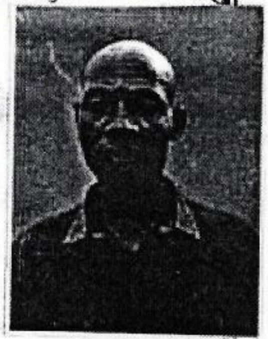
Mkataba huu umesainiwa hapa Kasulu na **JUMA MBONALIBA LUGUMYA** ambaye namfahamu/ Ametambulishwa kwangu na......................
Leo tarehe..29..mwezi wa..06..mwaka 2022.

Juma....
MUUZAJI

MBELE YANGU
Jina: ...MARY PETER MILAU...
Saini: ......Mpeter.......
Anwani: ...S.L.P 105029 DSM...
Wadhifa: .....WAKILI.......

Mkataba huu umesainiwa hapa Kasulu na **PAULO LUKUNDABHANTU SYATI**ambaye namfahamu/ Ametambulishwa kwangu na......................
Leo tarehe..29..mwezi wa..06..mwaka 2022.

Paulo Lukundabantu
MUUZAJI



MBELE YANGU
Jina: ...MARY PETER MILAU...
Saini: ......Mpeter.......
Anwani: ...S.L.P 105029 DSM...
Wadhifa: ......WAKILI.......

Mkataba huu umesainiwa hapa Kasulu na **HAMZA KINOGA MTENTO** ambaye namfahamu/ Ametambulishwa kwangu na......................
Leo tarehe..29..mwezi wa..06..mwaka 2022.

MUUZAJI

MBELE YANGU
Jina: ...MARY PETER MILAU...
Saini: ....Mpeter.......
Anwani: ...S.L.P 105029 DSM...
Wadhifa: ...WAKILI.......

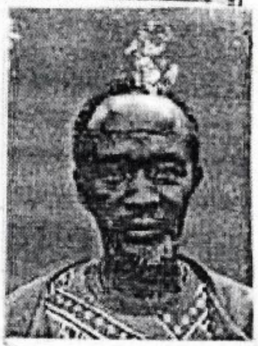
Mkataba huu umesainiwa hapa Kasulu na **NTABHI YADUNIA HISHA** ambaye namfahamu/ Ametambulishwa kwangu na......................
Leo tarehe..29..mwezi wa..06..mwaka 2022.

NTANBE
MUUZAJI

MBELE YANGU
Jina: ...MARY PETER MILAU...
Saini: ....Mpeter.......
Anwani: ...S.L.P 105029 DSM...
Wadhifa: ......WAKILI.......

Mkataba huu umesainiwa hapa Kasulu na **FANUELI RICHARD MPENE** ambaye namfahamu/ Ametambulishwa kwangu na.......................
Leo tarehe..29..mwezi wa..06..mwaka 2022.

Fanuli
MUUZAJI



MBELE YANGU
Jina: ......MARY PETER MILALI
Saini: ......MPeter
Anwani: ...S.L.P 105029 DSM
Wadhifa: ......WAKILI

MARY PETER MILALI Advocate Notary Public & Commissioner for Oaths P.O Box 105029, DAR ES SALAAM

Mkataba huu umesainiwa hapa Kasulu na **ZAKAYO KATABHANYA MHINI** ambaye namfahamu/ Ametambulishwa kwangu na.......................
Leo tarehe..29..mwezi wa..06..mwaka 2022.

Zakayo
MUUZAJI

MBELE YANGU
Jina: ...MARY PETER MILALI
Saini: ......MPeter
Anwani: ...S.L.P 105029 DSM
Wadhifa: ...WAKILI

MARY PETER MILALI Advocate Notary Public & Commissioner for Oaths P.O Box 105029, DAR ES SALAAM

Mkataba huu umesainiwa hapa Kasulu na **MORISI MBONA VYIHINDYA** ambaye namfahamu/ Ametambulishwa kwangu na.......................
Leo tarehe..29..mwezi wa..06..mwaka 2022.

....
MUUZAJI

MBELE YANGU
Jina: ...MARY PETER MILALI
Saini: ......MPeter
Anwani: ...S.L.P 105029 DSM
Wadhifa: ......WAKILI

MARY PETER MILALI Advocate Notary Public & Commissioner for Oaths P.O Box 105029, DAR ES SALAAM

MASHAHIDI WA WAUZAJI

1. Jina Ruzuba Kinoro
   Sahihi Ruzuba Kinoro
   Uhusiano Mwenyekiti-kitongoji
2. Jina.......................................
   Sahihi.......................................
   Uhusiano.......................................
3. Jina.......................................
   Sahihi.......................................
   Uhusiano.......................................

4. Jina..
   Sahihi....................................
   Uhusiano..................................

MBELE YANGU
Jina: ...MARY PETER MILALI...................
Saini: ....
Anwani: ...S. L. P 105029....................
Wadhifa: ...WAKILI...............................

Mkataba huu umesainiwa hapa Kasulu na
...SUNDAY STANLEY BIGENI..................................
kwa niaba ya **AGRO UNION LIMITED**
Ambaye ninamfahamu/Ametambulishwa kwangu
na ....leo tarehe ...29....mwezi
wa.....06......2022

....
MENEJA WA AGRO UNION LIMITED

MASHAHIDI WA MNUNUZI

1. Jina...JOSEPH MBWEBWE MLUYU
   Sahihi..................................
   Uhusiano.......MKULIMA

2. Jina EZEKIEL HAMADI...
   Sahihi..
   Uhusiano MKULIMA........

MBELE YANGU
Jina: ...MARY PETER MILALI
Saini: ....
Anwani: ...S. L. P 105029
Wadhifa: ......WAKILI

MARY PETER MILALI
Advocate
Notary Public
&
Commissioner
for Oaths
PO Box 105029, DAR ES SALAAM

** START OF LEGAL RECEIPT **

[illegible]
[illegible]
MOBILE PHONE: 255 [illegible]
[illegible]
TIN: 12[illegible]
VRN: [illegible]
Serial No: [illegible]
[illegible]

TAX OFFICE [illegible]
CUST NAME: [illegible]
CUST ID TYPE: [illegible]
CUST MOBILE: [illegible]
RECEIPT NUMBER: [illegible]
Z NUMBER [illegible]
RECEIPT DATE: [illegible]

LEGAL SERVICES [illegible]
TOTAL INCL OF TAX [illegible]

CASH [illegible]

RECEIPT VERIFICATION CODE
[illegible]115

*** END OF LEGAL RECEIPT ***
Welcome again!

MKATABA WA MAUZIANO YA MASHAMBA

Mimi SUNDAY S. BILONI / AGRO UNION LIMITED nimenunua shamba lenye ukubwa wa hekari 55 kwa ndugu

1. ELIAS JOHN MBWILA — 07 09 2022
2. ....
3. ....
4. ....
5. ....
6. ....
7. ....
8. ....
9. ....
10. ....

.............................kwa thamani ya tshs. 8,250,000/=

(Kwa maneno MILION NANE LAKI MBILI NA ELFU HAMSINI TU

Mauziano haya yamefanyika mbele ya mashahidi wafuatao:-

MASHAHIDI UPANDE WA MUUZAJI

JINA KAMILI	SAHIHI
1. HAMZA KINAGA MTENDO	
2. SILIVESTA GEREVAS NTAYENGA	
3. JANUARY AMAN LUHEGA	0764558732
4. LAZARO KINONO MBIKIYE	JANUARY AMAN
5.	

MASHAHIDI UPANDE WA MNUNUZI

JINA KAMILI	SAHIHI
1. SELEMAN NASIBU MSONGERA	SELEMANI
2. MTENDO ALFAKISAD KINAGA	
3. SUNDAY STANLEY BILONI	
4. LAZARO KINONO MBIKIYE	
5.	

MKATABA WA MAUZIANO YA MASHAMBA

Mimi SUNDAY S. BILENI/AGRO UNION LTD nimenunua shamba lenye ukubwa wa hekari ~~20~~ 25 kwa ndugu

1. HAMZA KINOGA MTENTO
2. ....
3. ....

....kwa thamani ya tshs. 3,750,000/=

(Kwa maneno MILION TATU LAKI SABA NA HAMSINI T.SH.

Mauziano haya yamefanyika mbele ya mashahidi wafuatao:-

MASHAHIDI UPANDE WA MUUZAJI

JINA KAMILI	SAHIHI
1. SYLIVESTA GERVAS MAYENZA	0764358732
2. JANUARY AMAN LUHEGA	Aman
3.	....

MASHAHIDI UPANDE WA MNUNUZI

JINA KAMILI	SAHIHI
1. JANUAR AMAN LUHEGA	Aman
2. SUNDAY S. BILENI	[signature]
3.	....

MKATABA WA MAUZIANO YA MASHAMBA

Mimi....SUNDAY STANLEY BIGUNI/UNION AGRO LTD....nimenunua shamba lenye ukubwa wa hekari 20 kwa ndugu

1. KASOLE MASAHO KICHEGWA - Kasolo
2. SIMION KECHEGWA MASAHO
3. SADATO JONIFASI BAHEZWA - S.K.M. 11.07.2022 0733071256
4. ....
5. ....
6. ....
7. ....
8. ....
9. ....

....kwa thamani ya tshs. 2,600,000/=

(Kwa maneno.....MILION MBILI NA LAKI SITA TU.............)

Mauziano haya yamefanyika mbele ya mashahidi wafuatao:-

MASHAHIDI UPANDE WA MUUZAJI

JINA KAMILI	SAHIHI
1. EZRA SAMSON SHINGA	[signature] 11-07/2022
2. FANUEL JOHNFASI KAHEZWA	FANUEL
3. OBADIA NTUNGU SAHILI	[signature] 11.07.2022
4.	....
5.	....

Stamp: M/KITONGOJI CHA MAYUNE KABULANZWILI KASHI...

MASHAHIDI UPANDE WA MNUNUZI

JINA KAMILI	SAHIHI
1. SILVESITA GERVAS NTAYEGA	[signature] 0764558732
2. ~~OBADIA JONIFASI~~	
3. OBADIA NTUNGU SAHILI	[signature] 11.07.2022
4. SUNDAY STANLEY BIGUNI	[signature]
5.	....

Stamp: M/KITONGOJI CHA MAYUNE KABULANZWILI KASHI...

MKATABA WA MAUZIANO YA MASHAMBA

Mimi SUNDAY SHAMBY BIGENI/AGRO UNION LTD nimenunua shamba lenye ukubwa wa hekari 20 kwa ndugu

1. TOMAS FWANDI BIGARUKA Thomas F bigaluka
2. SEVERINA FWANDI BIGARUKA Sev. F Bigaluka
3. ....
4. ....
5. ....
6. ....
7. ....
8. ....
9. ....

.... kwa thamani ya tshs. 2,600,000

(Kwa maneno MILION MBILI NA LAKI SITA TU.)

Mauziano haya yamefanyika mbele ya mashahidi wafuatao:-

MASHAHIDI UPANDE WA MUUZAJI

JINA KAMILI	SAHIHI
1. HERENA JONAS KAHURA	HERENA
2. JULIUS NKEGWA MKUYU	J Nkegwa
3. FILIPO SAMWEL MASUNZU	FILIPO
4. OBADIA NTUNGU SAHILI	[signature] MWENYEKITI WA KIJIJI CHA KAMULANZWILI KAMULANZWILI
5.	....

MASHAHIDI UPANDE WA MNUNUZI

JINA KAMILI	SAHIHI
1. SILIVESTA GEREVAS NTAMEGA	[signature] 0764558932
2. EMANUEL BONIFACE BAHEZWA	EMANUEL
3. OBADIA NTUNGU SAHILI	[signature] MWENYEKITI WA KIJIJI CHA KAMULANZWILI
4.	....
5.	....